



COLLINGTON CENTER III

16000 TRADE ZONE AVENUE

UPPER MARLBORO, MD 20774

16,600 SF of Industrial Space Available for Sale or Lease



Mason Popham

mason.popham@thomas-park.com

www.thomas-park.com

240-539-3796



William Schwartz

william.schwartz@thomas-park.com

www.thomas-park.com

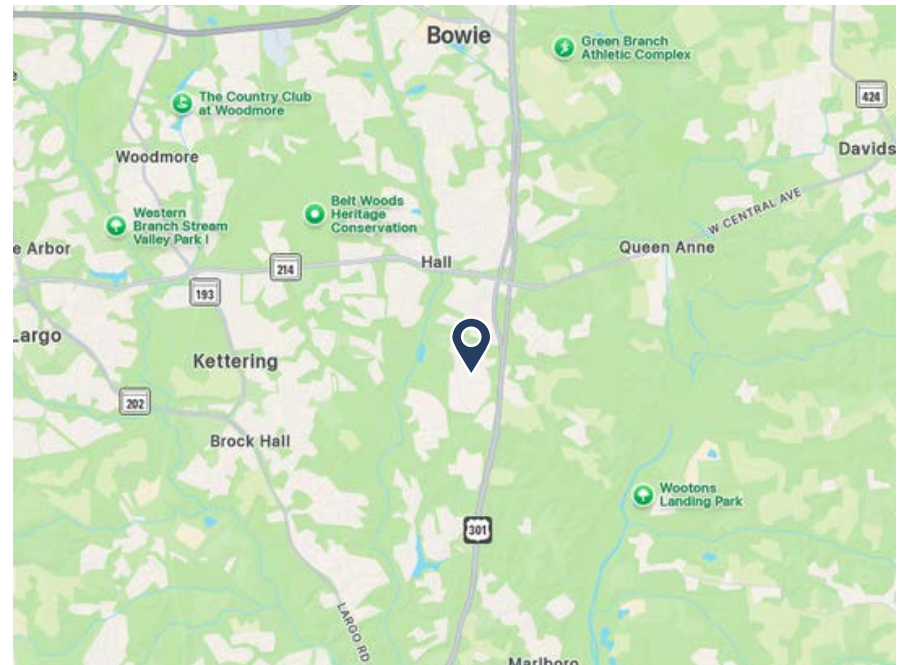
443-454-1584

COLLINGTON CENTER III 16000 TRADE ZONE AVENUE UPPER MARLBORO, MD 20774

Property Overview

The Collington Center III is a well-located industrial condominium development situated in Upper Marlboro, directly off Maryland Route 214 and Robert Crain Highway (Route 301). The park benefits from excellent regional accessibility, approximately 8 miles from the I-495/I-95 beltway, 6.5 miles from Route 50, and roughly 30 minutes from Washington, D.C. and 40 minutes from Baltimore.

Positioned within a general industrial business district and the established Bowie industrial submarket. The project is also located approximately 20 miles south of BWI Airport. Tenants and occupants benefit from nearby retail and service amenities at Bowie Town Center and Bowie Gateway Center, which offer a variety of national retailers, dining options, and everyday conveniences within minutes of the property.





COLLINGTON CENTER III - 16000 TRADE ZONE AVENUE

16,600 SF of Industrial Space Available for Sale or Lease

Available Spaces

Space	Building Size	Office Size	Clear Height	Loading
Unit 203	8,300 SF	±1,100 SF	18'	2 docks, 1 drive-in
Unit 303	8,300 SF	±6,000 SF	18'	2 docks

COLLINGTON CENTER III 16000 TRADE ZONE AVENUE UPPER MARLBORO, MD 20774

Unit 203

Building Size	8,300 SF
Office Size	±1,100 SF
Clear Height	18'
Docks	2
Drive-ins	0
Power	200 amps, 3 phase
Sprinklers	Wet
Zoning	IH (Industrial, Heavy)
Parking	1.92 / 1,000 SF
Lease Rate	Call Broker
Sale Price	Call Broker

Unit Overview

Functional warehouse unit with minimal office space, including a private office and open work area, kitchenette, plus a large warehouse.



