

# FOR SALE or LEASE

**9,916+ Square Feet**  
to OWN or LEASE !!

**16000 Trade Zone Avenue**  
**Units 106 & 107,**  
**Upper Marlboro, MD**



- Approximately 9,916 Square Feet
  - 2,000 Square Feet of Office
  - 7,916 Square Feet of Warehouse/Assembly Area in (2) units
- Zoned: M-U-I (Mixed Use)
- Docks: (2)
- Taxes: \$1,072.37/Month\*
- Condo Fee: \$800.00/Month\*
- Land Installment: \$396.00/Month\*
- Ideal for Flex User in Need of Office/Flex Combination
- **SALE PRICE: \$1,250,000**
- **LEASE RATE: \$8.00 per square foot**

\* For Both Units



## Contact Information -

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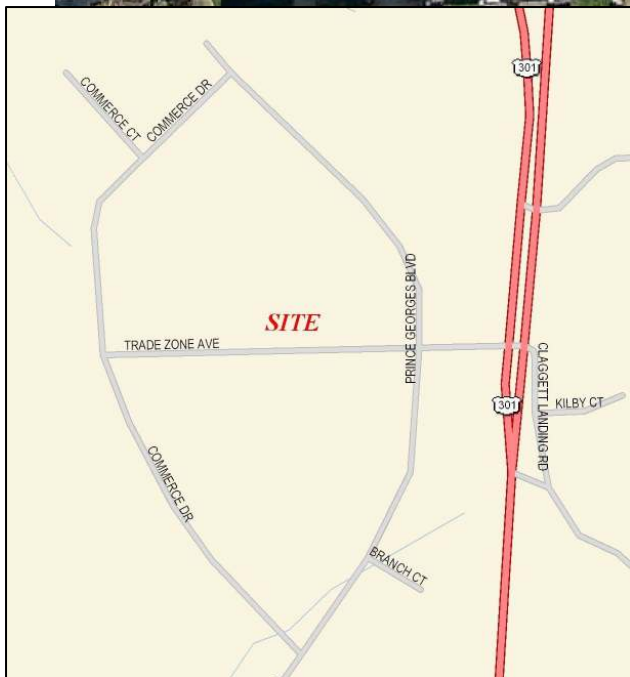
**Naimichael**

Commercial Real Estate Services, Worldwide.

10100 Business Parkway, Lanham, MD 20706  
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