

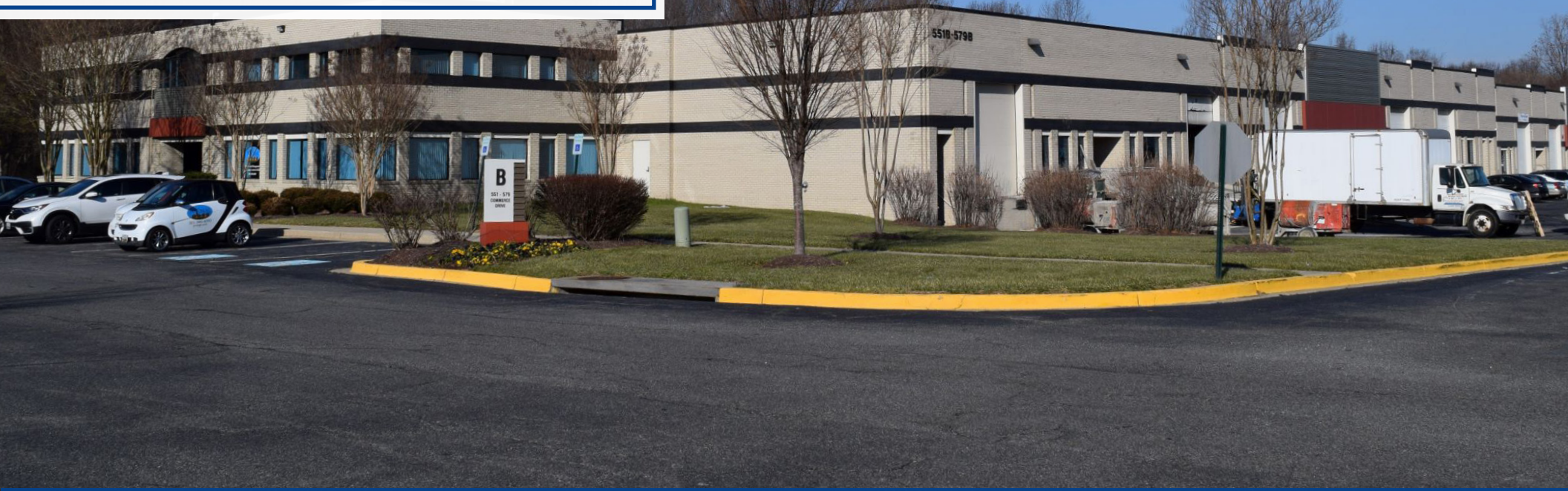
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# Collington Business Center

Upper Marlboro, MD 20774

- Flex / Warehouse Space for Lease
- Four Building Park
- Dock & Drive-In Loading
- Multiple Suites from 3,400 SF up to 40,000 SF

