

**Under New Ownership**

Colliers

# Collington Business Center

Upper Marlboro, MD 20774

- Flex / Warehouse Space for Lease
- Four-Building Park
- Dock & Drive-In Loading
- Multiple suites from 2,600 SF up to 57,800 SF

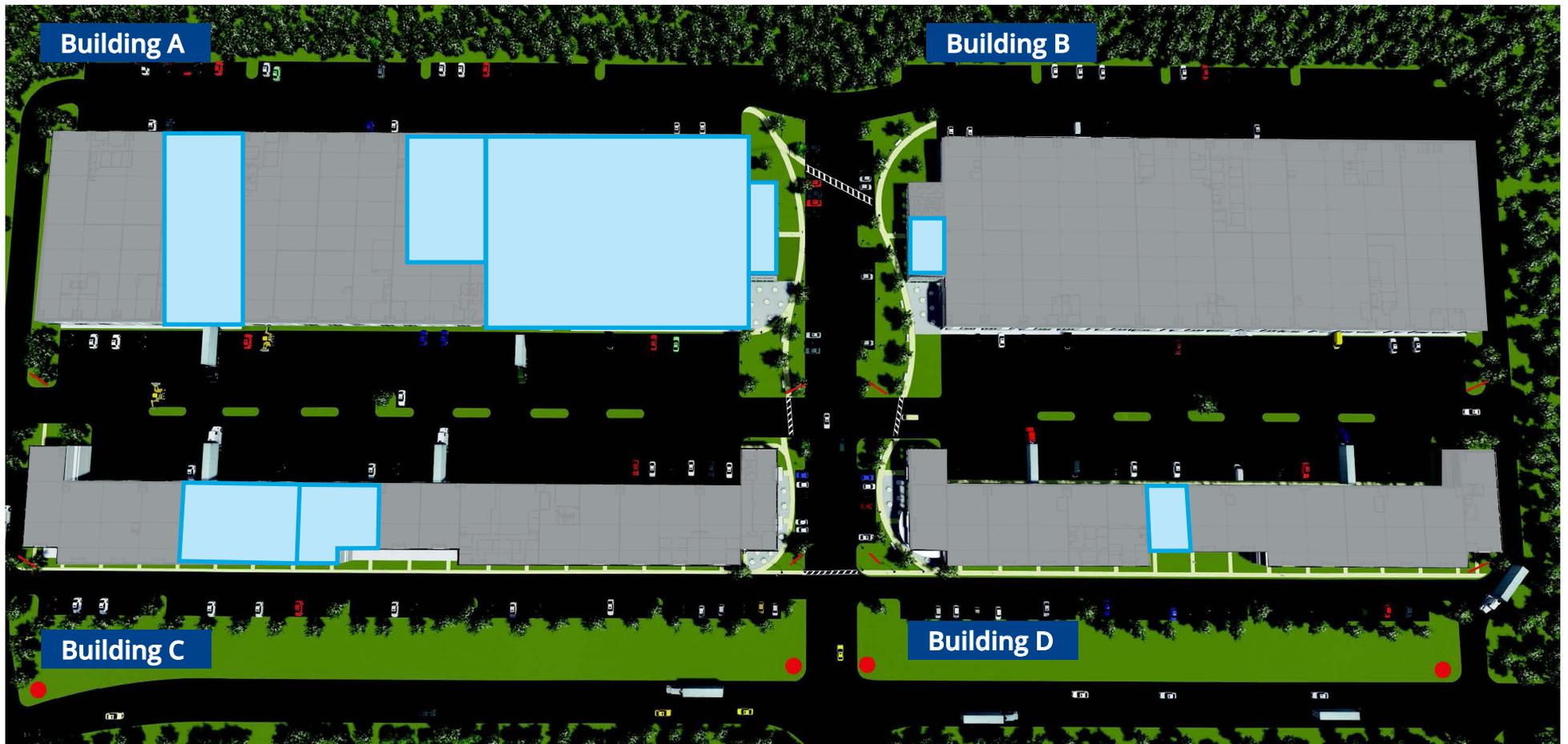


**\*SUBSTANTIAL IMPROVEMENTS SOON UNDERWAY**

# Property Highlights

376,000 SF in four flex and warehouse buildings

- Redesigned entrances and facades including canopies, entry doors, and signage
- Renovated on-site cafe/convenience store
- New park signage
- New roofs throughout property
- 18' clear height
- 40'x25' column spacing
- 10'x14' loading doors
- 2:1,000 parking ratio



# Location Highlights



## Collington Business Center

The property is located in Upper Marlboro in southeast Prince George's County, approximately 10 miles east of the Washington DC Central Business District. The business park is part of the Bowie industrial submarket, where industrial development is primarily located in the Collington Trade Center, which consists of about 1200 acres and more than 3.2 million sq ft of industrial development.

