

INDUSTRIAL SPACE FOR LEASE

15101 Buck Ln, Upper Marlboro, MD 20772



MAKE YOUR NEXT MOVE A WIN

WAREHOUSE SPACE FOR LEASE

15101 BUCK LANE



OFFERING SUMMARY

| | |
|----------------------|-----------------------|
| AVAILABLE SF: | 3,000 SF |
| LEASE RATE: | \$10/SF for each unit |
| NNN: | \$3.50/SF |
| ZONING: | I-1, County |

PROPERTY OVERVIEW

- Unit A1 for LEASE
- 3,000 SF
- One 16-foot-high drive-in door
- Newly painted warehouse and office floor
- Unit A6 for LEASE
- 3,000 SF
- Two 14-foot-high drive-in doors
- Ample parking spaces and expansion parking available
- 10 minutes to DC border; located within Largo Road, Main St/Marlboro Pike and Crain Hwy intersections in Greater Upper Marlboro
- ** Not available for auto repair, paint, grain storage and assemblage use **

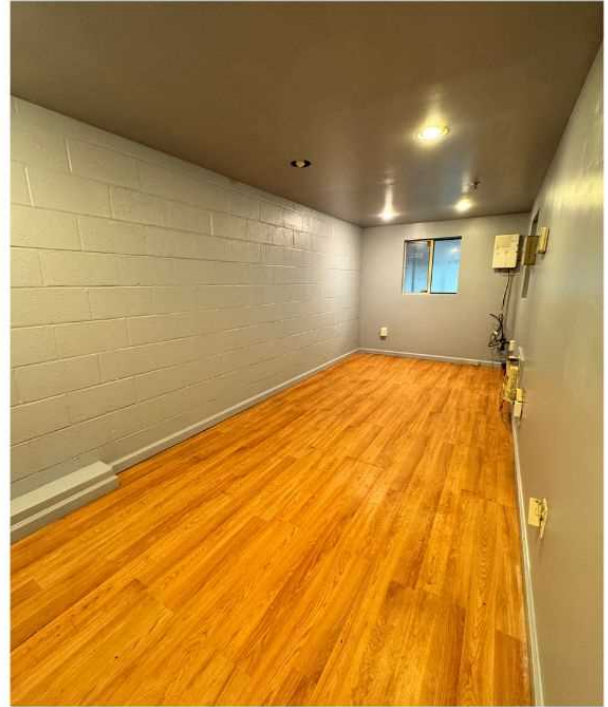


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PROPERTY PHOTOS

15101 BUCK LN, UPPER MARLBORO, MD 20772

A1 UNIT



A6 UNIT

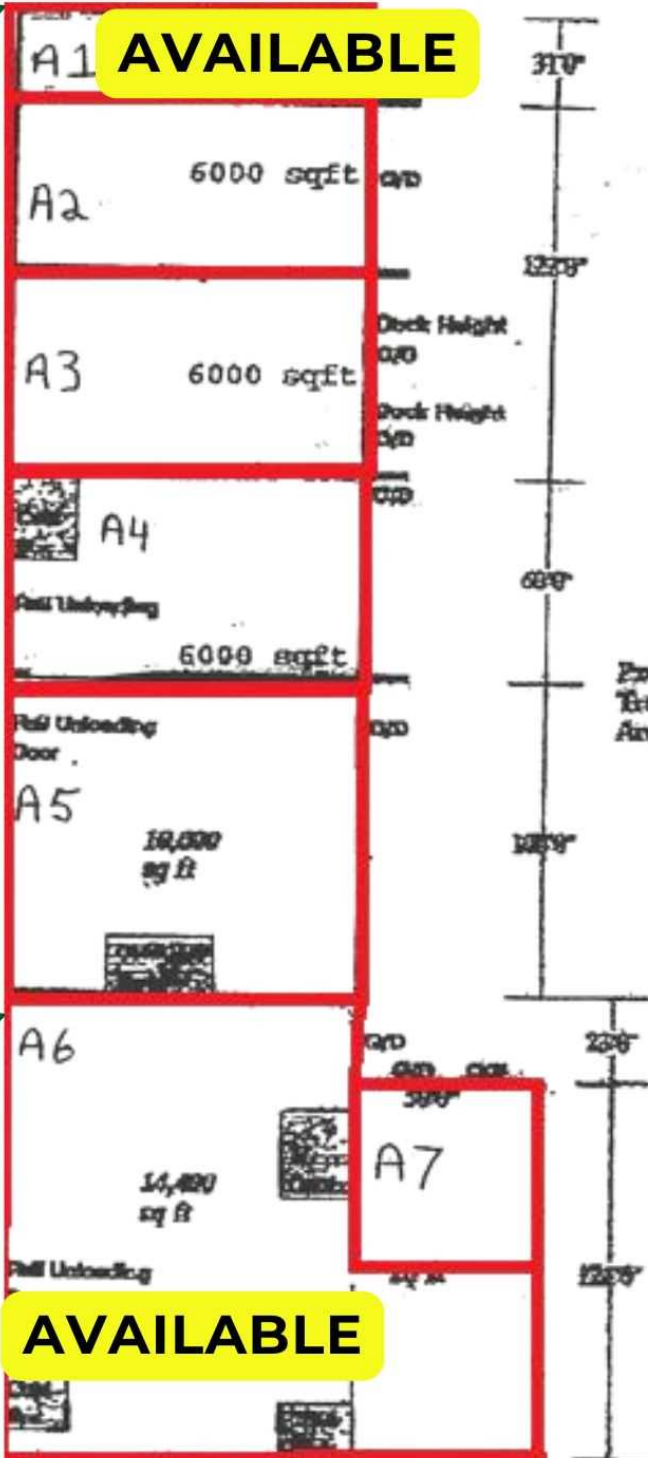


FLOOR PLAN

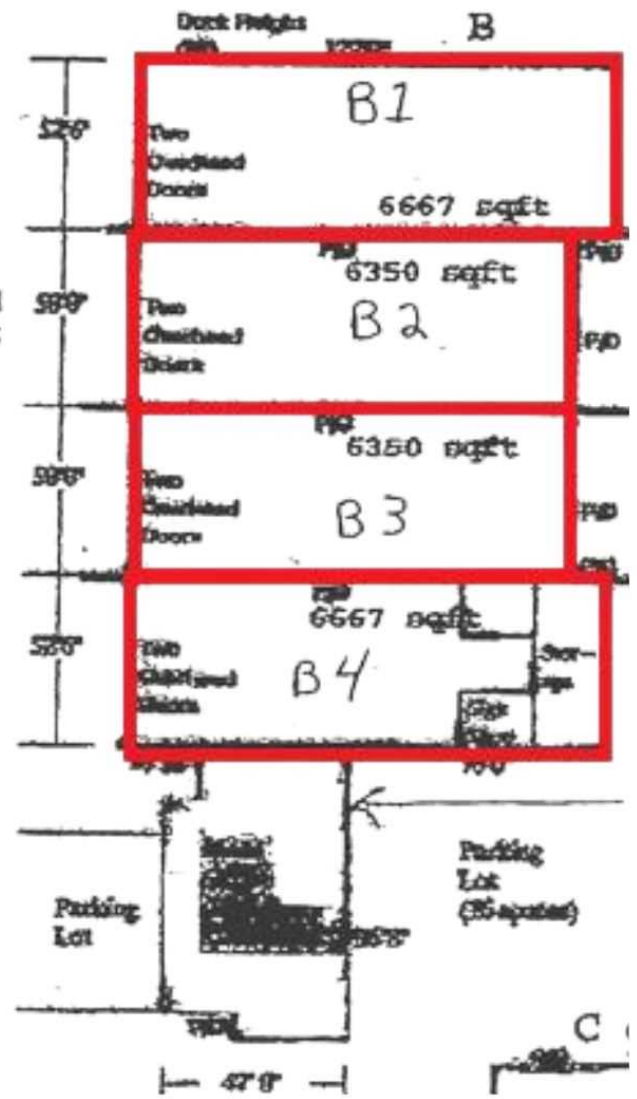
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AVAILABLE



AVAILABLE



BUSINESS MAP

15101 BUCK LANE



St. Mary of the Assumption School

McDonald's

DUNKIN' Dunkin'

