

Under New Ownership

Colliers

Collington Business Center

Upper Marlboro, MD 20774

- Flex / Warehouse Space for Lease
- Four-Building Park
- Dock & Drive-In Loading
- Multiple suites from 1,750 SF up to 16,000 SF



***SUBSTANTIAL IMPROVEMENTS SOON UNDERWAY**

Property Highlights

376,000 SF in four flex and warehouse buildings

- Redesigned entrances and facades including canopies, entry doors, and signage
- Renovated on-site cafe/convenience store
- New park signage
- New roofs throughout property
- 18' clear height
- 40'x25' column spacing
- 10'x14' loading doors
- 2:1,000 parking ratio



Location Highlights



Collington Business Center

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

Building A | 651-687 Commerce Drive

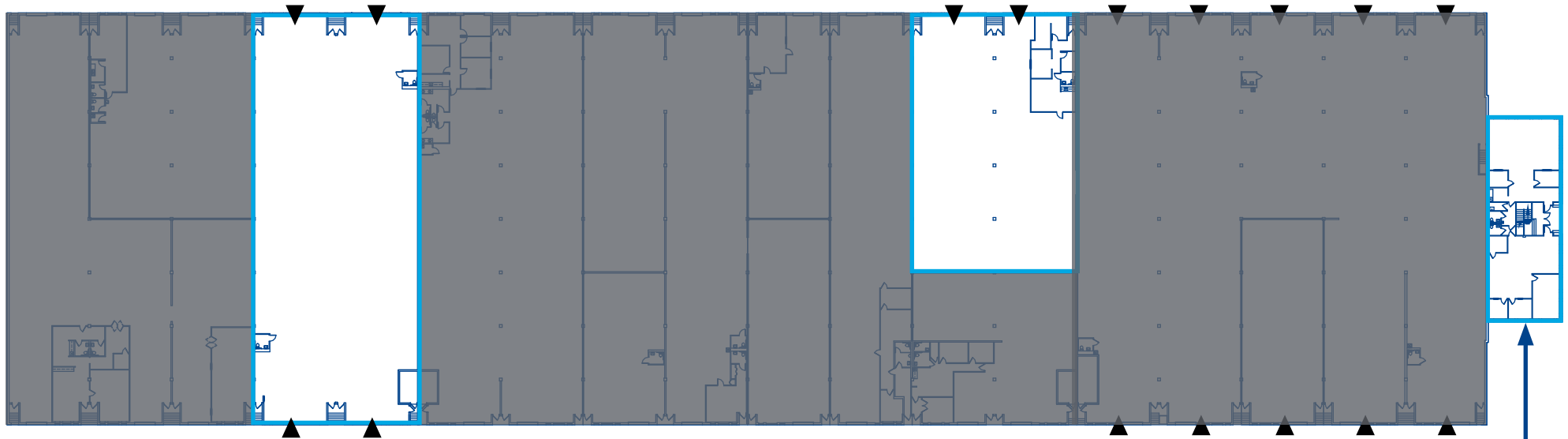
1,750 SF - 16,000 SF Available

Suite 679A

- 16,000 SF Warehouse
- 4 Loading docks (cross dock)
- Available 5/1/26

Suite 655A

- 10,800 SF Warehouse
- 1,200 SF Office
- 2 Loading docks



Suite 651 (A-D)

