

# 10498 Colonel Ct - Godwin Business Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



R&D

## Property Summary

|                |  |
|----------------|--|
| RBA            | 90,000 SF  |
| Built          | 1988   |
| Tenancy        | Multiple   |
| Asking Rent    | Withheld   |
| Clear Height   | 11'7"  |
| Drive Ins      | None   |
| Docks          | 6 exterior   |
| Levelers       | None   |
| For Sale       | \$2,732,000  |
| Parking Spaces | 2.09/1,000 SF; 130 Surface Spaces;<br>Covered Spaces Available |



### Sales Company:

Unit 10498 Colonel Ct - KW Commercial: Fred Jafarzadeh (703) 505-3501

### Primary Leasing Company:

The Wiley Companies: Carter Wiley (703) 298-8129

## Property Details

|                |                            |             |      |
|----------------|----------------------------|-------------|------|
| Land Area      | 2.93 AC (127,631 SF)       | Cross Docks | None |
| Building FAR   | 0.71                       | Zoning      | I-1  |
| Column Spacing | Yes                        |             |      |
| Parcel         | 102-06-00-1A-104 (+1 more) |             |      |

## Amenities

- Air Conditioning
- Security System
- Signage
- Smoke Detector
- Storage Space

## For Sale Summary

|                       |             |             |                |
|-----------------------|-------------|-------------|----------------|
| Asking Price          | \$2,732,000 | Condo Type  | Industrial     |
| Status                | Active      | Condo Size  | 10,928 SF      |
| Asking Price Per Area | \$250.00/SF | On Market   | 399 Days       |
| Sale Type             | Owner User  | Last Update | April 30, 2026 |
| Total Condos for Sale | 1           |             |                |

## Previous Sale

|            |             |                 |                   |
|------------|-------------|-----------------|-------------------|
| Sale Date  | 1/11/2002   | Sale Type       | Investment        |
| Sale Price | \$4,825,000 | Comp Status     | Research Complete |
| Comp ID    | 627122      | Actual Cap Rate | 10.4%             |

## For Lease Summary

No Data Available



# 10498 Colonel Ct - Godwin Business Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



R&D

## Available Spaces

No Data Available

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Parking Details     | 2.09/1,000 SF; 130 Surface Spaces; Covered Spaces Available  |  |              |
| Traffic Volume      | 29,602 on Godwin Dr (2025); 9,749 on Bus Center Ct (2025); 11,014 on Bus Center Ct (2025); 17,580 on Godwin Dr (2025); 34,081 on Prince William Pkwy (2025); 30,144 on University Blvd (2025); 17,580 on Foster Dr (2025); 20,048 on Foster Dr (2025); 1,099 on Coffee Tree Ct (2025); 37,730 on Pennsylvania Ave (2025) |  |              |
| Commuter Rail       |  |  | 5 min drive  |
|                     |  |  | 7 min drive  |
| Airport             | Washington Dulles International  |  | 37 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 51 min drive |
| Pedestrian Friendly | 30 - Somewhat friendly   |  |              |
| Cycling Friendly    | 40 - Fairly friendly   |  |              |
| Car Friendly        | 100 - Exceptionally friendly   |  |              |
| Transit Friendly    | 0 - Not friendly   |  |              |

## Tenants

| Tenant Name                                     | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|-------|-------------|-----------|-----------|------------|
| Bambams   | 1     | 10,000      | 15        | May 2020  | -          |
| Beacon Home Services-electrical, Plumbing, &... | 1     | 10,000      | -         | May 2025  | -          |
| Harrington Industrial Plastics, Inc.            | 1     | 10,000      | 10        | May 2020  | -          |
| Hambleton Handyman                              | 2     | 8,152       | -         | Apr 2026  | -          |
| Business Management Research Associates, Inc    | 2     | 7,500       | -         | Nov 2025  | -          |

Showing 5 of 8 Tenants

## Contacts

| Type            | Name                           | Location              | Phone          |
|-----------------|--------------------------------|-----------------------|----------------|
| Primary Leasing | The Wiley Companies            | Gainesville, VA 20155 | (703) 753-9600 |
| Contacts        | Carter Wiley (703) 298-8129    |                       |                |
| Sales           | KW Commercial                  | Sterling, VA 20165    | (571) 313-5831 |
| Contacts        | Fred Jafarzadeh (703) 505-3501 |                       |                |