Primary access to the park is provided by Routes 301 and 50 and Interstate 495. The project is approximately 20 miles south of Baltimore/Washington International Thurgood Marshall Airport.



**Direct Access**  
to Route 301 and only 8 miles from the Beltway (I-495/I-95) and Route 50



**Abundant Amenities**  
with the nearby Bowie Town Center & Bowie Gateway Center



**Close to Airports**  
only 20 miles south of Baltimore/Washington International Airport

# Building A | 651-687 Commerce Drive

## 10,800 SF - 57,800 Available

*\*Up to 57,800 SF of Contiguous Space\**

### Suite 679A

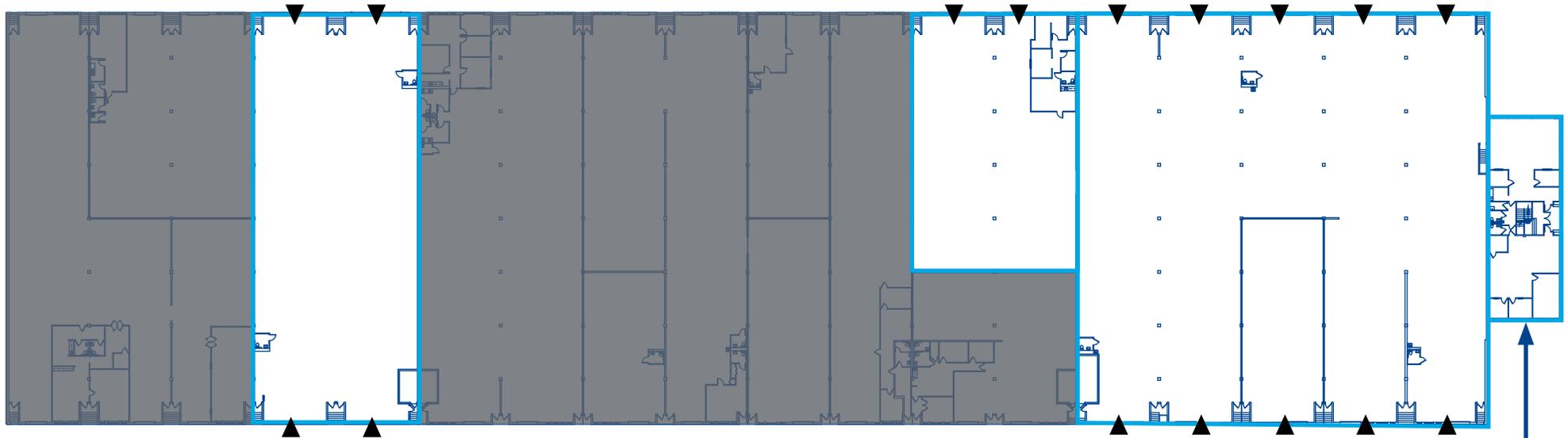
- 16,000 SF Warehouse
- 4 Loading docks (cross dock)
- Available 5/1/26

### Suite 655A

- 10,800 SF Warehouse
- 1,200 SF Office
- 2 Loading docks

### Suite 653

- 40,000 SF Warehouse
- 10 Loading docks (cross dock)
- Can be leased with adjacent available suites



▲ DOCK

◆ DRIVE-IN

### Suite 651 (A-D)

- 1,750 SF - 7,000 SF Office
- 4 separate suites (1,750 SF) on 2 floors
- Can be leased with adjacent available suites