Under  
New  
Ownership

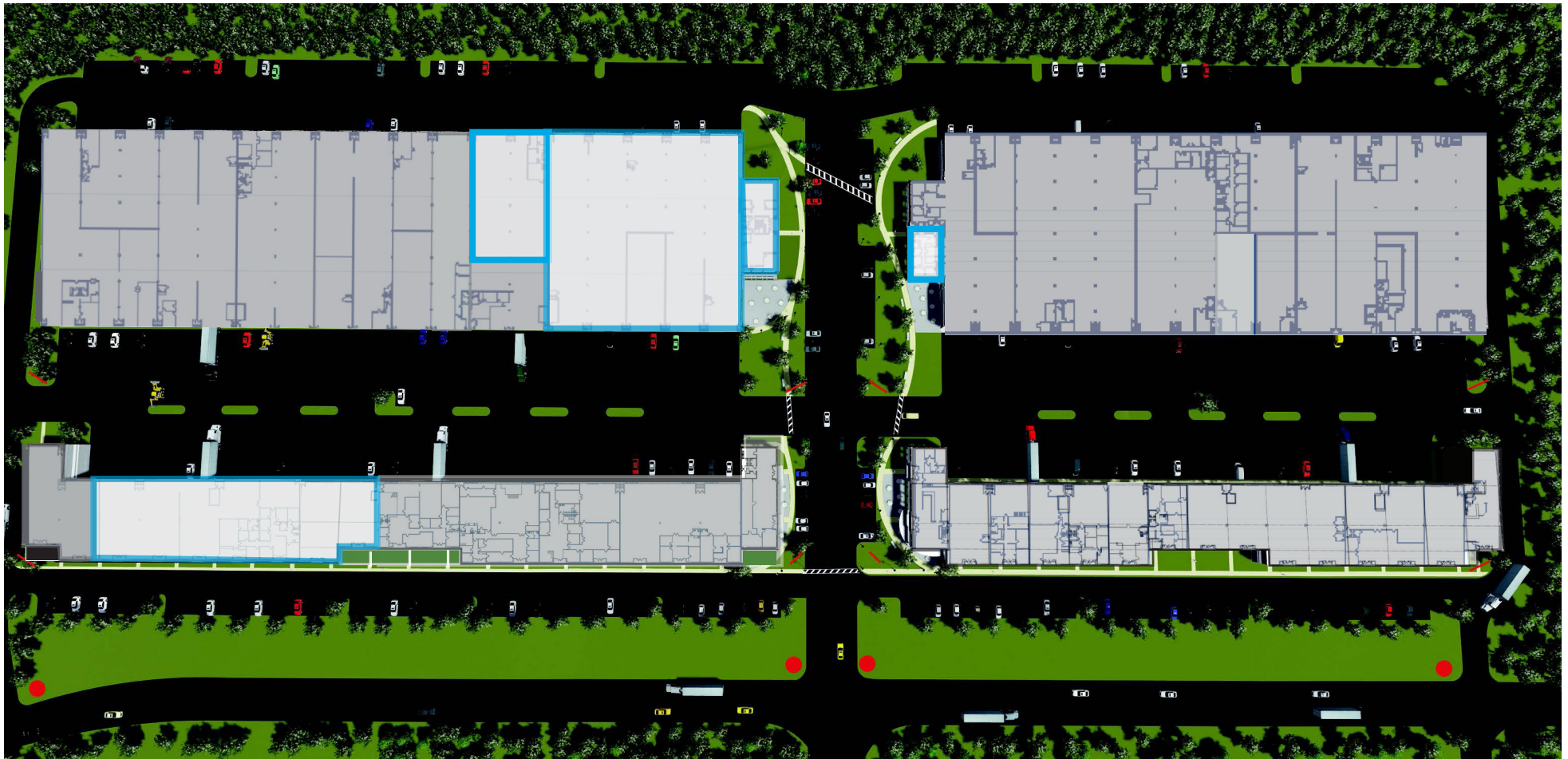


**\*SUBSTANTIAL IMPROVEMENTS SOON UNDERWAY**

# Property Highlights

## 376,000 SF in four flex and warehouse buildings

- Multiple suites from 3,400 SF up to 40,000 SF available
- 18' clear height
- 40' x 25' column spacing
- 10' x 14' loading doors
- Parking - 2:1,000 SF
- Redesigned entrances and facades including canopies, entry doors, and signage
- Renovated on-site cafe/convenience store
- New park signage
- New roofs throughout property