# 10498 Colonel Ct - Godwin Business Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



R&D

## Market Conditions

| Vacancy Rates      | Current | YOY Change | Submarket Leasing Activity | Current    | YOY Change |
|--------------------|---------|------------|----------------------------|------------|------------|
| Subject Property   | 12.1%   | 0.0%       | 12 Month Leased            | 307,190 SF | ↓ -34.3%   |
| Submarket 2-4 Star | 3.5%    | ↑ 1.1%     | Months on Market           | 4.9        | ↓ -0.1 mo  |
| Market Overall     | 5.5%    | ↓ -0.2%    |                            |            |            |

| Market Asking Rent Per Area | Current    | YOY Change | Submarket Sales Activity   | Current  | Prev Year |
|-----------------------------|------------|------------|----------------------------|----------|-----------|
| Subject Property            | \$20.39/SF | ↑ 3.9%     | 12 Month Sales Volume      | \$87.71M | \$73.62M  |
| Submarket 2-4 Star          | \$17.89/SF | ↑ 5.1%     | Market Sale Price Per Area | \$353/SF | \$323/SF  |
| Market Overall              | \$19.28/SF | ↑ 4.2%     |                            |          |           |

# 8788 Commerce Ct

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| GLA            | 6,250 SF                         |
| Built          | 1987                             |
| Tenancy        | Single                           |
| Available      | 6,250 SF                         |
| Max Contiguous | 6,250 SF                         |
| Asking Rent    | \$19.20 SF/Year/+UTIL            |
| Frontage       | 62' on Commerce Ct               |
| For Sale       | \$6,000,000 (\$960.00/SF)        |
| Parking Spaces | 3.36/1,000 SF; 20 Surface Spaces |
| True Owner     | Kim Tina Living Trust            |



### Sales Company:

RealtyWatch: Edgar Lee (703) 819-7000

### Primary Leasing Company:

RealtyWatch: Edgar Lee (703) 819-7000

## Property Details

|              |                     |        |             |
|--------------|---------------------|--------|-------------|
| Land Area    | 0.42 AC (18,295 SF) | Zoning | B4          |
| Building FAR | 0.34                | Parcel | 100-26-00-8 |

## Amenities

- Signage

## For Sale Summary

|              |                           |                 |              |
|--------------|---------------------------|-----------------|--------------|
| Asking Price | \$6,000,000 (\$960.00/SF) | Built           | 1987         |
| Status       | Active                    | On Market       | 2,547 Days   |
| Sale Type    | Owner User                | Last Update     | May 18, 2026 |
| Land         | 0.42 AC                   | Sale Conditions | Lease Option |

## Previous Sale

No Data Available

## For Lease Summary

|                  |          |                  |                 |
|------------------|----------|------------------|-----------------|
| Number of Spaces | 1        | Asking Rent      | \$19.20 SF/Year |
| Smallest Space   | 6,250 SF | Service Type     | Plus Utilities  |
| Max Contiguous   | 6,250 SF | Retail Available | 6,250 SF        |
| Vacant           | 0 SF     |                  |                 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year  | Occupancy | Term         |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|--------------|
| E 1   | -     | Retail | Direct | 6,250        | 6,250            | 6,250               | \$19.20 +UTIL | 60 Days   | 5 - 10 Years |

# 8788 Commerce Ct



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Retail

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Parking Details     | 3.36/1,000 SF; 20 Surface Spaces   |  |              |
| Traffic Volume      | 38,027 on Centreville Rd (2025); 4,996 on I Beam Ln (2024); 29,415 on Liberia Ave (2025); 5,202 on I Beam Ln (2025); 26,526 on Reb Yank Dr (2025); 36,086 on Liberia Ave (2025); 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025); 42,694 on Kincheloe Dr (2025) |  |              |
| Frontage            | 62' on Commerce Ct   |  |              |
| Commuter Rail       |  |  | 4 min drive  |
|                     |  |  | 14 min drive |
| Airport             | Washington Dulles International  |  | 33 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 48 min drive |
| Pedestrian Friendly | 50 - Fairly friendly   |  |              |
| Cycling Friendly    | 30 - Somewhat friendly   |  |              |
| Car Friendly        | 80 - Very friendly   |  |              |
| Transit Friendly    | 30 - Somewhat friendly   |  |              |

