

1001 PRINCE GEORGES BLVD  
UPPER MARLBORO, MD 20774



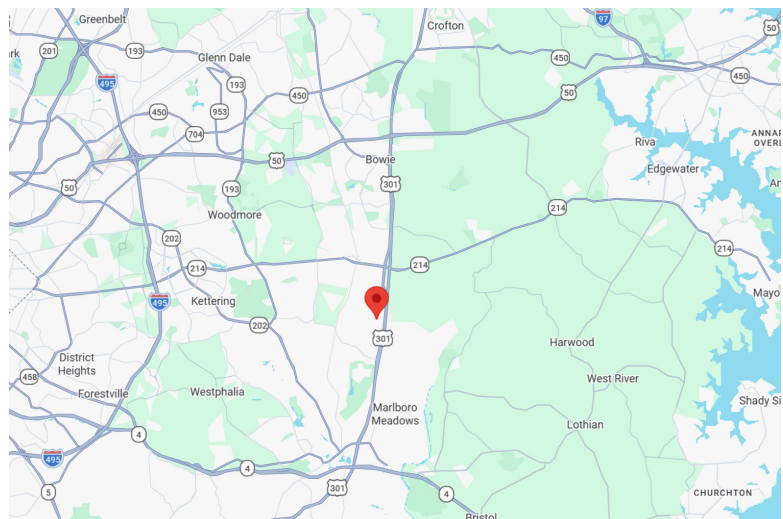
FOR SALE

## Industrial Warehouse/ Flex Condos

- Six Condo units totaling  $\pm$  17,012 sqft ( Divisible)
  - Unit 100 & 150:  $\pm$  5,049 (Office space)
  - Unit 250 - 400:  $\pm$  11,963 (Office and Warehouse) ( Divisible)
- Zoned IH - Ample parking
- Off of RT-301 with easy access to I-495 and I-95
- **Contact agent for pricing**

**MATTHEW ANTONIS**  
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3D Tour



## Unit 100 & 150

- Features 15 private offices, a large conference room, 2 bathrooms, a kitchenette, and a reception area
- Ideal for a variety of commercial, institutional, & office uses
- Potential for warehouse conversion
- 2 existing drive-in bays
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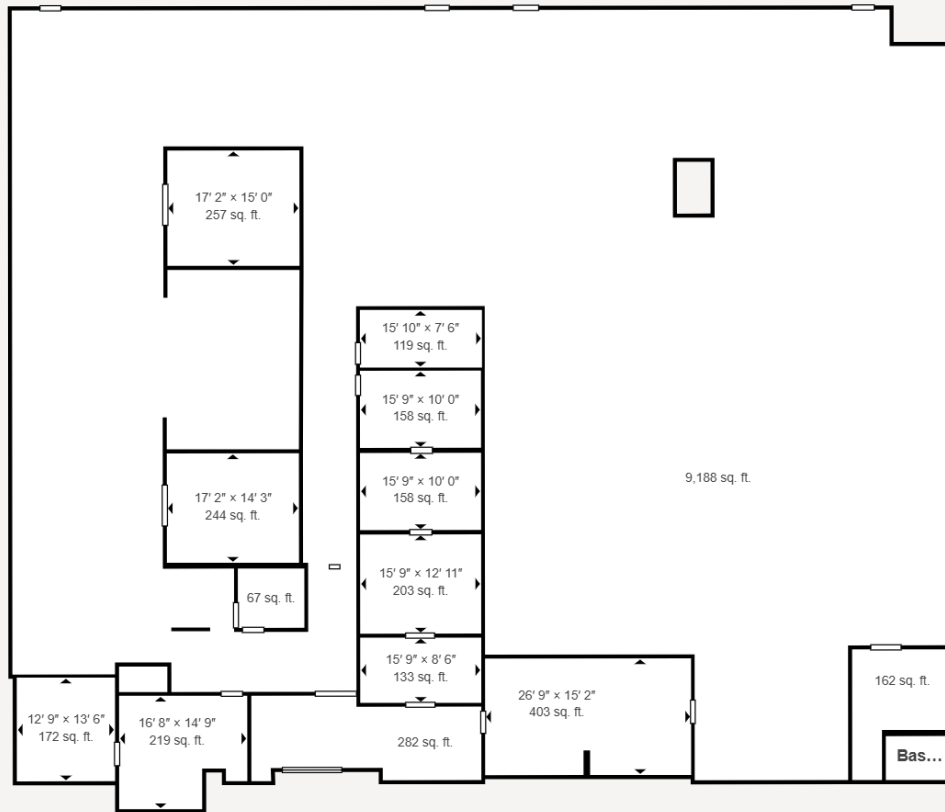
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3D Tour



## Unit 250-400

### Contiguous warehouse space

- ± 11,963 sqft of warehouse - 100' deep
- Features a front office and a showroom
- 4 Automatic drive-in doors - 14'
- 3 Phase Electric
- 20' clear ceiling height
- **Contact agent for pricing**



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