

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

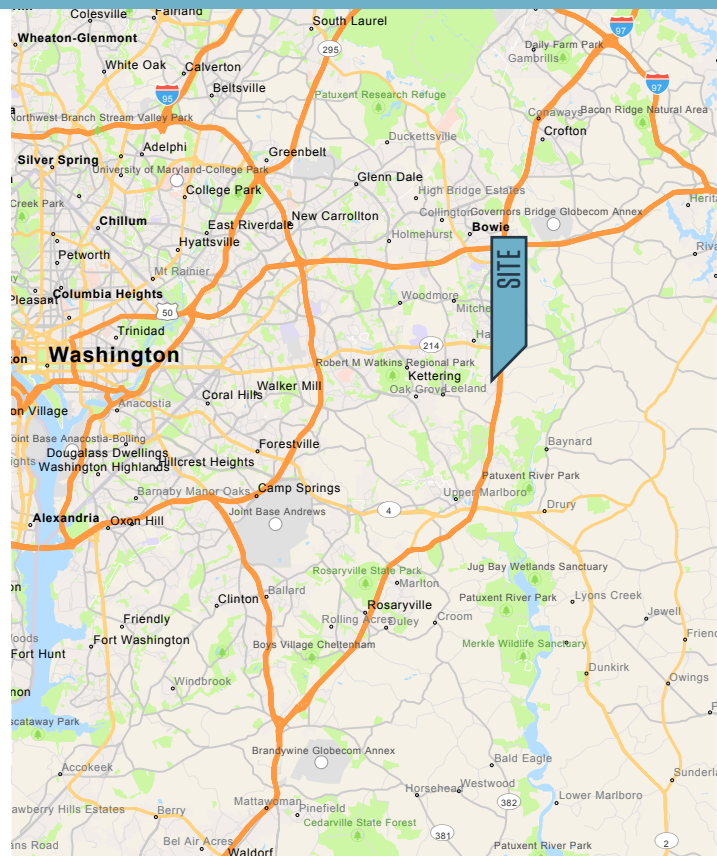


WAREHOUSE/FLEX SPACE FOR LEASE

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

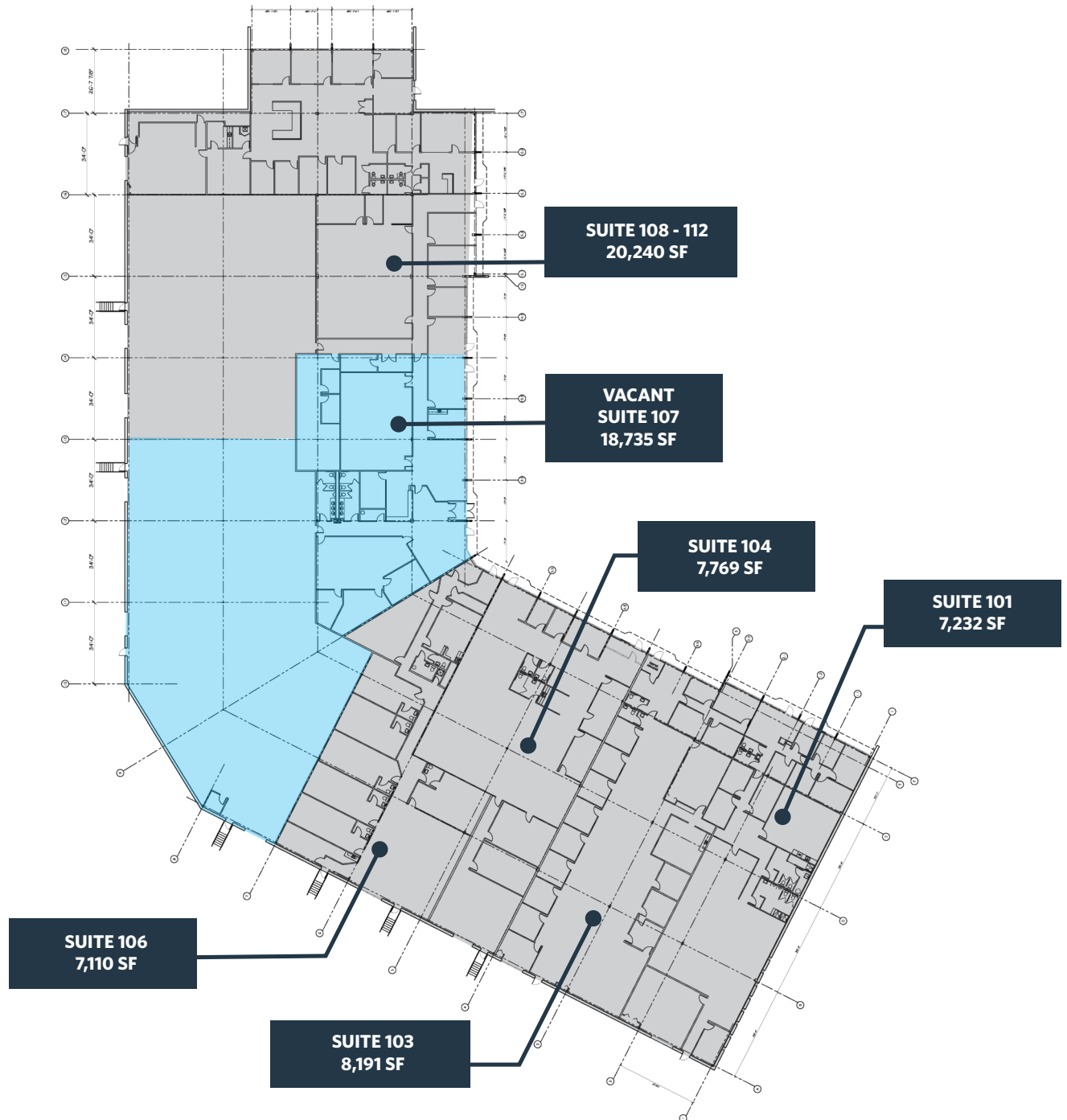
Aaron Carroll
acarroll@klnb.com
202-652-2333

