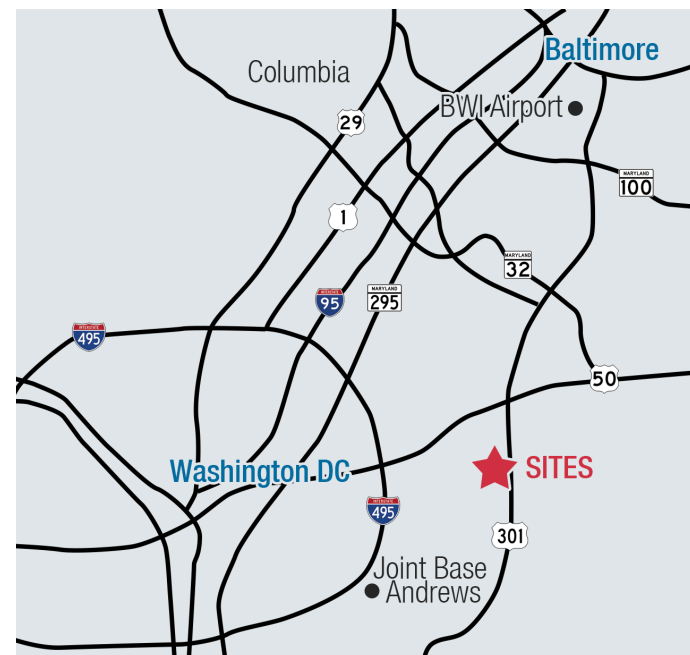


16103 Queens Court Upper Marlboro, MD 20774

86,840± SF Warehouse

Delivering Fall 2021



Property Features

- 86,840± SF Class A warehouse with 23 dock doors and two drive-in positions
- Zoned E-I-A (Employment and Industrial Area)
- 32' clear ceiling height
- Located near all major routes surrounding Washington DC, including the Capital Beltway (I-495), Route 50, Route 301, and the Baltimore/Washington Parkway (Route 295)

Distance to:

WASHINGTON DC	10 MILES
BWI AIRPORT	20 MILES
NORTHERN VIRGINIA	18 MILES
ANNAPOLIS	15 MILES
BALTIMORE	30 MILES
JOINT BASE ANDREWS	5 MILES

Leasing by:

**Lance Schwarz** +1 301 918 2938 lschwarz@naimichael.com



**Peter Burleigh** +1 301 918 2913 pburleigh@naimichael.com

Developed by:



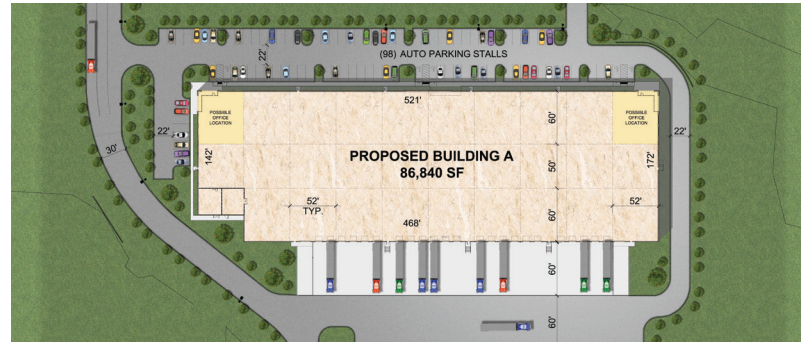
MRP | INDUSTRIAL

# 16103 Queens Court Upper Marlboro, MD 20774



## Location Details

- Situated along Route 301 (Crain Highway), a major artery into southern Maryland and Virginia
- Average daily traffic on Route 301 is 54,222 (MD SHA 2018)



## Collington Trade Center

Collington Park is located within Collington Trade Center, a 1,200 acre, 3.2 million square foot industrial park. Major tenants include:

La-Z-Boy	Nordstrom
FedEx (Collington Park)	Buck Distributing
Trible's, Inc.	Verizon



Leasing by:



**Lance Schwarz** +1 301 918 2938 lschwarz@naimichael.com

**Peter Burleigh** +1 301 918 2913 pburleigh@naimichael.com

Developed by:



MRP | INDUSTRIAL