

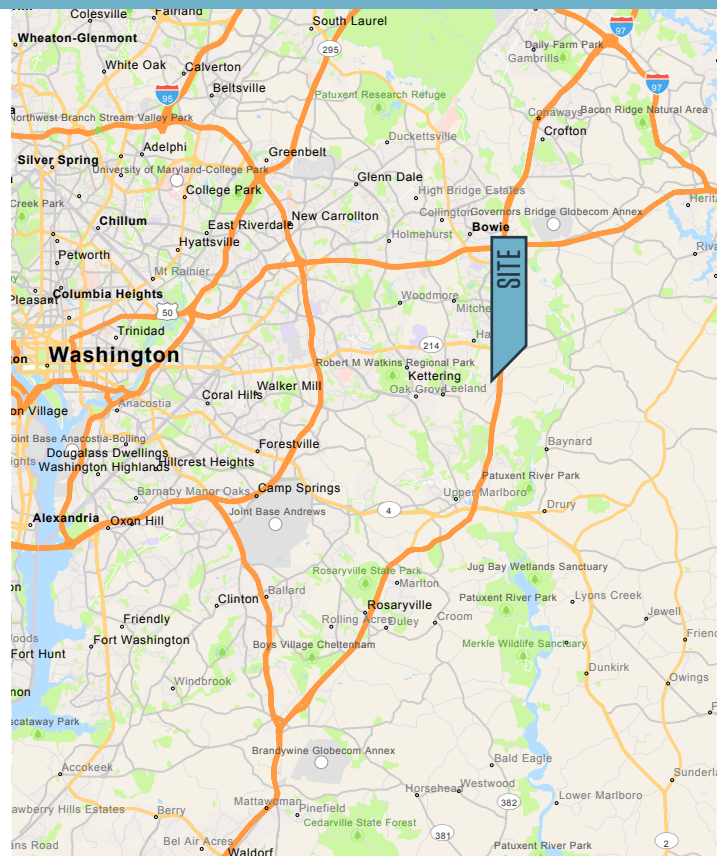
**80% Leased Building  
Only One Suite Remains!**

## WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS:

- **Suite Size:** ±18,735 SF total
- **Loading:** Three dock-high doors (can be ramped)
- **Clear Height:** 16' - 17' clear
- **Zoning:** LCD - Permits a wide variety of uses
- **Site Size:** 8.93 acres
- **Parking:** Ample surface parking
- **Access:** Immediate access to Route 301 & Route 214
- **Professional ownership and management**

### JOIN A STRONG TENANT MIX:



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

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

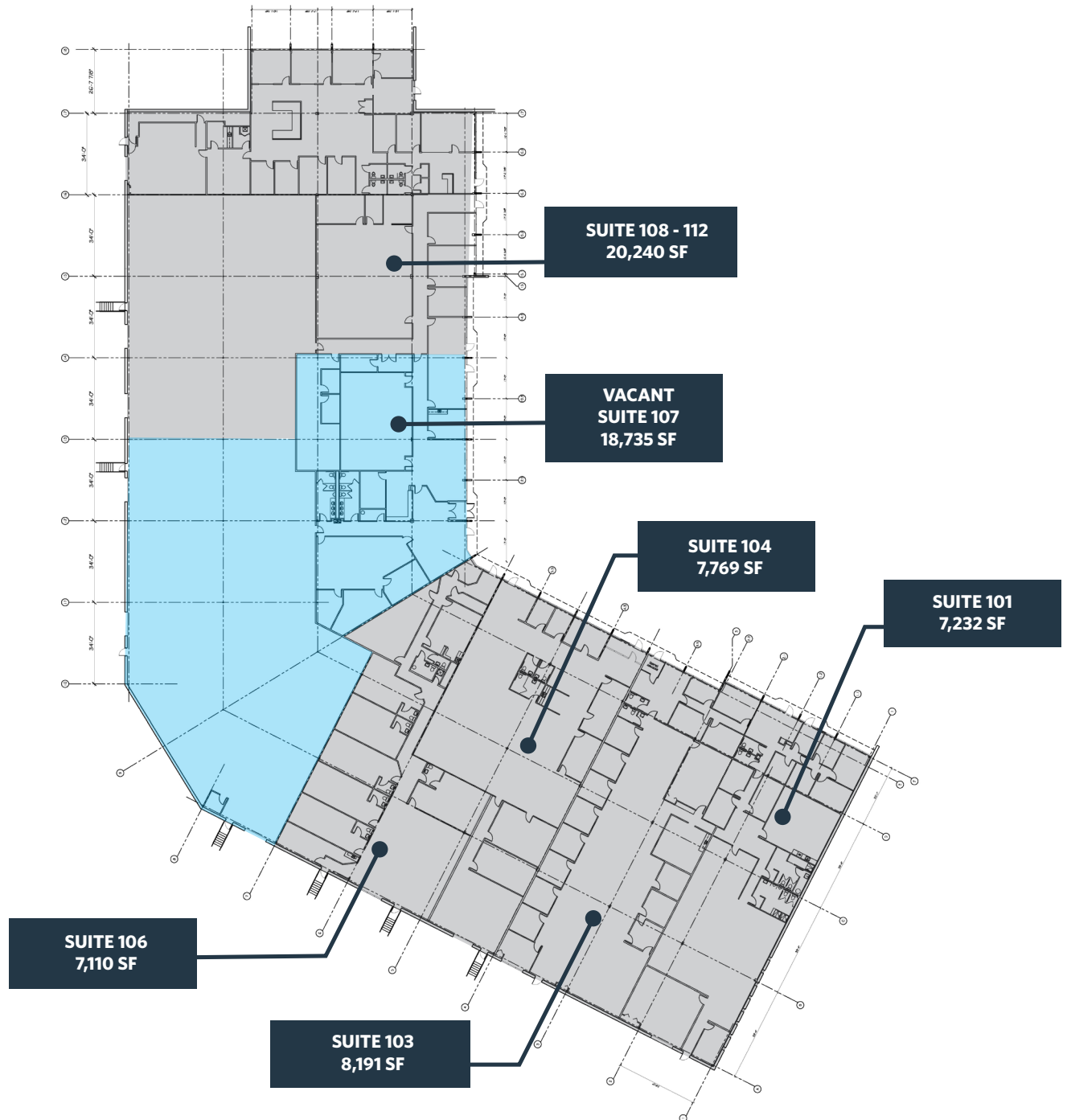
**Aaron Carroll**  
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9881 Broken Land Pkwy, #300  
Columbia, MD 21046  
**klnb.com**

