

Colliers

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

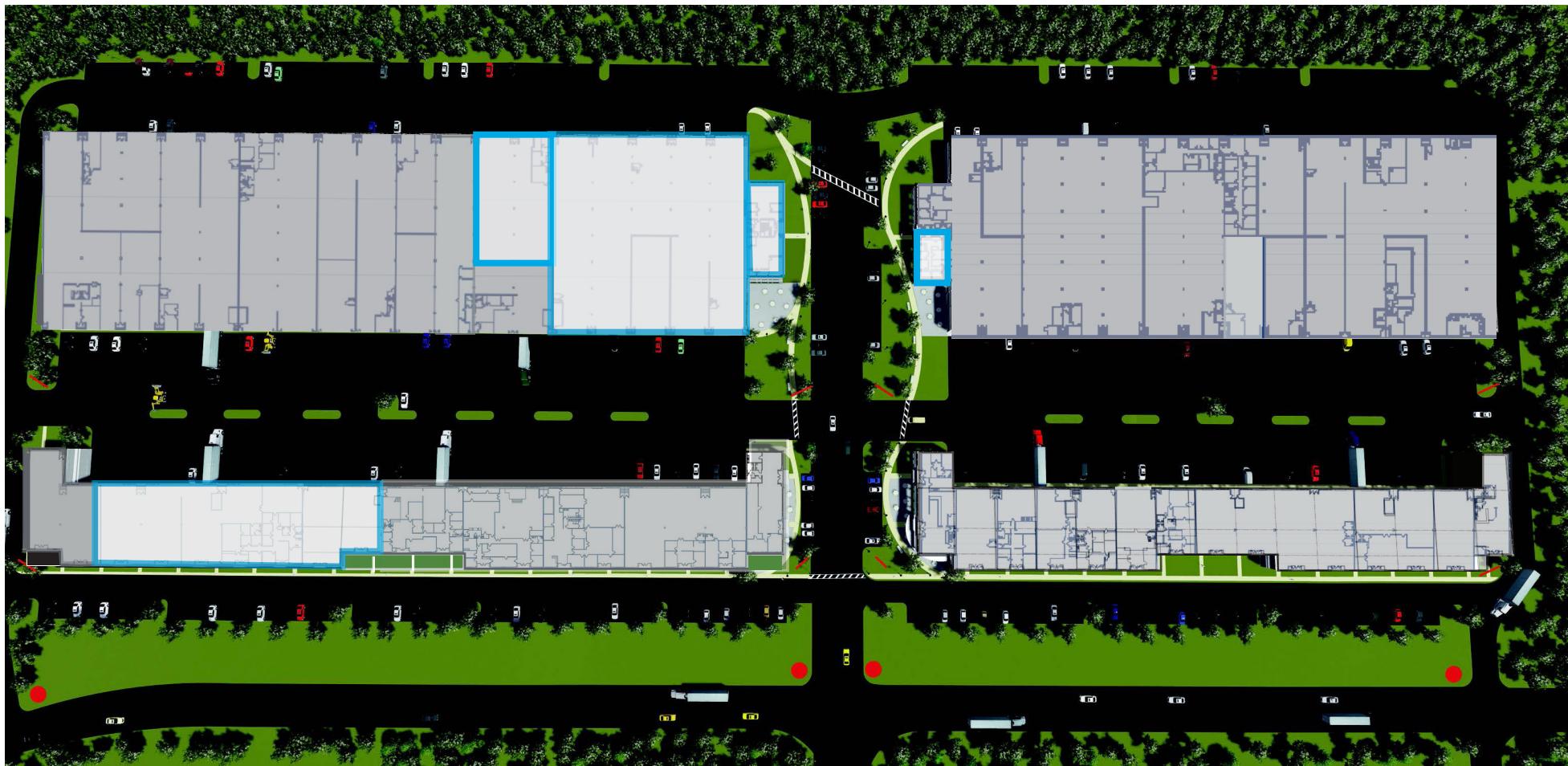


**SUBSTANTIAL IMPROVEMENTS SOON UNDERWAY*

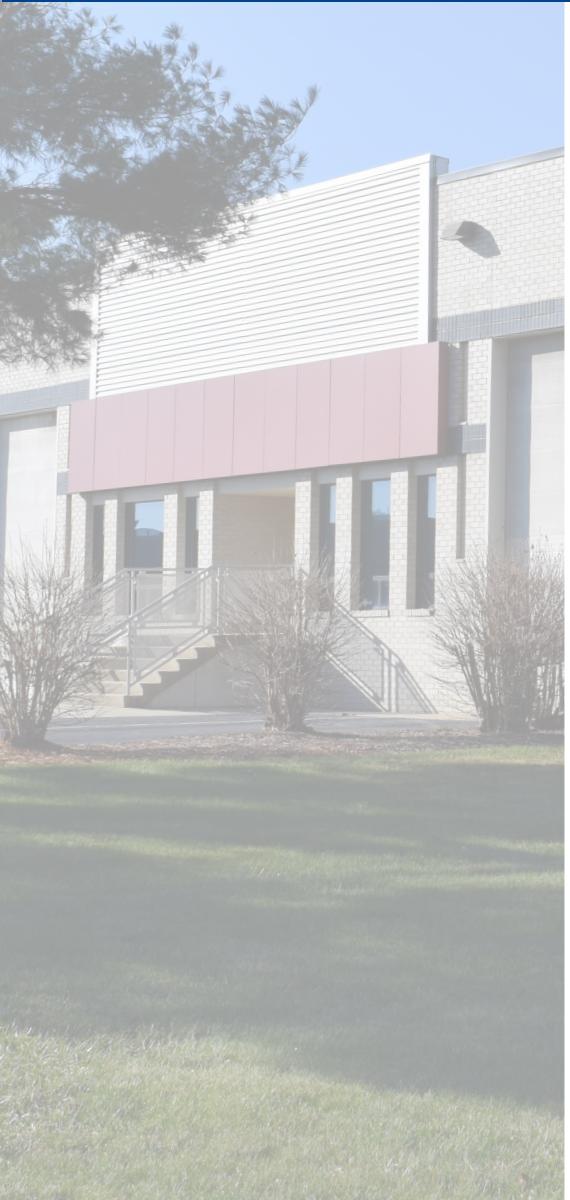
