

NEW LOCAL OWNERSHIP



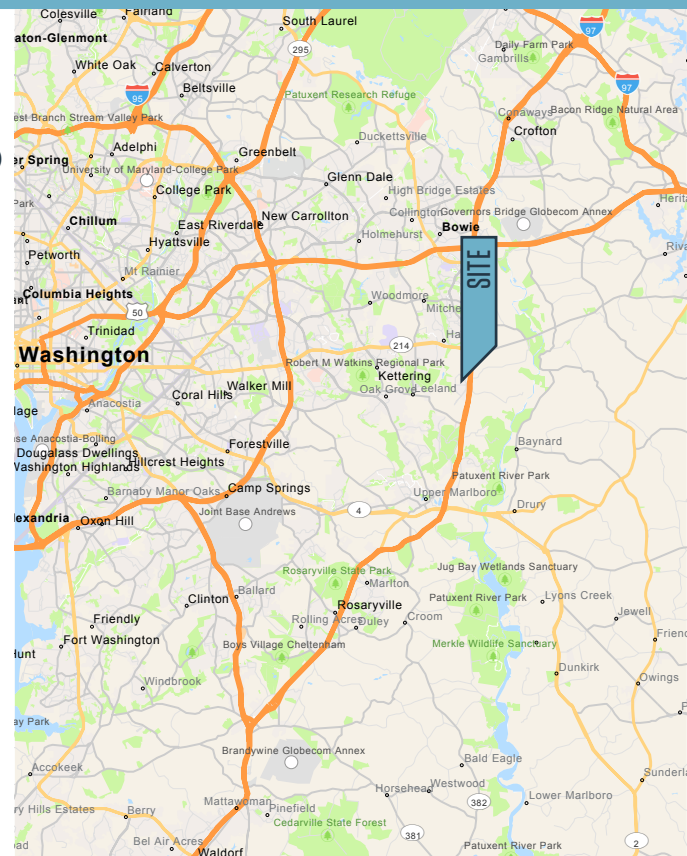
**80% Leased Building
Only One Suite Remains!**

WAREHOUSE/FLEX SPACE FOR LEASE

PROPERTY HIGHLIGHTS:

- **Suite Size:** 14,921 SF - 17,141 SF (ability to demise space)
- **Loading:** Three dock-high doors
- **Clear Height:** 16' - 17' clear
- **Zoning:** IH (Industrial, Heavy)
- **Site Size:** 8.93 acres
- **Parking:** Ample surface parking
- **Access:** Immediate access to Route 301 & Route 214
- **Locally Owned and Managed**

JOIN A STRONG TENANT MIX:



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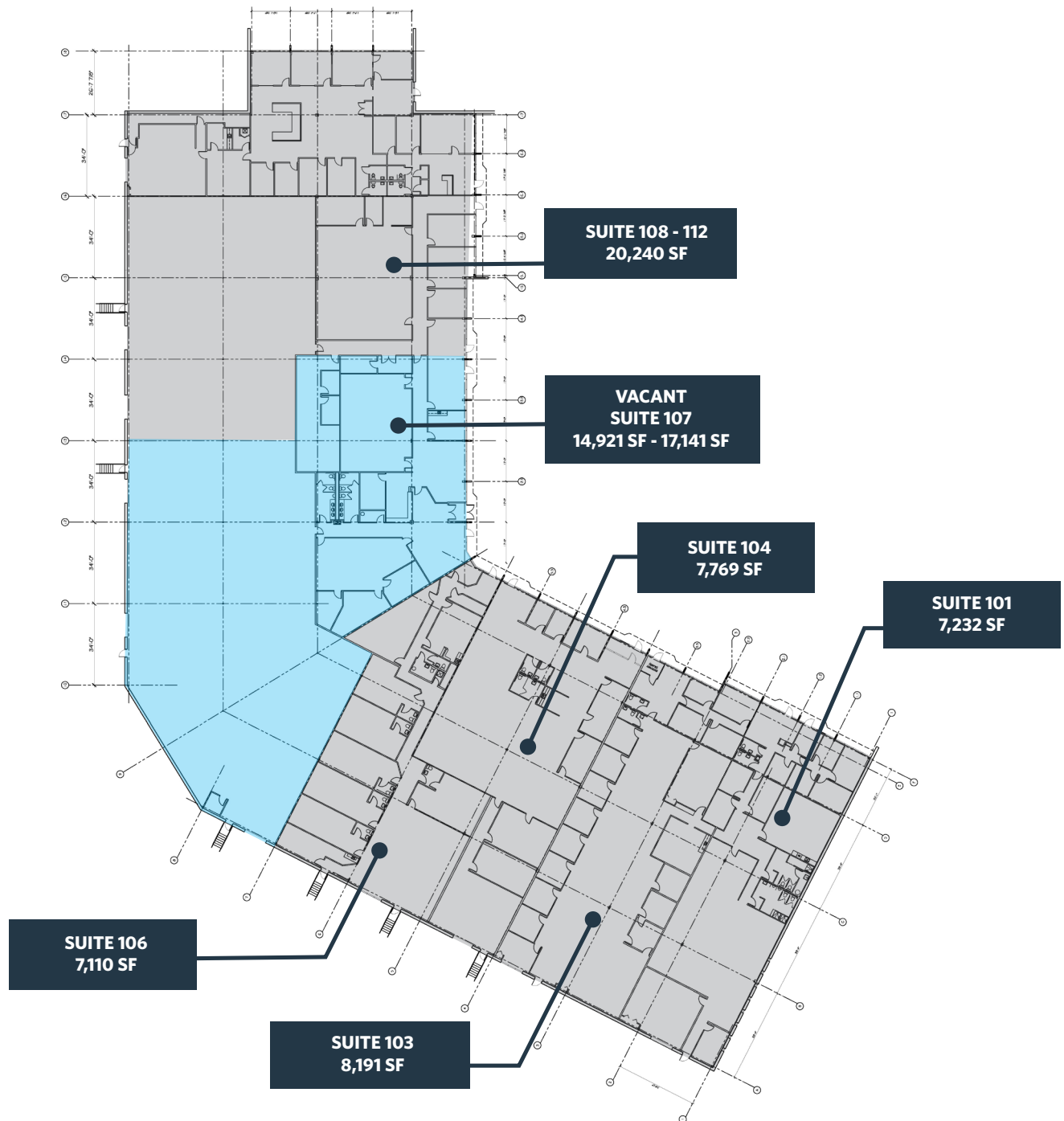
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16201 TRADE ZONE AVENUE