# Collington Business Center



## 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 sq ft 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

## 651-687 Commerce Drive - Building A

57,800 SF Available

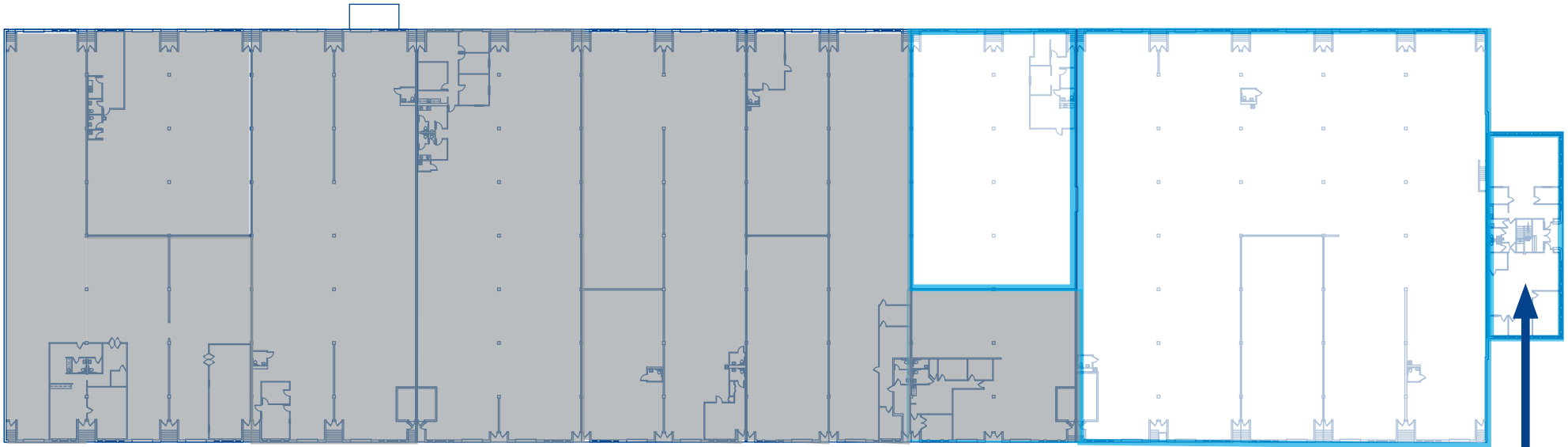
*\*Up to 57,800 SF of Contiguous Space\**

### Suite 655A

- 10,800 SF Warehouse space
- 1,200 sf Existing office
- 2 Loading docks
- Available 8/1/2025

### Suite 653

- 40,000 SF Warehouse space
- 9 loading docks (cross dock)
- Can be leased with adjacent available suites



### Suite 651 (A-D)

- 1,750 - 7,000 SF of office space
- 4 separate (1,750 SF) suites on 2 floors
- Can be leased with adjacent available warehouse suite

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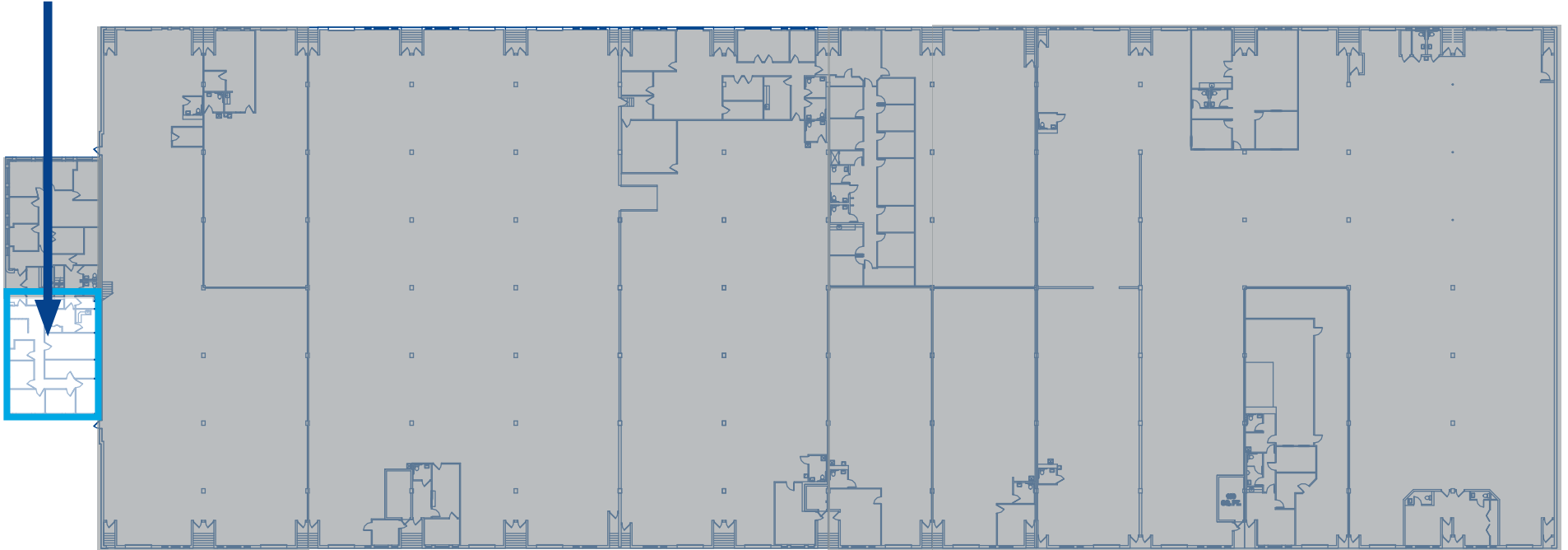
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# Floor Plans