Property Highlights

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



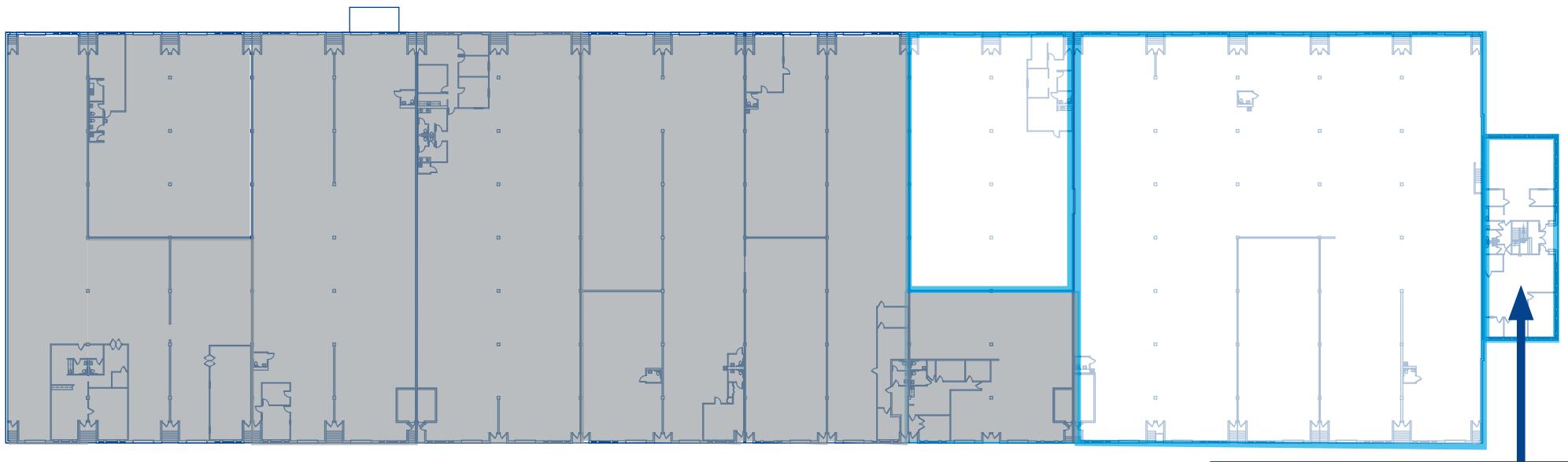
Close to Airports
only 20 miles south of Baltimore/Washington International Airport

