

FLEX CONDOS FOR SALE

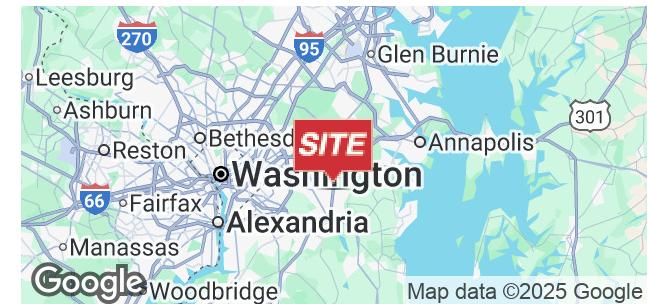


1001 PRINCE GEORGE'S BLVD, UNITS 1-2 AND 4-7

Upper Marlboro, MD
20774

PROPERTY HIGHLIGHTS

- Six condo units totaling 17,012± SF
- **Units 1-2:** office space with conference and kitchen area
- **Units 4-7:** warehouse space with mezzanine, storage, and office areas
- Rear drive-in loading doors (12' x 12')
- 17+' clear ceiling heights
- Ample surface parking
- Zoned IH (Industrial Heavy), allowing for a variety of commercial, institutional, industrial and office uses
- Quick access to major highways, including Route 301 (Crain Highway), Route 214 (Central Avenue) and the Capital Beltway (I-495/I-95)
- Part of the Collington distribution hub, home to many top companies and distributors, including Amazon, Target, FedEx, and La-Z Boy
- Condo Fee: \$2.50 per SF (2026)
- **SALE PRICE:** \$230.00 per SF