## 551-579 Commerce Drive - Building B 3,400 SF Available

### Suite 551A

- 3,400 SF office space
- Private offices
- Conference room



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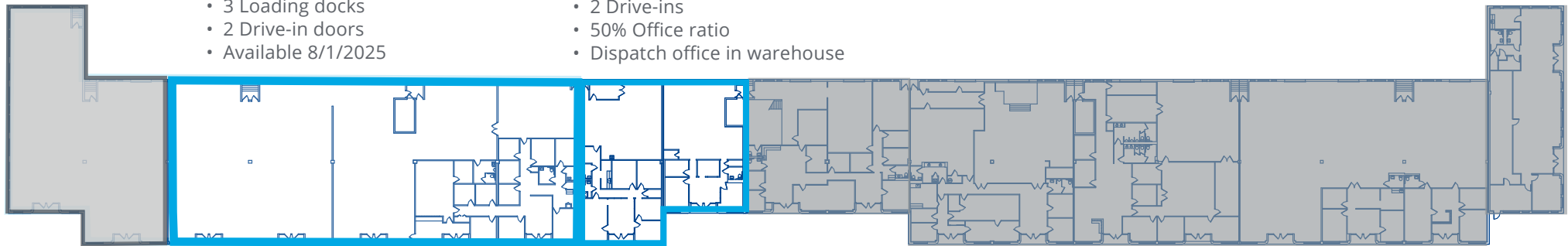
*\*Up to 21,730 SF of Contiguous Space\**

### Suite 625

- 16,000 SF Warehouse
- 4,000 SF Office
- 3 Loading docks
- 2 Drive-in doors
- Available 8/1/2025

### Suite 621-623

- 5,730 SF
- 2 Drive-ins
- 50% Office ratio
- Dispatch office in warehouse



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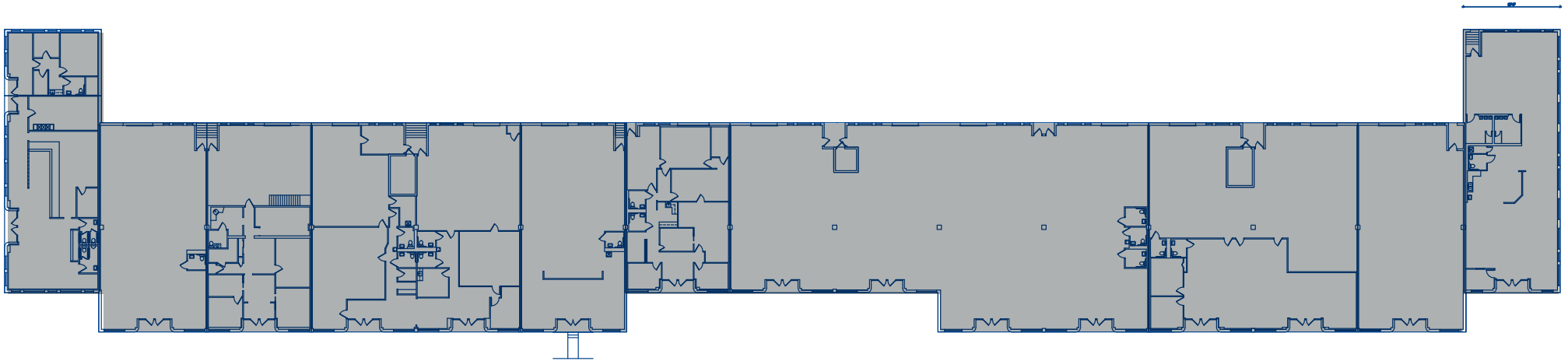
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# Floor Plans

## 501-529 Commerce Drive - Building D

Fully Leased

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