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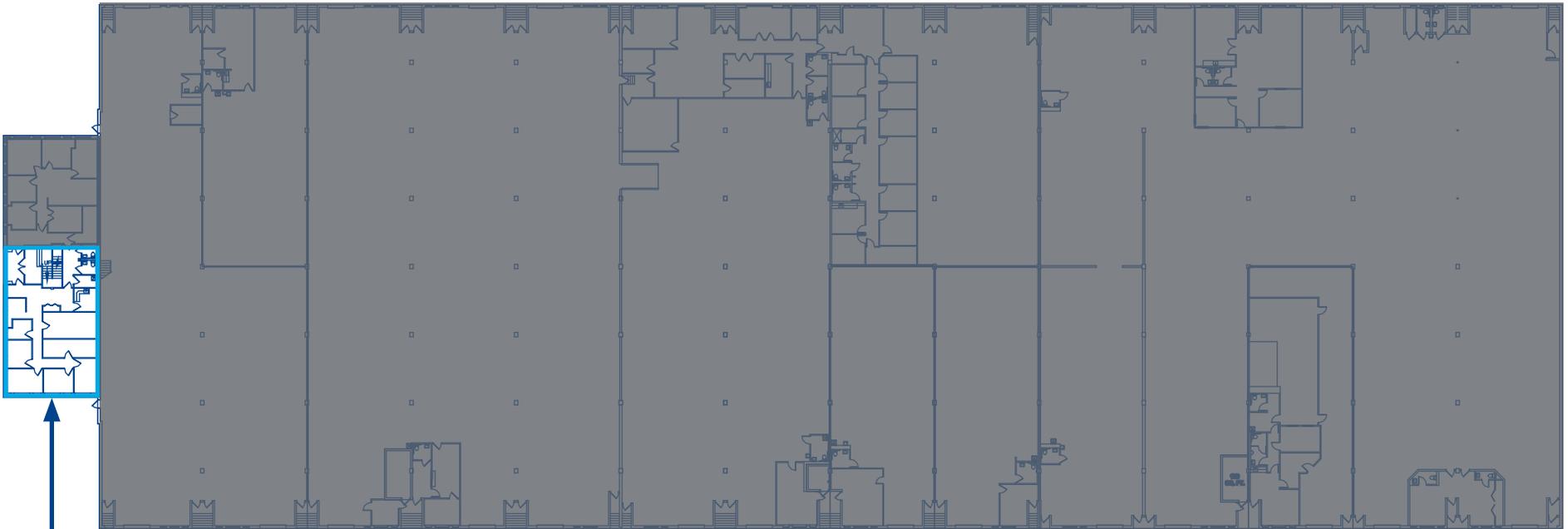
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# Building B | 551-579 Commerce Drive

## 3,400 SF Available



### Suite 551A

- 3,400 SF Office space
- Private offices
- Conference room

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# Building C | 601-637 Commerce Drive

## 2,530 SF - 15,330 SF Available

*\*Up to 15,330 SF of Contiguous Space\**



### Suite 625

- 9,600 SF Warehouse
- 4,000 SF Office
- 1 Loading dock
- 2 Drive-in doors

### Suite 621-623

- 5,730 SF
- Divisible to 2,530 SF or 3,200 SF
- 2 Drive-ins
- 50% Office ratio
- Dispatch office in warehouse

▲ DOCK

◆ DRIVE-IN

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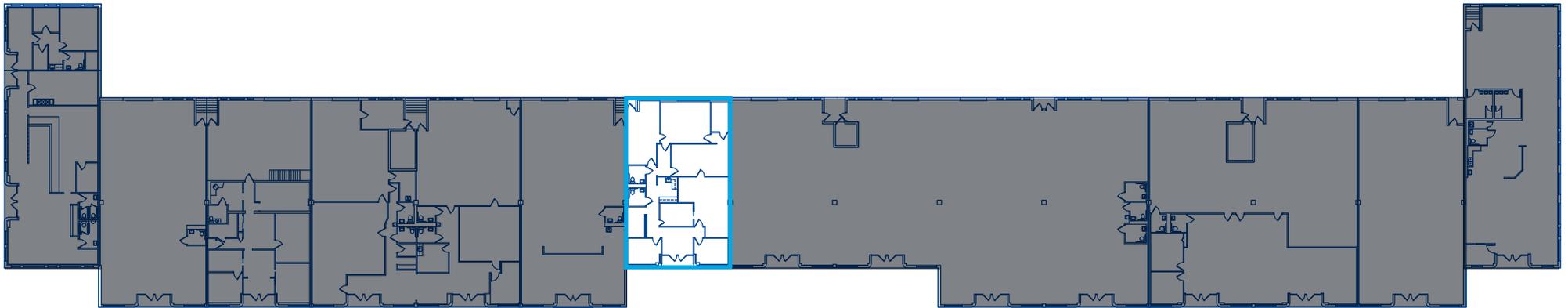
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# Building D | 501-529 Commerce Drive

