



## 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>	<b>REDUCED TO \$499,000</b>
<b>Use:</b>	Industrial Land
<b>Lot Size:</b>	1.95 Acres

### For More Information

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