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

16201 TRADE ZONE AVENUE

Upper Marlboro, MD 20774 | Prince George's County

FLOOR PLAN

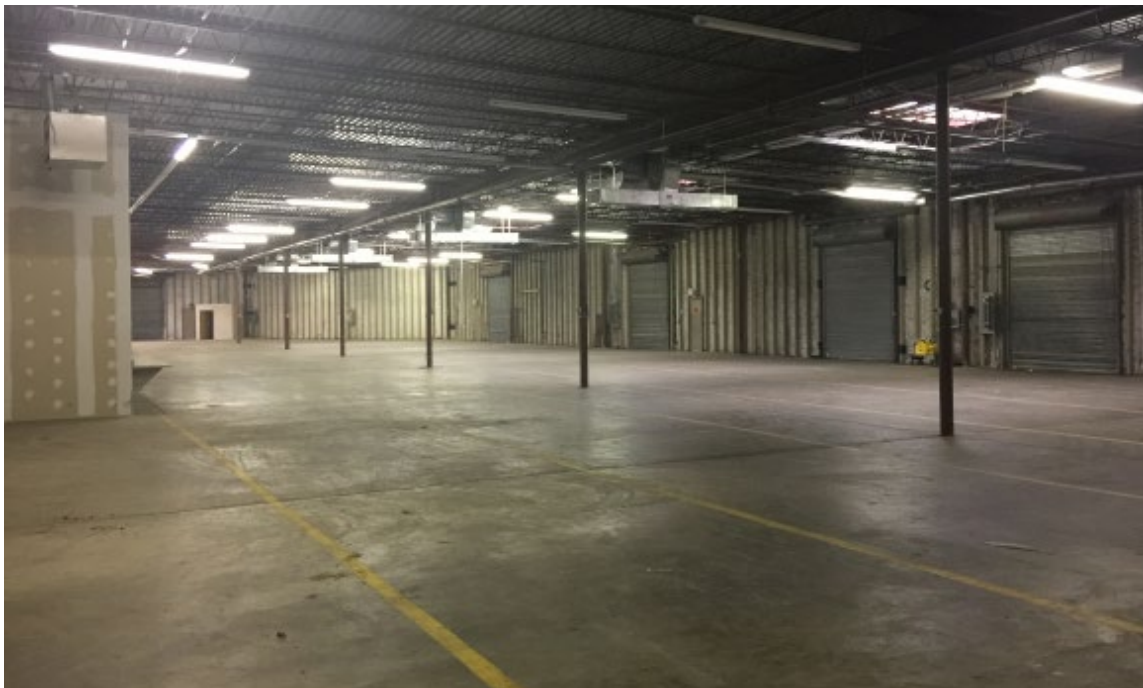


Chris Kubler, CCIM
ckubler@klnb.com
443-574-1415

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.