- 1,750 SF - 7,000 SF Office
- 4 separate suites (1,750 SF) on 2 floors

▲ DOCK

◆ DRIVE-IN

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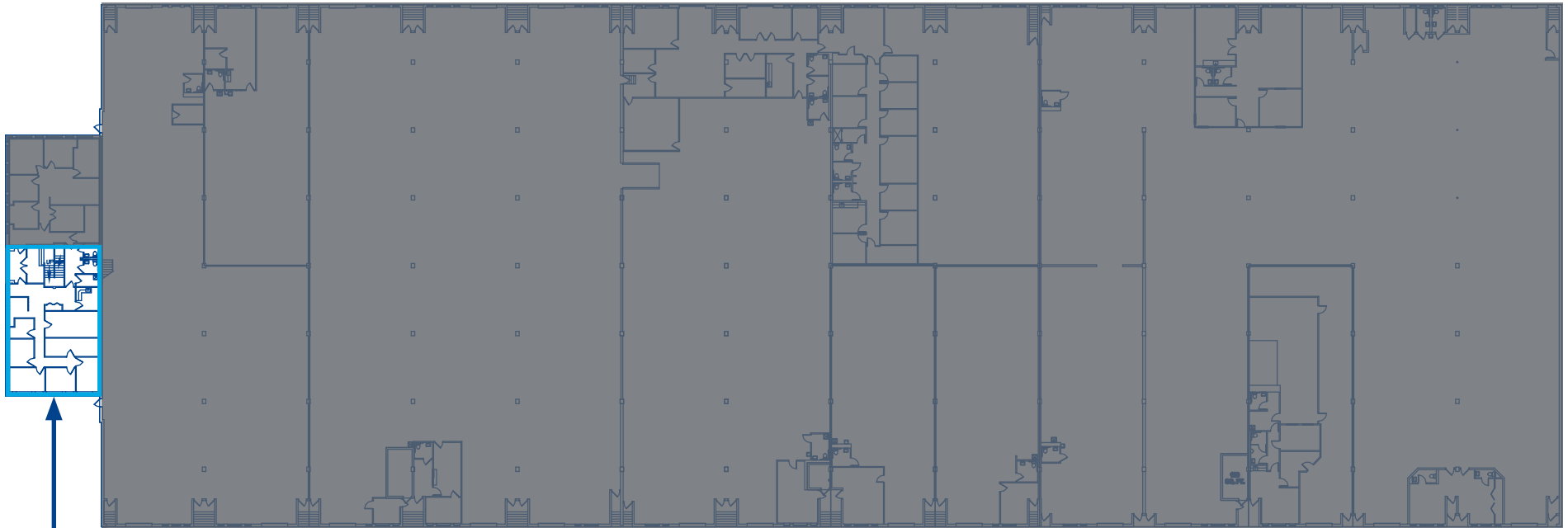
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Building B | 551-579 Commerce Drive

3,400 SF Available



Suite 551A

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

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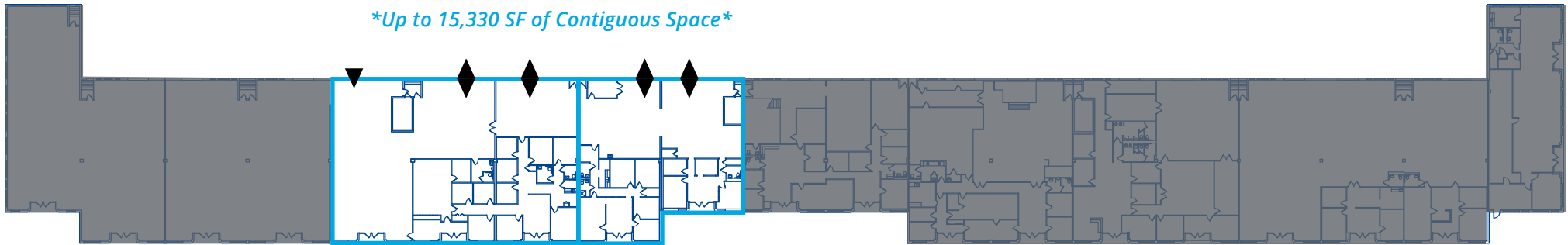
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Building C | 601-637 Commerce Drive

2,530 SF - 15,330 SF Available

Up to 15,330 SF of Contiguous Space



Suite 625

- 9,600 SF Warehouse
- 4,000 SF Office
- 1 Loading dock
- 2 Drive-in doors

Suite 621-623

- 5,730 SF
- Divisible to 2,530 SF or 3,200 SF
- 2 Drive-ins
- 50% Office ratio
- Dispatch office in warehouse

▲ DOCK

◆ DRIVE-IN

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Building D | 501-529 Commerce Drive