Dollar General

Shell

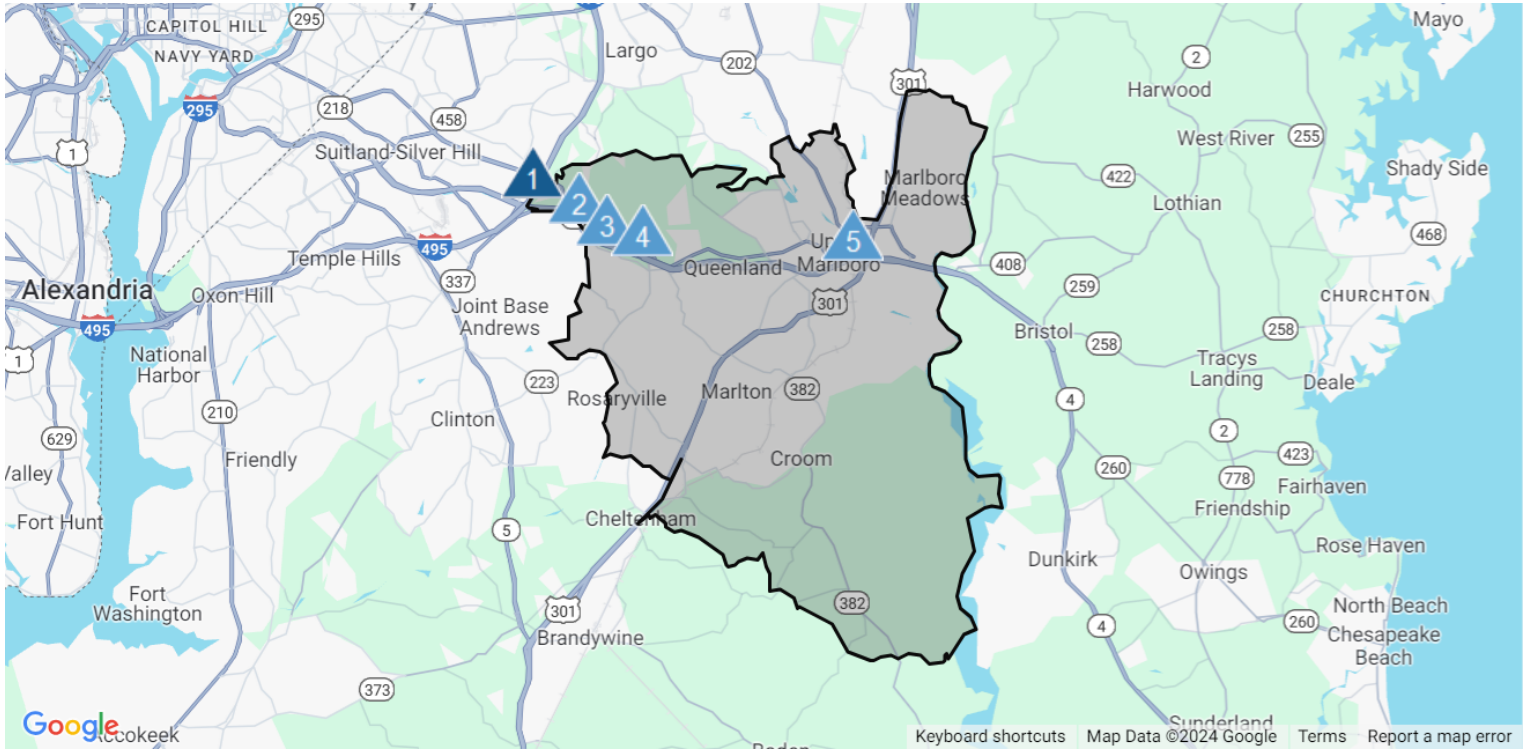
Dash In

Splash In

GREATER UPPER
MARLBORO

Upper
Marlboro

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

162,849

2023 Est. daily traffic counts

Street: I 95; I 495
 Cross: Suitland Pkwy
 Cross Dir: SW
 Dist: 0.19 miles

2

70,616

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Dower House Rd
 Cross Dir: SE
 Dist: 0.28 miles

3

56,243

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Dower House Rd
 Cross Dir: NW
 Dist: 0.39 miles

4

53,342

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Mellwood Rd
 Cross Dir: SE
 Dist: 0.18 miles

5

51,230

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Race Track Rd
 Cross Dir: E
 Dist: 0.05 miles

Historical counts

| Year | Count | Type |
|------|-----------|------|
| 2020 | ▲ 163,962 | AADT |

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2020 | ▲ 65,302 | AADT |
| 2017 | ▲ 75,892 | AADT |
| 2012 | ▲ 74,352 | AADT |
| 2011 | ▲ 74,952 | AADT |

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2011 | ▲ 57,780 | AADT |

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2012 | ▲ 56,921 | AADT |
| 2008 | ▲ 53,011 | AADT |
| 2003 | ▲ 54,625 | AADT |
| 2002 | ▲ 54,050 | AADT |
| 2001 | ▲ 52,475 | AADT |

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2017 | ▲ 54,981 | AADT |
| 2012 | ▲ 49,572 | AADT |
| 2008 | ▲ 46,651 | AADT |
| 2003 | ▲ 57,770 | AADT |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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