



# Flowers Road

Upper Marlboro, Maryland 20774

**IE: Industrial, Employment Zone**

The purposes of the Industrial, Employment (IE) Zone are:

- To provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities
- To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development
- To accommodate limited residential development
- To ensure compatibility between industrial development and nearby residential uses
- Permitted uses include medical cannabis grower and/or processor, place of worship, parking facility, kennel/animal shelter, contractor's office, commercial vehicle repair and maintenance, consolidated storage, outdoor storage, warehouse, showroom, distribution, etc.

## Location Overview

- Located minutes from the Capital Beltway (I-495/I-95). Just off Pennsylvania Avenue (Rt 4) Exit 4 at Westphalia Road.
- Adjacent to the proposed Vista 95 Industrial Park which will include approx. 340,000 sf of industrial space for lease on approx. 53 acres of land zoned IE (Industrial Employment).

## Offering Summary

|                    |                 |
|--------------------|-----------------|
| <b>Sale Price:</b> | \$599,000       |
| <b>Use:</b>        | Industrial Land |
| <b>Lot Size:</b>   | 1.95 Acres      |

## For More Information

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