## Tenants

| Tenant Name        | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------|-------|-------------|-----------|-----------|------------|
| Virginia Auto Body | 1     | 6,250       | 6         | Jun 2007  | -          |

Showing 1 of 1 Tenants

## Contacts

| Type            | Name                     | Location              | Phone          |
|-----------------|--------------------------|-----------------------|----------------|
| Recorded Owner  | Kim Tina Living Trust    | Centreville, VA 20120 | (703) 818-0285 |
| True Owner      | Kim Tina Living Trust    | Centreville, VA 20120 | (703) 818-0285 |
| Primary Leasing | RealtyWatch              | Great Falls, VA 22066 | (703) 759-4560 |
| Contacts        | Edgar Lee (703) 819-7000 |                       |                |
| Sales           | RealtyWatch              | Great Falls, VA 22066 | (703) 759-4560 |
| Contacts        | Edgar Lee (703) 819-7000 |                       |                |

## Market Conditions

| Vacancy Rates      | Current | YOY Change | Submarket Leasing Activity | Current   | YOY Change |
|--------------------|---------|------------|----------------------------|-----------|------------|
| Subject Property   | 0.0%    | 0.0%       | 12 Month Leased            | 37,248 SF | ↓ -63.0%   |
| Submarket 1-3 Star | 3.6%    | ↑ 0.8%     | Months on Market           | 11.8      | ↓ -7.9 mo  |
| Market Overall     | 4.5%    | 0.0%       |                            |           |            |

| Market Asking Rent Per Area | Current    | YOY Change | Submarket Sales Activity   | Current  | Prev Year |
|-----------------------------|------------|------------|----------------------------|----------|-----------|
| Subject Property            | \$28.17/SF | ↓ -2.9%    | 12 Month Sales Volume      | \$29.18M | \$50.58M  |
| Submarket 1-3 Star          | \$29.31/SF | ↑ 3.6%     | Market Sale Price Per Area | \$312/SF | \$302/SF  |
| Market Overall              | \$35.33/SF | ↑ 3.3%     |                            |          |           |



# 10371 Central Park Dr

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Industrial

## Property Summary

|                |                                   |
|----------------|-----------------------------------|
| RBA (% Leased) | 45,650 SF (54.0%)                 |
| Built          | 1998                              |
| Tenancy        | Multiple                          |
| Available      | 10,000 - 21,000 SF                |
| Max Contiguous | 21,000 SF                         |
| Asking Rent    | \$16.00 SF/Year/NNN               |
| Clear Height   | 24'                               |
| Drive Ins      | None                              |
| Docks          | 1 exterior                        |
| Levelers       | None                              |
| Parking Spaces | 2.59/1,000 SF; 118 Surface Spaces |



## Property Details

|              |                      |        |              |
|--------------|----------------------|--------|--------------|
| Land Area    | 4.45 AC (193,842 SF) | Zoning | I-1          |
| Building FAR | 0.24                 | Parcel | 102-08-00-2A |
| Cross Docks  | None                 |        |              |

## For Lease Summary

|                  |           |                      |                 |
|------------------|-----------|----------------------|-----------------|
| Number of Spaces | 1         | % Leased             | 54.0%           |
| Smallest Space   | 10,000 SF | Asking Rent          | \$16.00 SF/Year |
| Max Contiguous   | 21,000 SF | Service Type         | Triple Net      |
| Vacant           | 21,000 SF | Industrial Available | 21,000 SF       |

## Available Spaces

| Suite | Use        | Type   | SF Available    | Building Contiguous | Rent/SF/Year | Occupancy | Term         | Docks | Drive Ins |
|-------|------------|--------|-----------------|---------------------|--------------|-----------|--------------|-------|-----------|
| B     | Industrial | Direct | 10,000 - 21,000 | 21,000              | \$16.00 NNN  | Vacant    | 3 - 10 Years | -     | -         |

## Amenities

- Air Conditioning
- Floor Drains
- Smoke Detector
- Breakroom
- Front Loading
- Wheelchair Accessible
- Controlled Access
- Security System
- Fiber Optic Internet
- Signage

## Contacts

| Type           | Name              | Location               | Phone          |
|----------------|-------------------|------------------------|----------------|
| Recorded Owner | Kope Holdings LLC | Falls Church, VA 22046 | -              |
| True Owner     | Pamela Kabati     | Falls Church, VA 22043 | (571) 438-8146 |