## 2,600 SF Available



### Suite 513

- 2,600 SF
- 100% Office
- Ability to convert back to warehouse
- Drive-in capability

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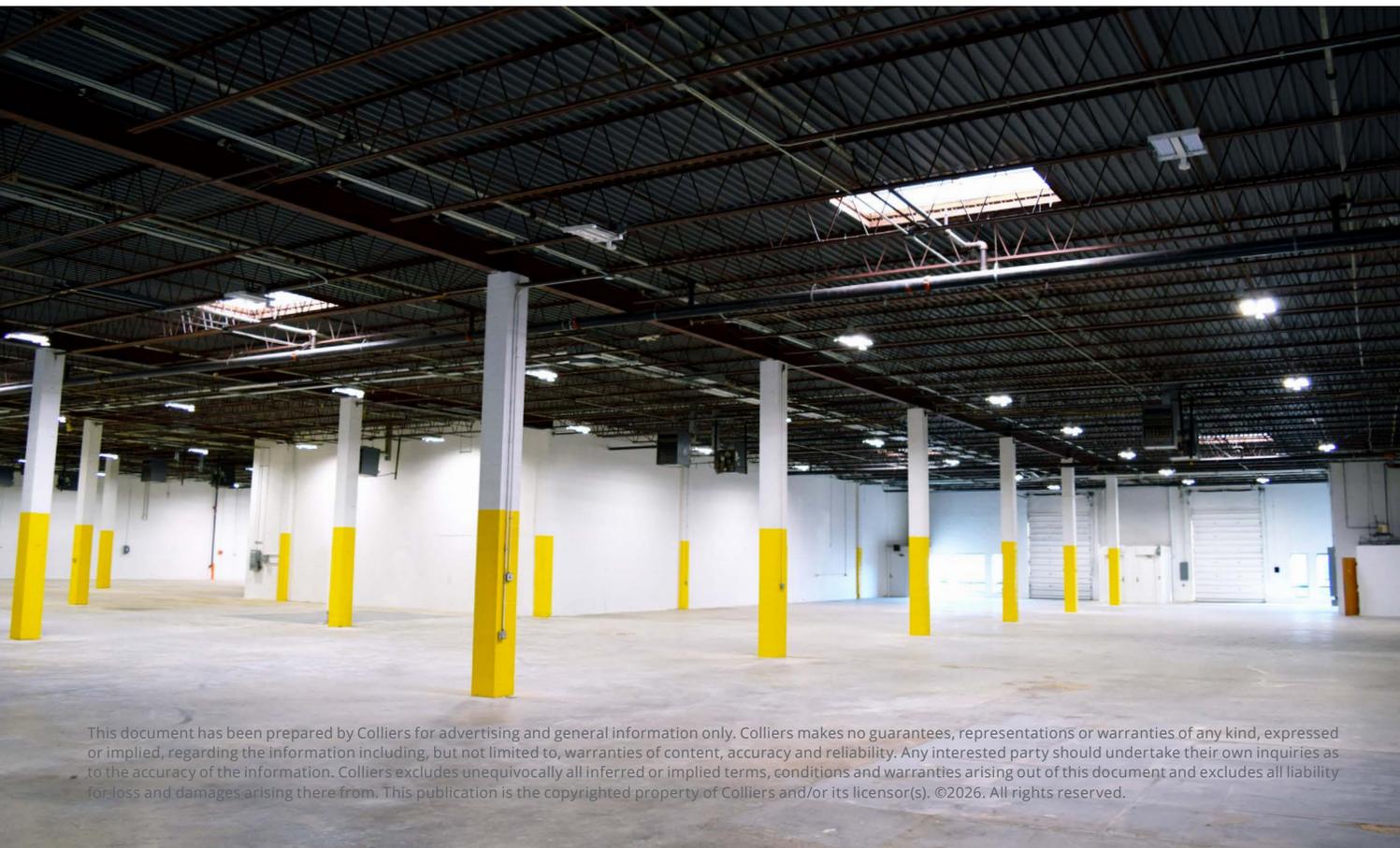
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