

Colliers

Accelerating success.

Collington Trade Center

15800 & 15850 Commerce Court
Upper Marlboro, MD 20774

- Warehouse / Industrial space for lease
- Class-A Industrial Park
- Availability:
 - 20,640 SF (Suite 405)

Under
New
Ownership

*** SUBSTANTIAL IMPROVEMENTS SOON UNDERWAY**

Property Highlights

200,365 SF in two Class-A warehouse/distribution buildings

- 20,640 Total SF available
- 24' clear height
- 40' x 40' column spacing
- 190' truck court with 60' truck aprons
- Parking - 2:1,000 SF
- New LED lighting on motion sensors
- ESFR fire suppression system
- Tilt-wall construction
- 277/480V, 3-phase, 4-wire individually metered



15800 & 15850 Commerce Ct., Upper Marlboro



Location

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 sqf 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

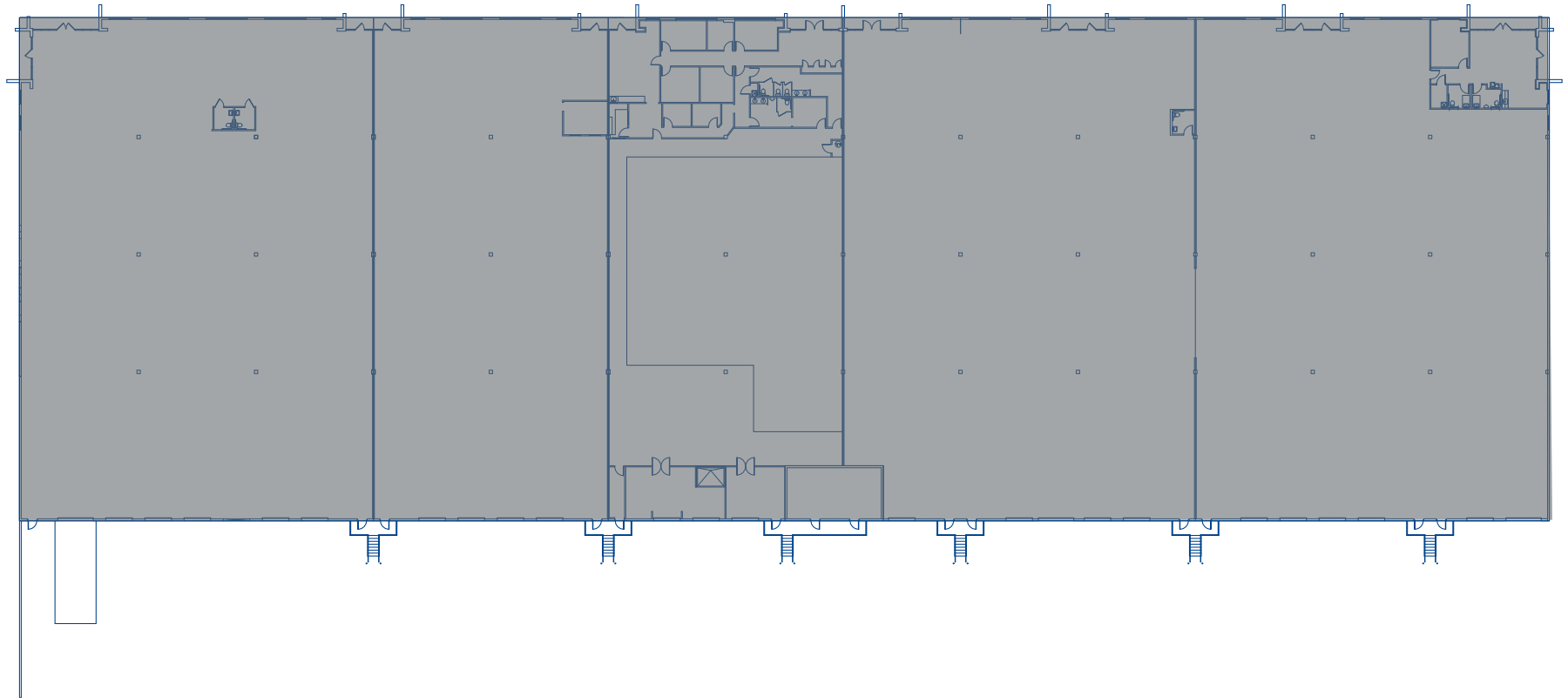


Close to Airports
only 20 miles south of
Baltimore/Washington
International Airport



Floor Plans

15800 Commerce Court Fully Leased



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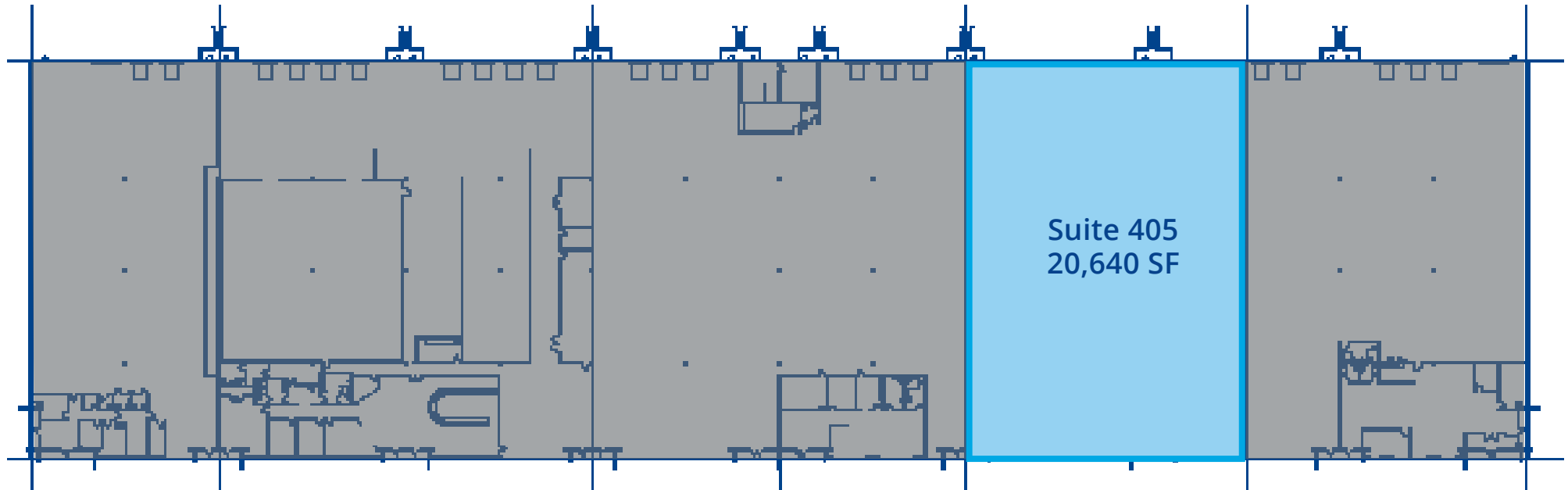
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Floor Plans

15850 Commerce Court
20,640 SF Available



Suite 405
20,640 SF

Suite 405

- 20,640 SF Available
- 6 loading docks with levelers
- Small Dispatch Office
- Available 6/1/2025

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Colliers International (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership, owning approximately 40% of our equity, has delivered compound annual investment returns of almost 20% for shareholders. In 2019, corporate revenues were more than \$3.0 billion (\$3.5 billion including affiliates), with \$33 billion of assets under management in our investment management segment.