## Previous Sale

|            |             |             |                   |
|------------|-------------|-------------|-------------------|
| Sale Date  | 2/28/2020   | Sale Type   | Investment        |
| Sale Price | \$8,500,000 | Comp Status | Research Complete |
| Comp ID    | 5072145     |             |                   |



# 10371 Central Park Dr

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Industrial

## Transportation

|                     |   |
|---------------------|---|
| Parking Details     | 2.59/1,000 SF; 118 Surface Spaces   |
| Traffic Volume      | 11,483 on Bus Center Ct (2025); 9,749 on Bus Center Ct (2025); 20,048 on Foster Dr (2025); 17,580 on Foster Dr (2025); 17,580 on Godwin Dr (2025); 5,405 on Shannon Ln (2025); 1,099 on Coffee Tree Ct (2025); 4,042 on Battlefield Dr (2025); 15,018 on Dean PkLn (2025); 210 on Cedar Ridge Dr (2025) |
| Commuter Rail       | 7 min drive<br>9 min drive  |
| Airport             | Washington Dulles International 39 min drive<br>Ronald Reagan Washington Ntl 53 min drive   |
| Pedestrian Friendly | 30 - Somewhat friendly  |
| Cycling Friendly    | 30 - Somewhat friendly  |
| Car Friendly        | 80 - Very friendly  |
| Transit Friendly    | 0 - Not friendly  |

## Tenants

| Tenant Name  | Floor | SF Occupied | Employees | Move Date | Expiration |
|--|-------|-------------|-----------|-----------|------------|
| Central Park Aquatic Center/ Occoquan Swim Academy | 1     | 24,650      | -         | Sep 2012  | -          |

Showing 1 of 1 Tenants

# 9061-9073 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Property Summary

|                |   |
|----------------|---|
| RBA (% Leased) | 195,326 SF (49.0%)  |
| Built          | 1987  |
| Tenancy        | Multiple  |
| Available      | 16,000 - 99,552 SF  |
| Max Contiguous | 99,552 SF   |
| Asking Rent    | \$13.00 SF/Year/NNN   |
| Clear Height   | 21'   |
| Drive Ins      | 13 total/12' w x 14' h                                      |
| Docks          | 16 exterior   |
| Levelers       | None  |
| Parking Spaces | 1.15/1,000 SF; 213 Surface Spaces; Covered Spaces Available |



## Property Details

|              |                       |             |                |
|--------------|-----------------------|-------------|----------------|
| Land Area    | 10.00 AC (435,600 SF) | Cross Docks | None           |
| Building FAR | 0.45                  | Zoning      | I-2            |
| Crane        | None                  | Parcel      | 100-01-00-147D |

## For Lease Summary

|                  |           |                      |                 |
|------------------|-----------|----------------------|-----------------|
| Number of Spaces | 2         | % Leased             | 49.0%           |
| Smallest Space   | 16,000 SF | Asking Rent          | \$13.00 SF/Year |
| Max Contiguous   | 99,552 SF | Service Type         | Triple Net      |
| Total Available  | 99,552 SF | Office Available     | 16,000 SF       |
| Vacant           | 99,552 SF | Industrial Available | 83,552 SF       |

## Available Spaces

| Suite | Use        | Type   | SF Available    | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|-----------------|---------------------|--------------|-----------|------------|-------|-----------|
| 9073  | Industrial | Direct | 42,188 - 83,552 | 99,552              | \$13.00 NNN  | Vacant    | Negotiable | 8     | 1         |
| 9073  | Office     | Direct | 16,000          | 99,552              | \$13.00 NNN  | Vacant    | Negotiable | -     | -         |

## Amenities

- 24 Hour Access
- Security System
- Smoke Detector
- Storage Space

## Contacts

| Type            | Name   | Location               | Phone          |
|-----------------|--|------------------------|----------------|
| Recorded Owner  | GS Euclid, LLC   | -                      | -              |
| True Owner      | The Goldstar Group   | Bethesda, MD 20814     | (301) 657-8848 |
| True Owner      | McCarthy Tire Service  | Wilkes Barre, PA 18702 | (570) 822-3151 |
| Primary Leasing | NAI KLNБ   | Vienna, VA 22182       | (703) 268-2700 |
| Contacts        | Keenan Woofter (301) 312-1304, Ryan Moody (301) 980-9595, Marc Tasker (703) 932-2073 |                        |                |
| Primary Leasing | KLNБ   | Vienna, VA 22182       | (703) 268-2700 |



