

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).

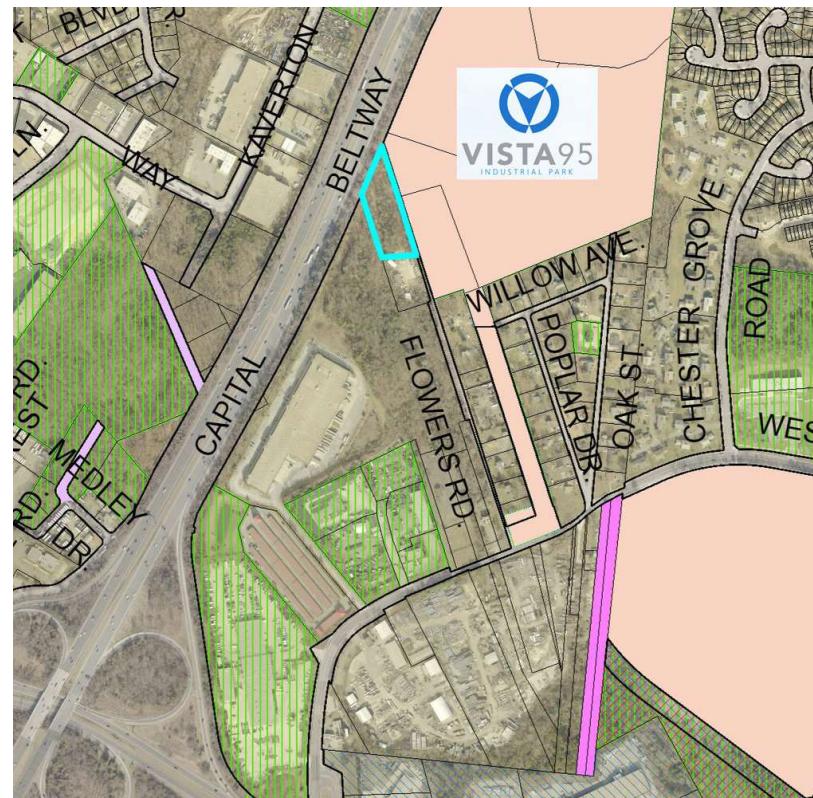
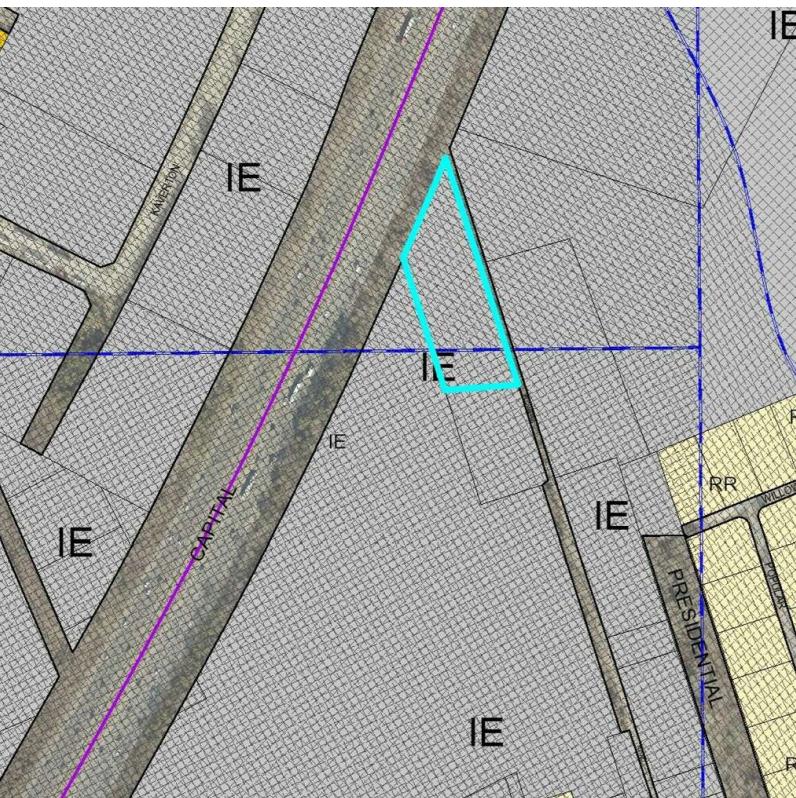
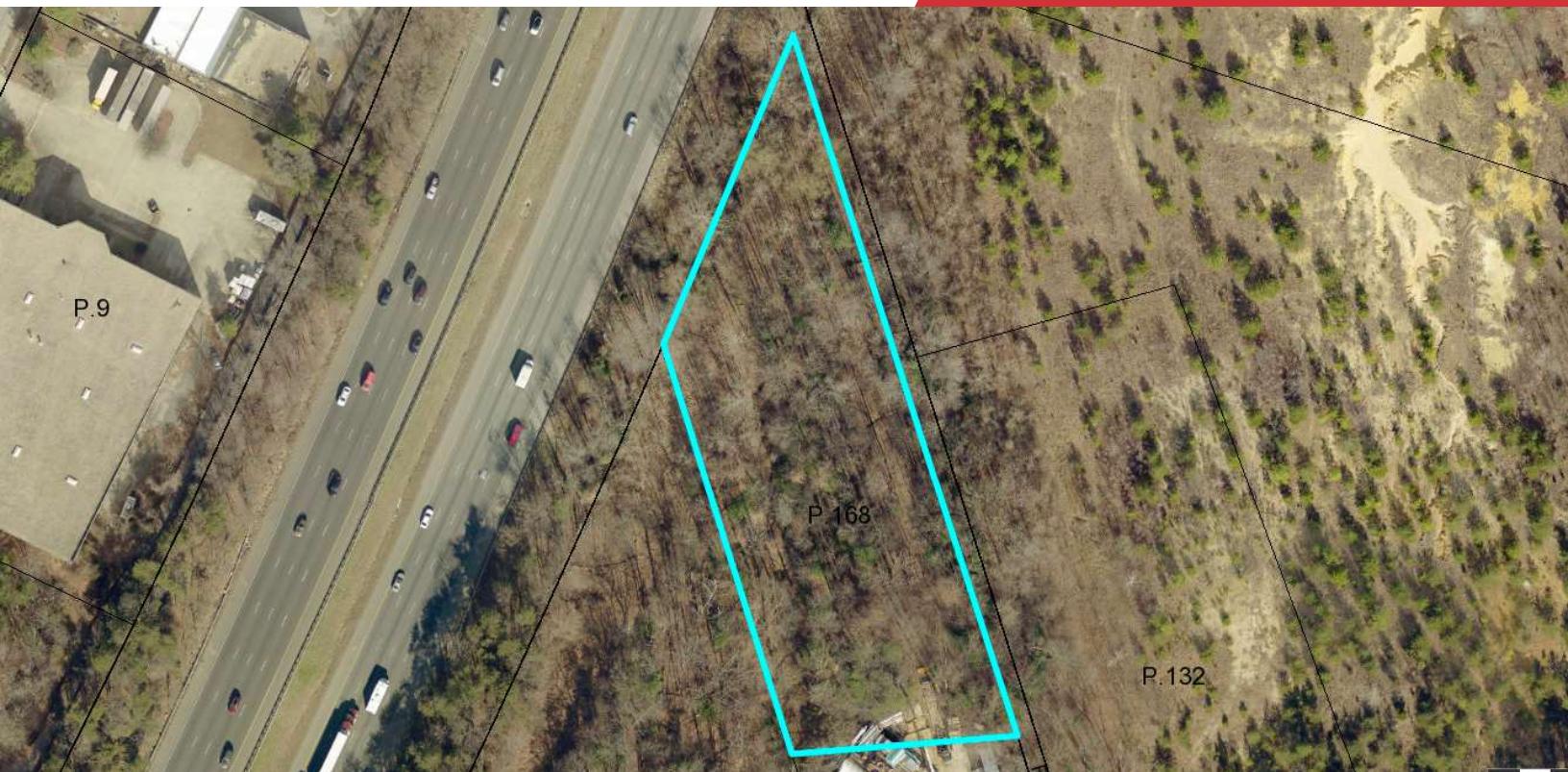
Offering Summary

Sale Price:	REDUCED TO \$499,000
Use:	Industrial Land
Lot Size:	1.95 Acres

For More Information

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