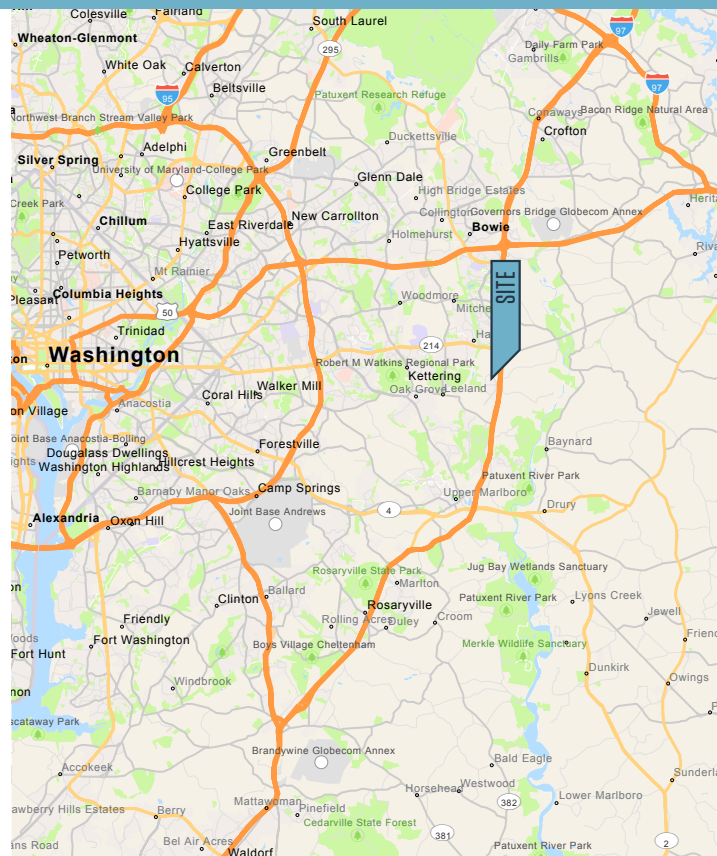




WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS:

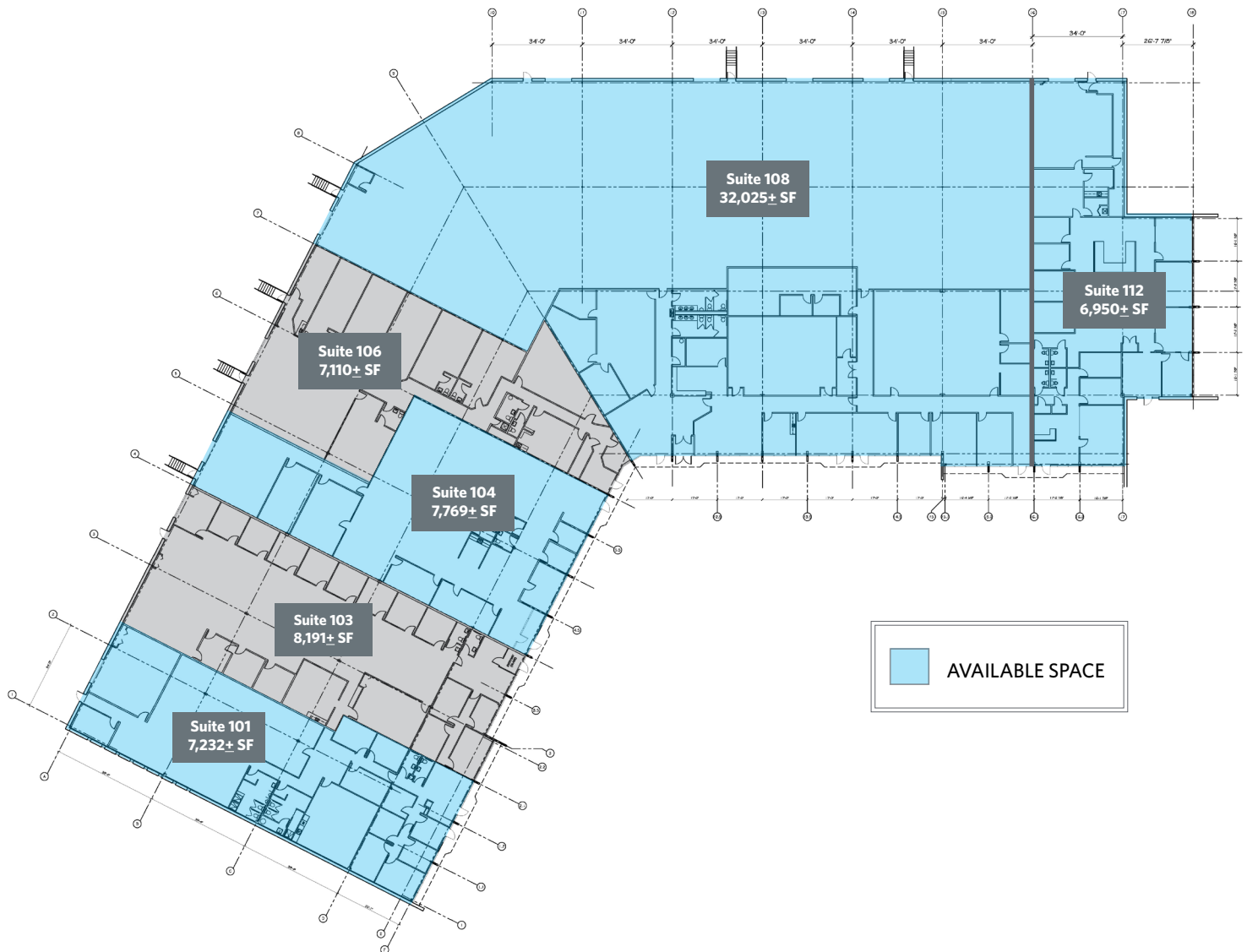
- **Building Size:** 69,277 SF total
- **Acres:** 8.93 acres of land
- **Clear Height:** 16' - 17' clear
- **Zoning:** LCD (Legacy Comprehensive Design)
- **Loading:** Dock and drive-in loading available
- **Parking:** Ample parking available
- **Access:** Immediate access to major highways
Route 301 and Route 214