# 9061-9073 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Contacts (Continued)

| Type     | Name                       | Location | Phone |
|----------|----------------------------|----------|-------|
| Contacts | Scott Rabin (301) 785-6024 |          |       |

## Previous Sale

|            |             |                 |                   |
|------------|-------------|-----------------|-------------------|
| Sale Date  | 2/13/2015   | Sale Type       | Investment        |
| Sale Price | \$9,351,000 | Comp Status     | Research Complete |
| Comp ID    | 3246363     | Actual Cap Rate | 7.5%              |

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Parking Details     | 1.15/1,000 SF; 213 Surface Spaces; Covered Spaces Available  |  |              |
| Traffic Volume      | 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025); 36,086 on Liberia Ave (2025); 40,769 on Quarry Rd (2025); 4,996 on I Beam Ln (2024); 38,027 on Centreville Rd (2025); 5,202 on I Beam Ln (2025); 42,694 on Kincheloe Dr (2025); 12,056 on Conner Dr (2024) |  |              |
| Commuter Rail       |  |  | 5 min drive  |
|                     |  |  | 15 min drive |
| Airport             | Washington Dulles International  |  | 34 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 49 min drive |
| Pedestrian Friendly | 50 - Fairly friendly   |  |              |
| Cycling Friendly    | 50 - Fairly friendly   |  |              |
| Car Friendly        | 80 - Very friendly   |  |              |
| Transit Friendly    | 30 - Somewhat friendly   |  |              |

## Tenants

| Tenant Name           | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------|-------|-------------|-----------|-----------|------------|
| McCarthy Tire Service | 1     | 95,774      | 80        | May 2013  | May 2029   |

Showing 1 of 1 Tenants



# 9126-9166 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Property Summary

|                |   |
|----------------|---|
| RBA (% Leased) | 115,949 SF (100%)   |
| Built          | 1969  |
| Tenancy        | Multiple  |
| Available      | 5,400 - 11,900 SF   |
| Max Contiguous | 6,500 SF  |
| Asking Rent    | \$16.00 SF/Year/NNN   |
| Clear Height   | 28'   |
| Drive Ins      | 23 total/12' w x 14' h  |
| Docks          | 4 exterior  |
| Levelers       | None  |
| Parking Spaces | 1.69/1,000 SF; 200 Surface Spaces;<br>Surface Tandem Spaces Available;<br>Reserved Spaces Available |



## Property Details

|              |                      |            |                |
|--------------|----------------------|------------|----------------|
| Land Area    | 5.00 AC (217,800 SF) | Sprinklers | Wet            |
| Building FAR | 0.53                 | Zoning     | I-2            |
| Crane        | None                 | Parcel     | 100-01-00-148D |

## For Lease Summary

|                  |           |                      |                 |
|------------------|-----------|----------------------|-----------------|
| Number of Spaces | 2         | Asking Rent          | \$16.00 SF/Year |
| Smallest Space   | 5,400 SF  | Service Type         | Triple Net      |
| Max Contiguous   | 6,500 SF  | CAM                  | \$2.60/SF       |
| Vacant           | 13,000 SF | Industrial Available | 11,900 SF       |
| % Leased         | 100%      |                      |                 |

## Available Spaces

| Suite | Use        | Type   | SF Available     | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|------------------|---------------------|--------------|-----------|------------|-------|-----------|
| 9160  | Industrial | Direct | 6,500/750 Office | 6,500               | \$16.00 NNN  | 07/2026   | Negotiable | -     | -         |
| 9150  | Industrial | Direct | 5,400/500 Office | 5,400               | \$16.00 NNN  | 07/2026   | Negotiable | -     | 2         |

## Amenities

- Air Conditioning
- Wheelchair Accessible
- Signage
- Smoke Detector
- Storage Space

## Contacts

| Type           | Name                          | Location           | Phone          |
|----------------|-------------------------------|--------------------|----------------|
| Recorded Owner | 9126 Euclid Owner LLC         | Manassas, VA 20110 | -              |
| True Owner     | Coleman Rector                | Manassas, VA 20110 | (703) 929-0123 |
| Contacts       | Coleman Rector (703) 330-1224 |                    |                |