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

Brian Watts
Executive Vice President
+1 (410) 319-2408
brian.watts@colliers.com

Jason Sullivan, SIOR
Executive Vice President
+1 (410) 319-2409
jason.sullivan@colliers.com

Tom Gentner
Executive Vice President
+1 (410) 319-2407
tom.gentner@colliers.com

Brian Siegel, SIOR
Executive Vice President
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Melissa Parrish
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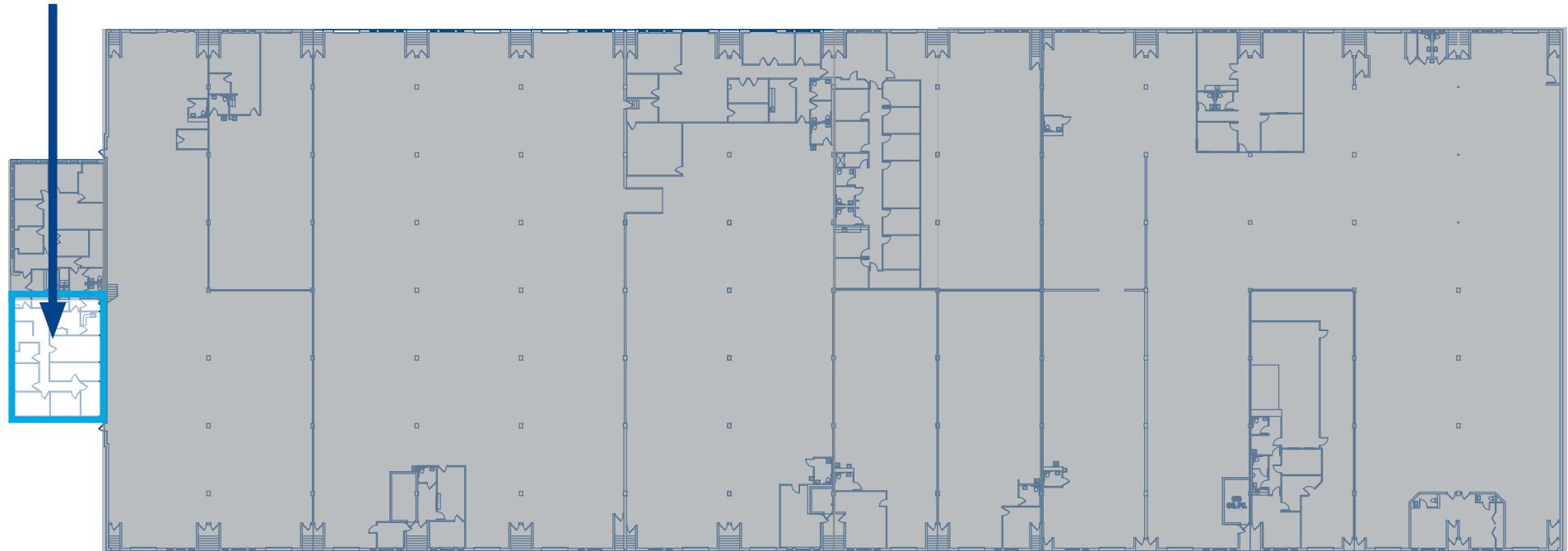