16201 TRADE ZONE AVENUE

Upper Marlboro, MD 20774 | Prince George's County

FLOOR PLAN

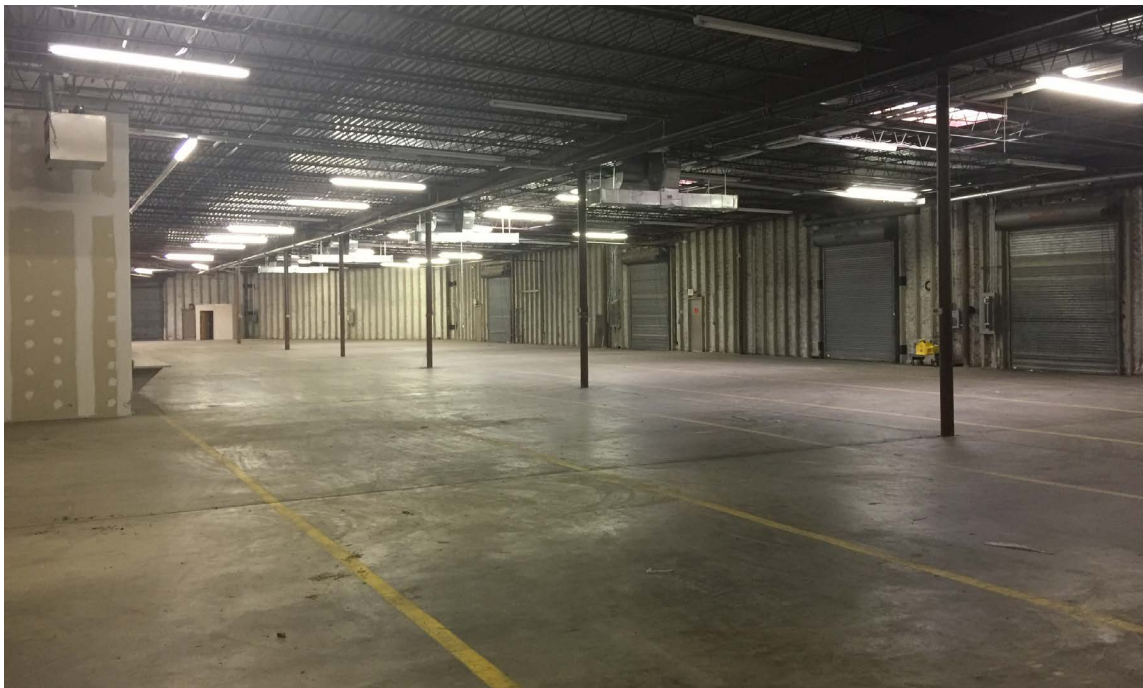


Chris Kubler, CCIM
ckubler@klnb.com
443-574-1415

Alan Coppola, SIOR
acoppola@klnb.com
443-574-1404

Aaron Carroll
acarroll@klnb.com
202-652-2333

PHOTOS



16201 TRADE ZONE AVENUE

Upper Marlboro, MD 20774 | Prince George's County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Chris Kubler

ckubler@klnb.com

443-574-1415

Alan Coppola, SIOR

acoppola@klnb.com

443-574-1404

Aaron Carroll

acarroll@klnb.com

202-652-2333

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