# 9126-9166 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Previous Sale

|            |              |             |                   |
|------------|--------------|-------------|-------------------|
| Sale Date  | 6/1/2022     | Sale Type   | Investment        |
| Sale Price | \$12,500,000 | Comp Status | Research Complete |
| Comp ID    | 6039169      |             |                   |

## Transportation

|                     |   |  |                             |
|---------------------|---|--|-----------------------------|
| Parking Details     | 1.69/1,000 SF; 200 Surface Spaces; Surface Tandem Spaces Available; Reserved Spaces Available   |  |                             |
| Traffic Volume      | 5,202 on I Beam Ln (2025); 4,996 on I Beam Ln (2024); 36,086 on Liberia Ave (2025); 38,027 on Centreville Rd (2025); 40,769 on Quarry Rd (2025); 26,526 on Reb Yank Dr (2025); 5,706 on Prescott Ave (2025); 5,506 on Prescott Ave (2025); 11,939 on Bucyrus Ct (2025); 27,659 on Key Commons Ct (2025) |  |                             |
| Commuter Rail       |   |  | 4 min drive<br>14 min drive |
| Airport             | Washington Dulles International   |  | 34 min drive                |
|                     | Ronald Reagan Washington Ntl  |  | 49 min drive                |
| Pedestrian Friendly | 50 - Fairly friendly  |  |                             |
| Cycling Friendly    | 40 - Fairly friendly  |  |                             |
| Car Friendly        | 80 - Very friendly  |  |                             |
| Transit Friendly    | 20 - Somewhat friendly  |  |                             |

## Tenants

| Tenant Name                       | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------------|-------|-------------|-----------|-----------|------------|
| Two-Tac, LLC dba Ameri-Cans       | 1     | 13,000      | -         | Aug 2026  | -          |
| Fuentes Automotive                | 1     | 9,448       | -         | May 2026  | -          |
| Haas Auto Services                | 1     | 9,448       | -         | May 2026  | -          |
| Manassas City Automotive Services | 1     | 9,448       | -         | May 2026  | -          |
| Milton's Auto Repair              | 1     | 9,448       | -         | May 2026  | -          |

Showing 5 of 11 Tenants

# 9129 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 60,000 SF (71.7%)                |
| Built          | 1964                             |
| Tenancy        | Multiple                         |
| Available      | 17,000 SF                        |
| Max Contiguous | 17,000 SF                        |
| Asking Rent    | \$14.00 SF/Year/NNN              |
| Drive Ins      | 6 total/12' w x 14' h            |
| Docks          | 1 exterior                       |
| Levelers       | None                             |
| Parking Spaces | 0.17/1,000 SF; 10 Surface Spaces |



## Property Details

|              |                      |             |      |
|--------------|----------------------|-------------|------|
| Land Area    | 3.94 AC (171,626 SF) | Cross Docks | None |
| Building FAR | 0.35                 | Zoning      | I2   |
| Crane        | None                 |             |      |

## For Lease Summary

|                  |           |                      |                 |
|------------------|-----------|----------------------|-----------------|
| Number of Spaces | 1         | % Leased             | 71.7%           |
| Smallest Space   | 17,000 SF | Asking Rent          | \$14.00 SF/Year |
| Max Contiguous   | 17,000 SF | Service Type         | Triple Net      |
| Vacant           | 17,000 SF | Industrial Available | 17,000 SF       |

## Available Spaces

| Suite | Use        | Type   | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|--------------|-----------|------------|-------|-----------|
| -     | Industrial | Direct | 17,000       | 17,000              | \$14.00 NNN  | Vacant    | Negotiable | -     | 2         |

## Amenities

- Air Conditioning
- Smoke Detector
- Fenced Lot
- Storage Space
- Security System
- Wheelchair Accessible
- Signage

## Contacts

| Type            | Name                              | Location           | Phone          |
|-----------------|-----------------------------------|--------------------|----------------|
| Recorded Owner  | FITZGERALD, THOMAS B AND ASSOC    | -                  | -              |
| True Owner      | Future Seven Partnership          | Manassas, VA 20108 | (703) 368-3193 |
| Contacts        | William Fitzgerald (703) 368-3193 |                    |                |
| Primary Leasing | Baysal Realty LLC                 | Aldie, VA 20105    | (571) 723-6890 |
| Contacts        | Cihan Baysal (571) 723-6890       |                    |                |