# 16201 TRADE ZONE AVENUE

Upper Marlboro, MD 20774 | Prince George's County

## FLOOR PLAN



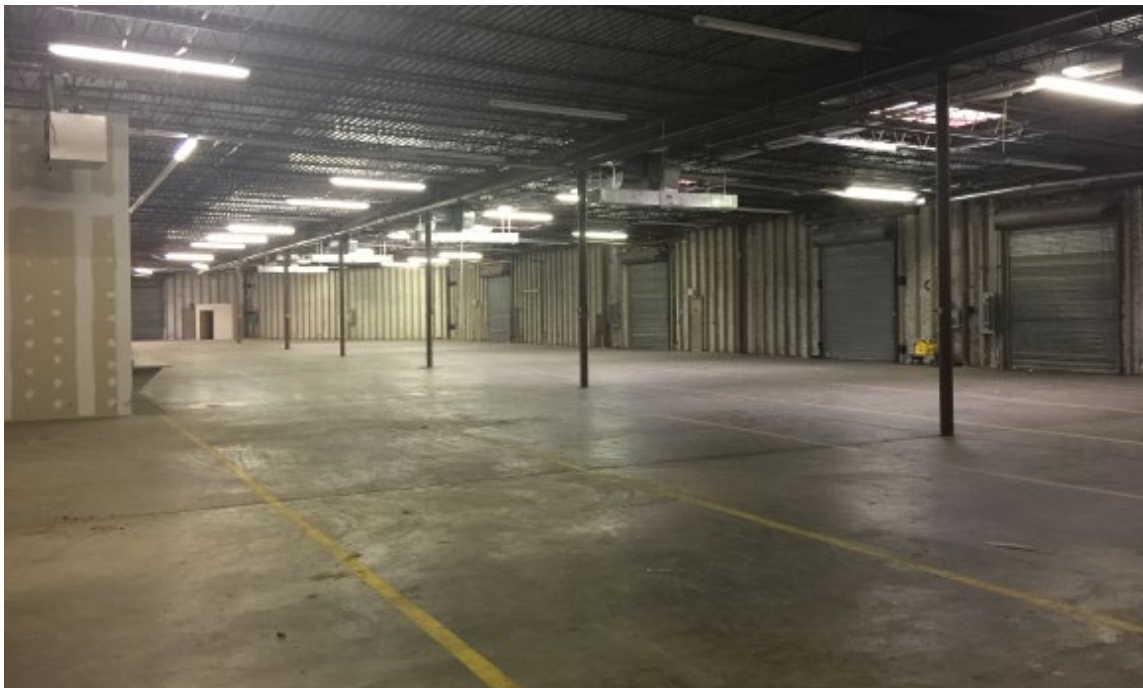
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## PHOTOS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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