Upper Marlboro, MD 20774 | Prince George's County

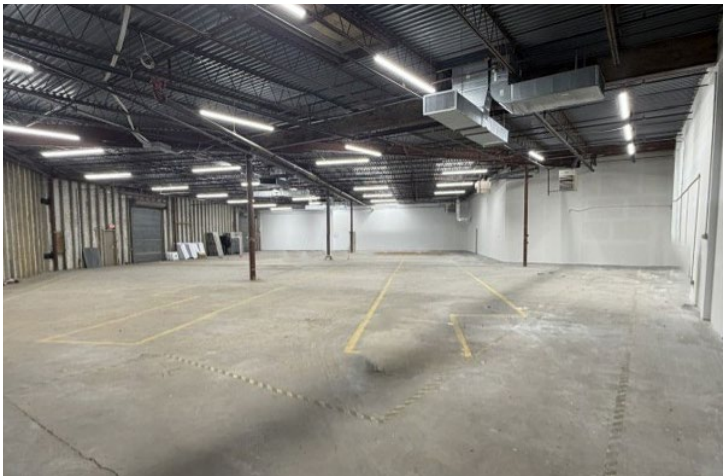
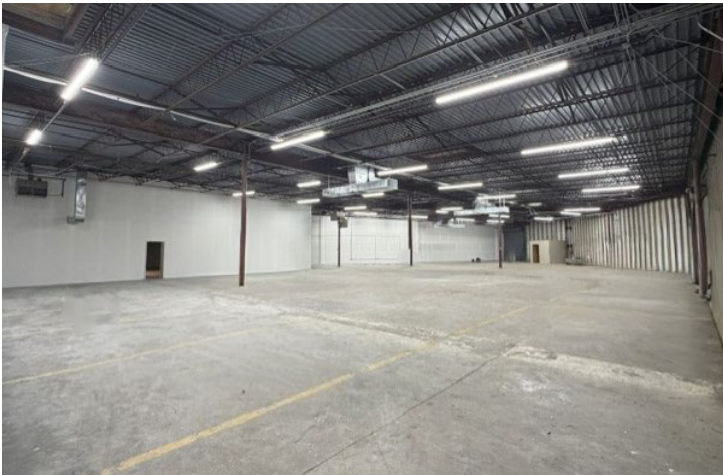
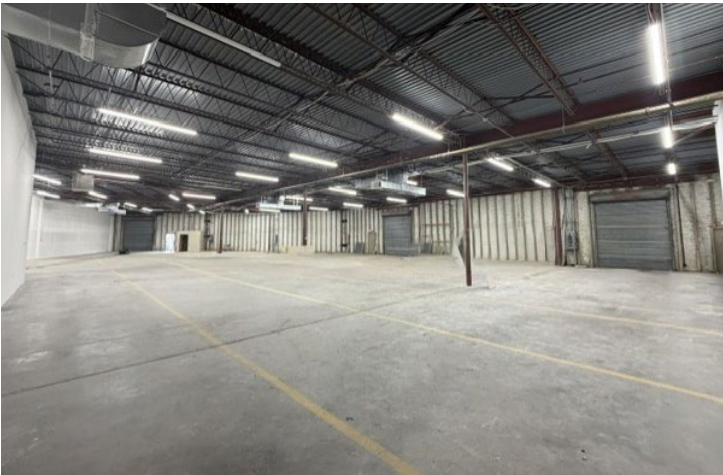
FLOOR PLAN



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PHOTOS



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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