2,600 SF Available



Suite 513

- 2,600 SF
- 100% Office
- Ability to convert back to warehouse
- Drive-in capability

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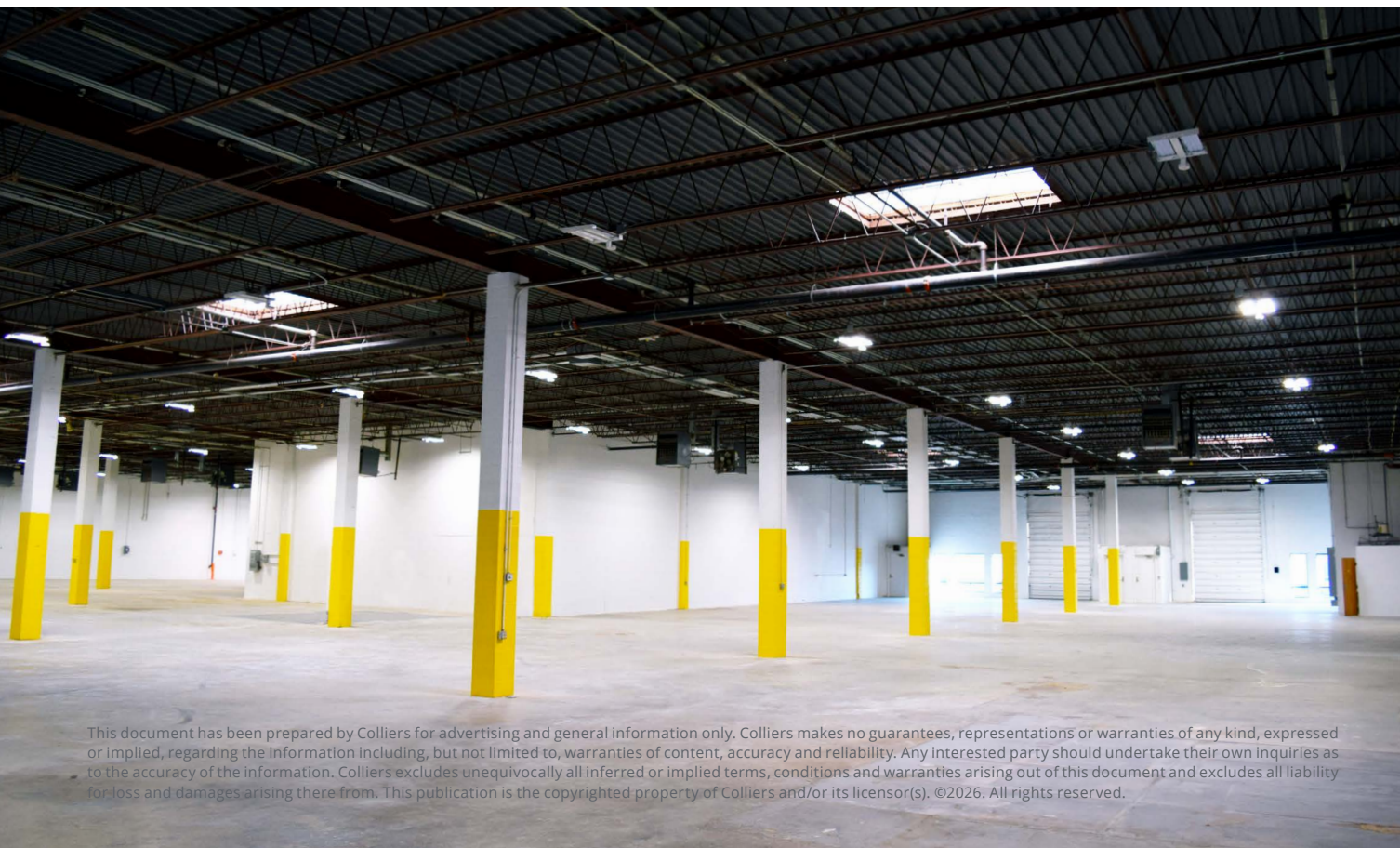
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