

1001 PRINCE GEORGES BLVD
UPPER MARLBORO, MD 20774



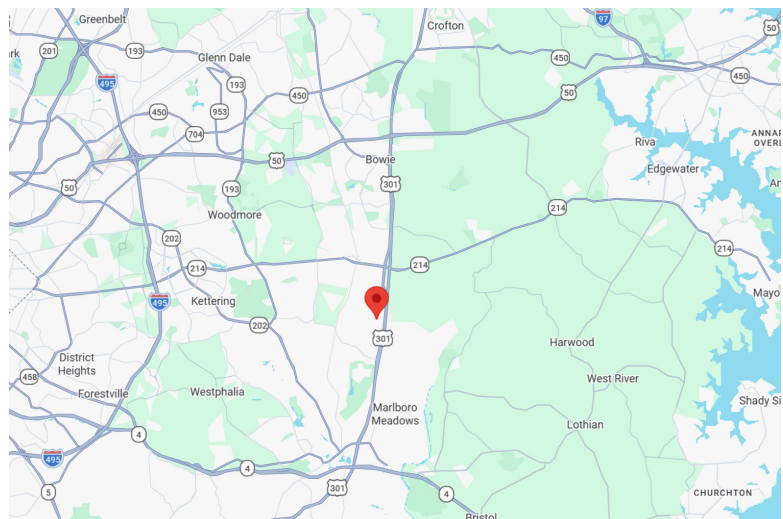
FOR LEASE

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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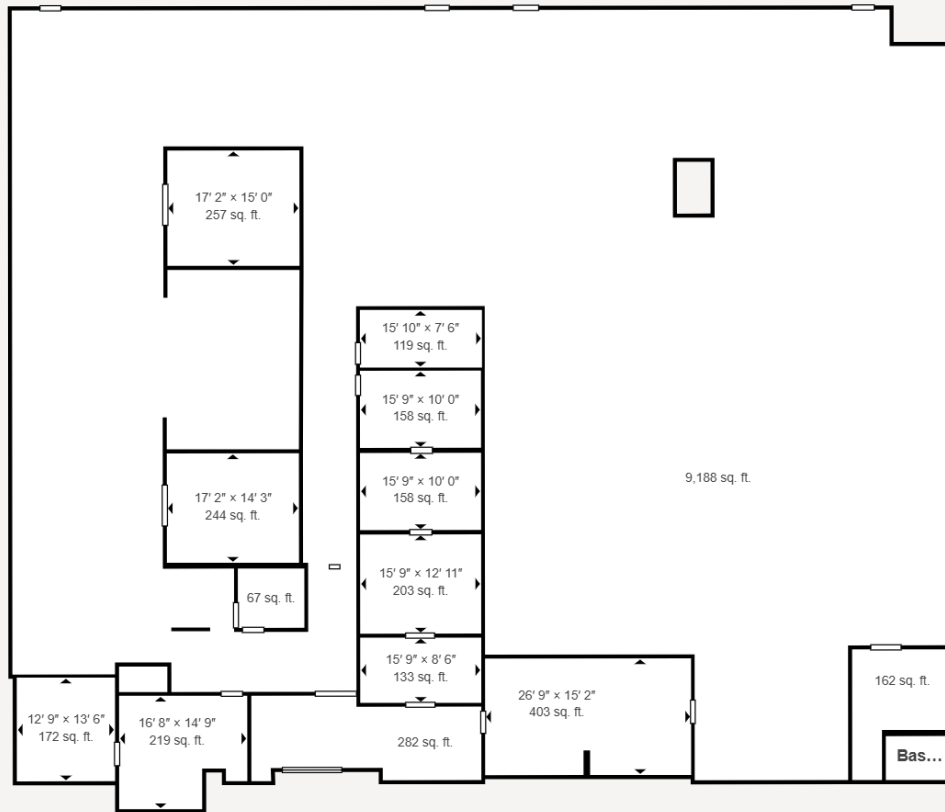
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3D Tour



Unit 250-400

Contiguous warehouse space

- ± 12,373 sqft of warehouse - 100' deep
- Features a front office and a showroom
- 4 Automatic drive-in doors - 14'
- 3 Phase - 225 A
- 20' clear ceiling height
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