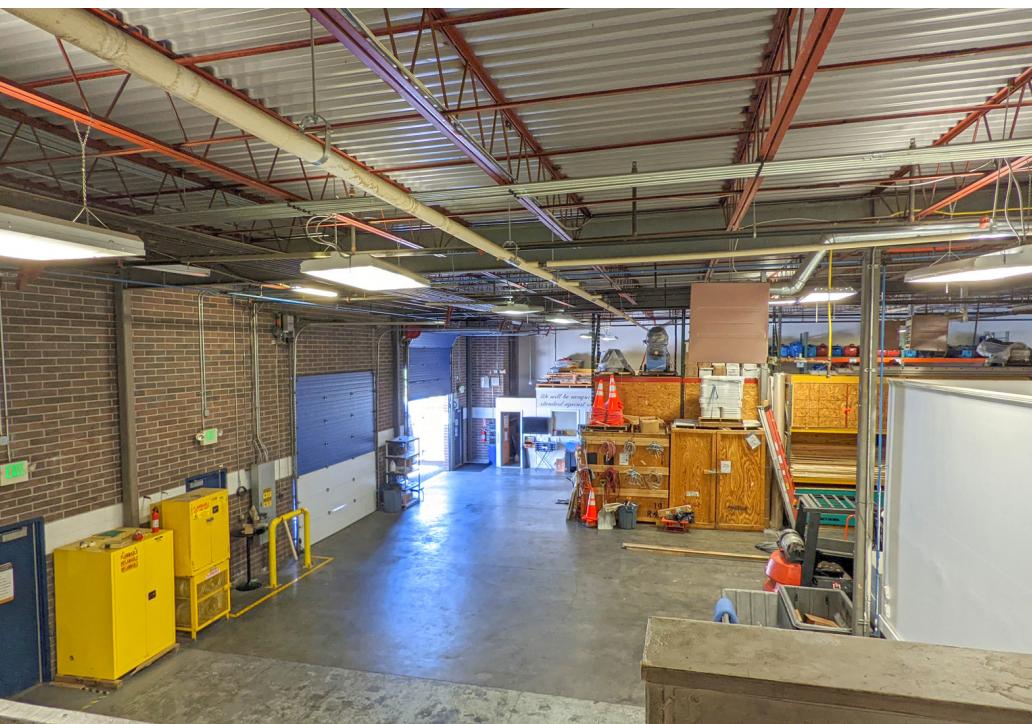
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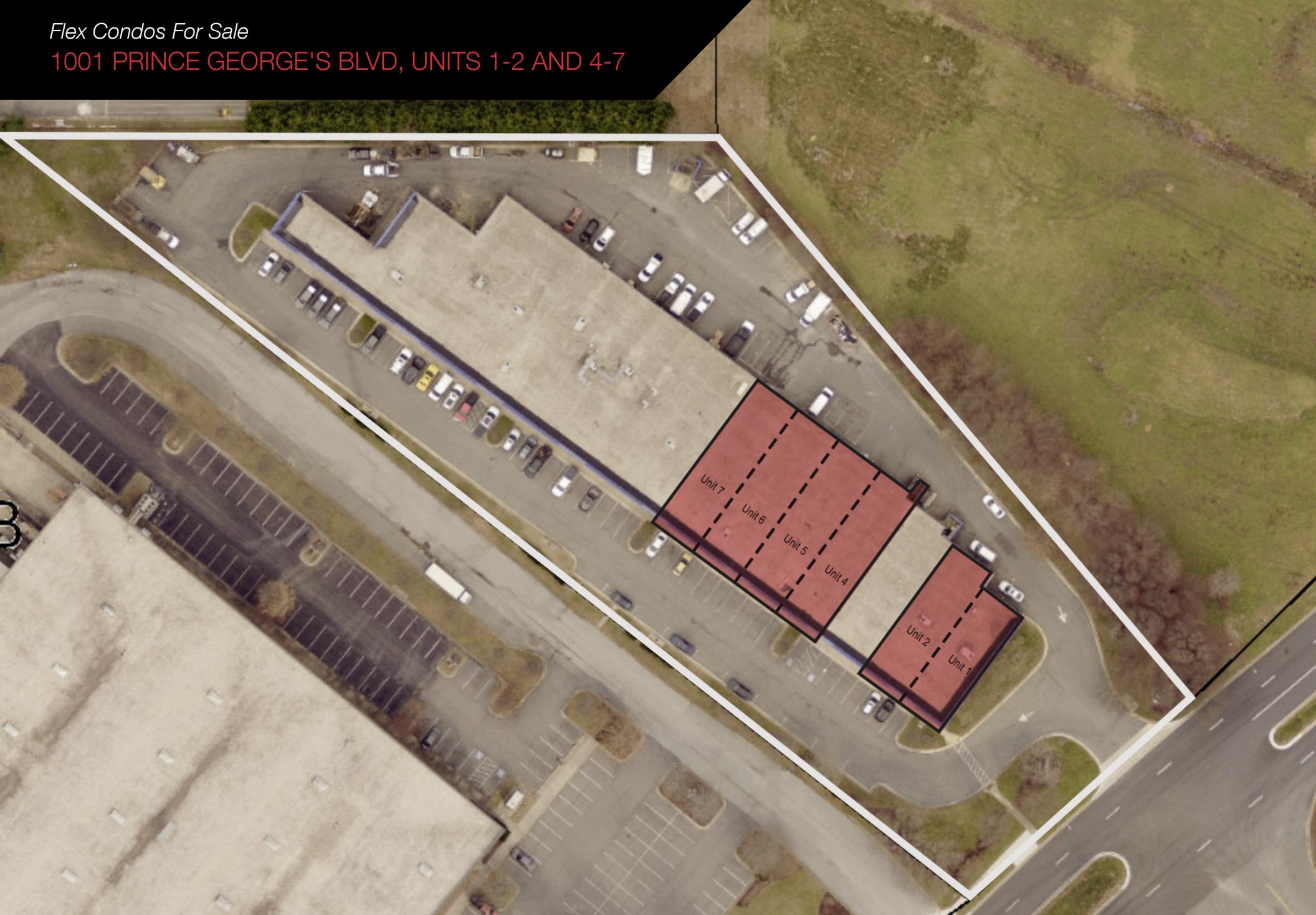