COLLINGTON CENTER III 16000 TRADE ZONE AVENUE UPPER MARLBORO, MD 20774

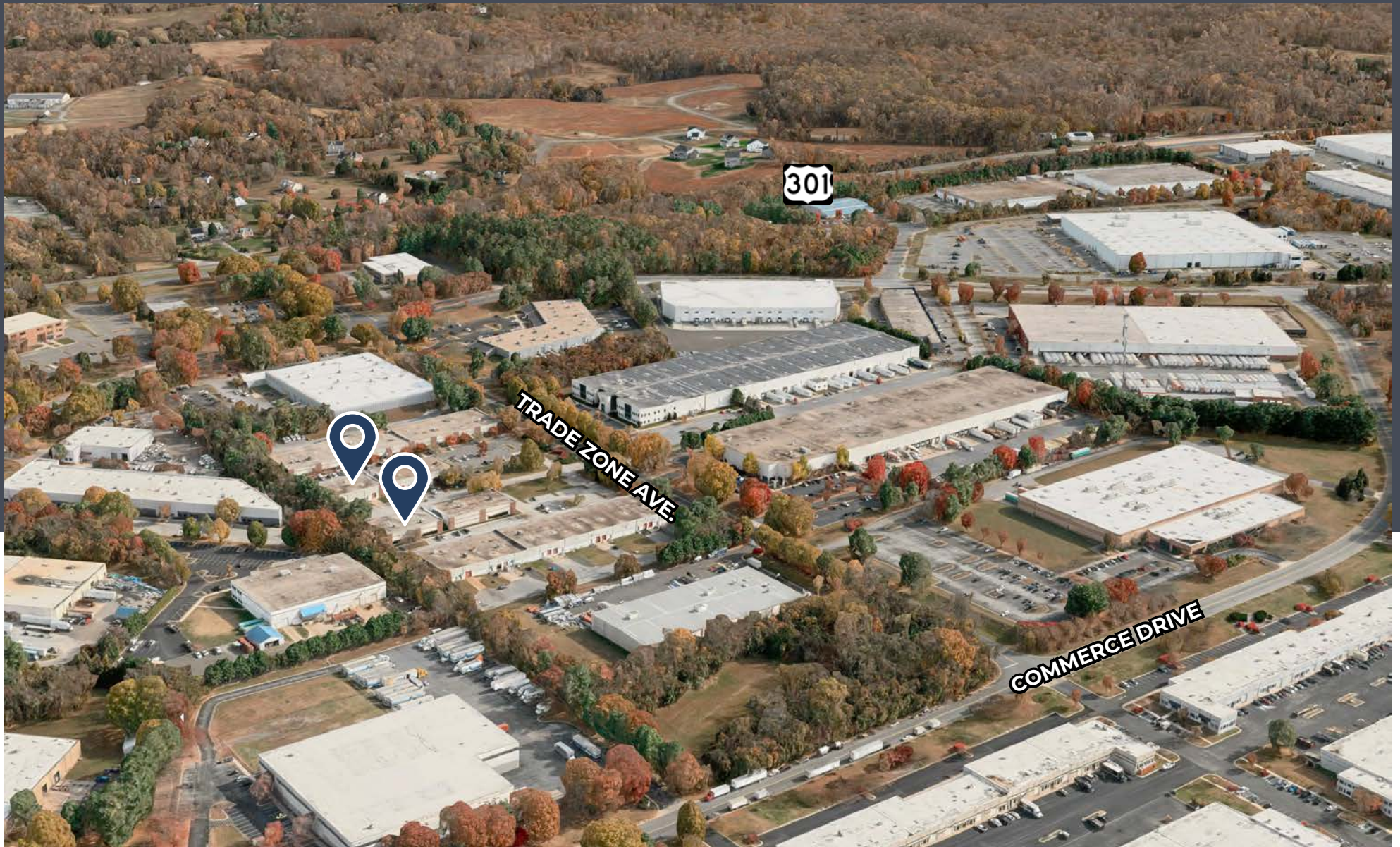
Unit 303

Building Size	8,300 SF
Office Size	±6,000 SF
Clear Height	18'
Docks	2
Drive-ins	1
Power	200 amps, 3 phase
Sprinklers	Wet
Zoning	IH (Industrial, Heavy)
Parking	1.77 / 1,000 SF
Lease Rate	Call Broker
Sale Price	Call Broker

Unit Overview

Functional flex unit combining office and warehouse needs, including a reception area, private offices with natural light, conference room, kitchenette, and ample warehouse space.





COLLINGTON CENTER III

16000 TRADE ZONE AVENUE

UPPER MARLBORO, MD 20774

16,600 SF of Industrial Space Available for Sale or Lease





YOUR COMMERCIAL REAL ESTATE PARTNER

Thomas Park is a full-service commercial real estate firm offering alternative investment strategies and third-party commercial real estate services.



MASON POPHAM

mason.popham@thomas-park.com
www.thomas-park.com
240-539-3796



WILLIAM SCHWARTZ

william.schwartz@thomas-park.com
www.thomas-park.com
443-454-1584



THOMAS PARK COMMERCIAL

Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



THOMAS PARK INVESTMENTS

TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



THOMAS PARK MANAGEMENT

TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



THOMAS PARK DESIGN

TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



**THOMAS PARK
CONSTRUCTION**

TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.