Floor Plans

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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Floor Plans

623

Suite 621-

601-637 Commerce Drive - Building C

5,730 SF - 21,730 SF Available

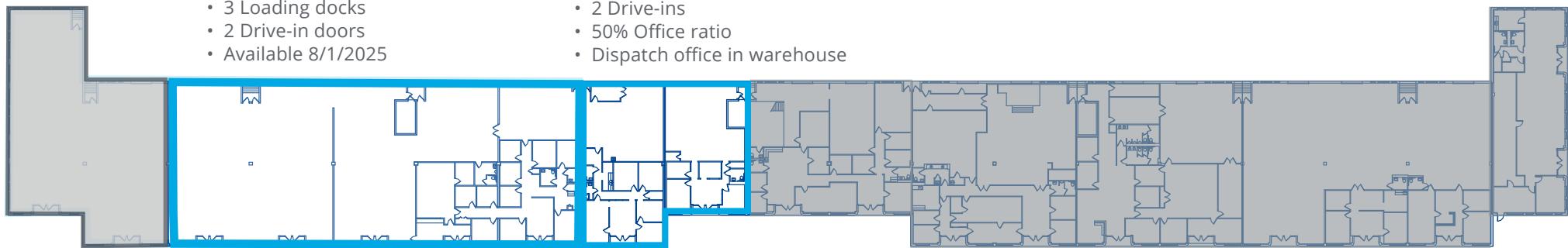
Up to 21,730 SF of Contiguous Space

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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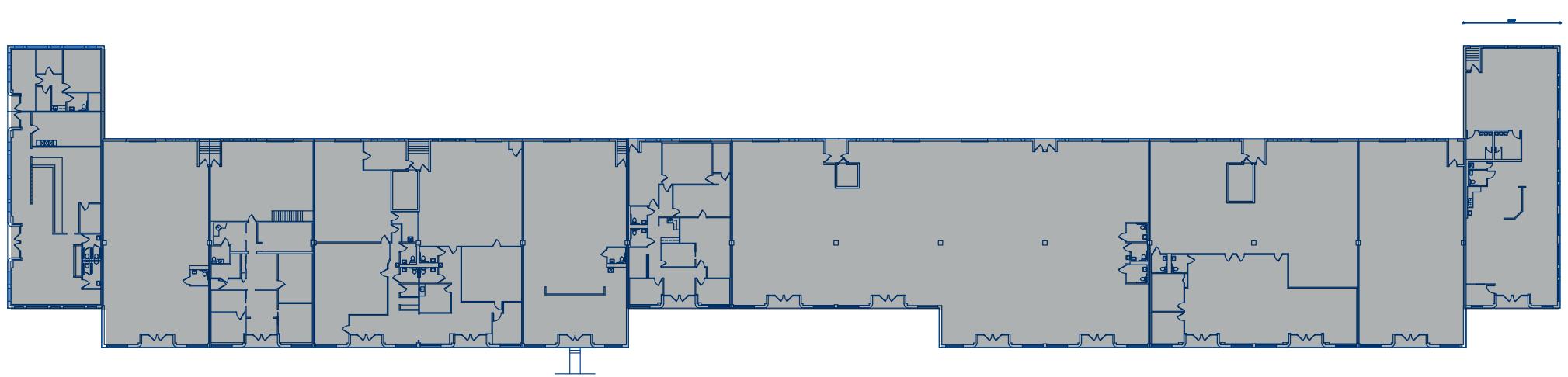
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Floor Plans

501-529 Commerce Drive - Building D Fully Leased



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7001 Columbia Gateway Drive
Suite 220
Columbia, MD 21046
P: +1 (410) 319-2408

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. For more than 29 years, our experienced leadership with significant inside ownership has delivered component annual investment returns of approximately 20% for shareholders.

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