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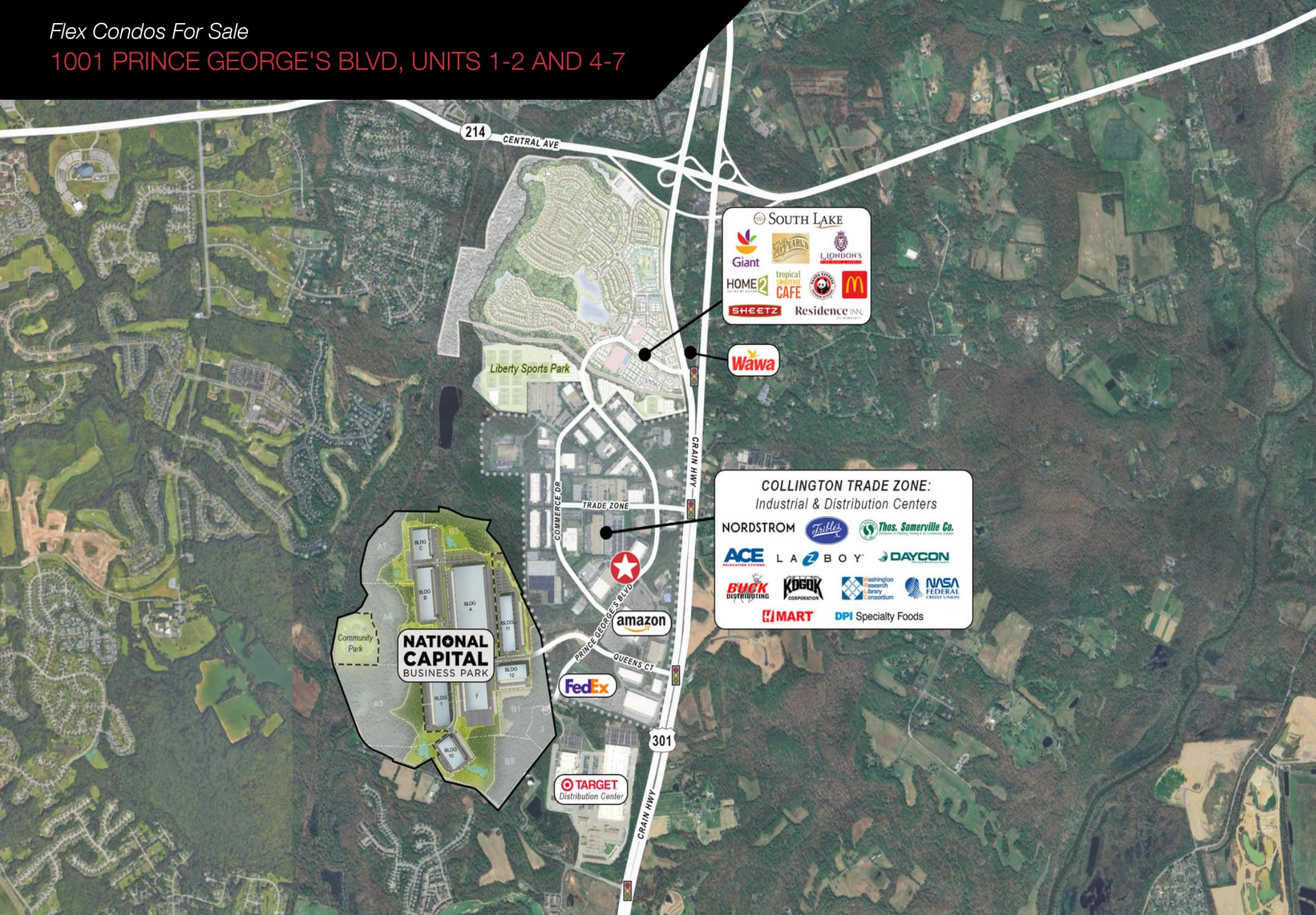
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