## Previous Sale

No Data Available



# 9129 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Transportation

|                     |  |
|---------------------|--|
| Parking Details     | 0.17/1,000 SF; 10 Surface Spaces   |
| Traffic Volume      | 5,202 on I Beam Ln (2025); 4,996 on I Beam Ln (2024); 40,769 on Quarry Rd (2025); 36,086 on Liberia Ave (2025); 38,027 on Centreville Rd (2025); 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025); 5,006 on Mayfield Ct (2024); 5,706 on Prescott Ave (2025) |
| Commuter Rail       | 4 min drive<br>14 min drive  |
| Airport             | Washington Dulles International 33 min drive<br>Ronald Reagan Washington Ntl 49 min drive  |
| Pedestrian Friendly | 50 - Fairly friendly   |
| Cycling Friendly    | 40 - Fairly friendly   |
| Car Friendly        | 80 - Very friendly   |
| Transit Friendly    | 30 - Somewhat friendly   |

## Tenants

| Tenant Name             | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------|-------|-------------|-----------|-----------|------------|
| Mid Atlantic Party Wall | 1     | 19,000      | -         | May 2026  | -          |
| Eagles Auto Paint, Inc. | 1     | 12,000      | -         | May 2026  | -          |
| Hittite Steel, Inc.     | 1     | 12,000      | -         | Mar 2022  | -          |

Showing 3 of 3 Tenants

# 8521-8535 Phoenix Dr - Sully Park At Birmingham

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Showroom

## Property Summary

|                |                   |
|----------------|-------------------|
| RBA (% Leased) | 21,275 SF (87.1%) |
| Built          | 1987              |
| Tenancy        | Multiple          |
| Available      | 2,745 SF          |
| Max Contiguous | 2,745 SF          |
| Asking Rent    | Withheld          |
| Clear Height   | 18'               |
| Drive Ins      | 4 total           |
| Docks          | 4 exterior        |
| Levelers       | None              |



## Property Details

|              |                     |            |               |
|--------------|---------------------|------------|---------------|
| Land Area    | 1.83 AC (79,715 SF) | Sprinklers | Dry           |
| Building FAR | 0.27                | Zoning     | I-1           |
| Cross Docks  | None                | Parcel     | 111-22-00-8A3 |

## For Lease Summary

|                  |          |                      |          |
|------------------|----------|----------------------|----------|
| Number of Spaces | 1        | % Leased             | 87.1%    |
| Smallest Space   | 2,745 SF | Asking Rent          | Withheld |
| Max Contiguous   | 2,745 SF | Industrial Available | 2,745 SF |
| Vacant           | 2,745 SF |                      |          |

## Available Spaces

| Suite | Use        | Type   | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|--------------|-----------|------------|-------|-----------|
| 8531  | Industrial | Direct | 2,745        | 2,745               | Withheld     | Vacant    | Negotiable | -     | 1         |

## Amenities

- Signage
- Smoke Detector

## Contacts

| Type            | Name   | Location                  | Phone          |
|-----------------|--|---------------------------|----------------|
| Recorded Owner  | SPB Owner LLC  | West Palm Beach, FL 33401 | -              |
| True Owner      | HighBrook Investors  | New York, NY 10022        | (561) 421-4410 |
| Primary Leasing | Stream Realty Partners, LP   | Tysons, VA 22102          | (703) 997-2200 |
| Contacts        | Andrew Hassett (703) 996-9160, Caulley Deringer (703) 405-2900, Anabelle Gartland (571) 258-8452, Stephen Cloud (703) 967-2131 |                           |                |

# 8521-8535 Phoenix Dr - Sully Park At Birmingham

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Showroom

## Previous Sale

|            |             |                 |                     |
|------------|-------------|-----------------|---------------------|
| Sale Date  | 6/23/2022   | Sale Type       | Investment          |
| Sale Price | \$4,711,878 | Comp Status     | Research Complete   |
| Comp ID    | 6084096     | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Traffic Volume      | 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,939 on Bucyrus Ct (2025); 42,694 on Kincheloe Dr (2025); 38,027 on Centreville Rd (2025); 36,086 on Liberia Ave (2025); 29,415 on Liberia Ave (2025); 36,332 on Breeden Ave (2018); 27,517 on Shoppers Sq (2025); 12,056 on Conner Dr (2024) |  |              |
| Commuter Rail       |  |  | 5 min drive  |
|                     |  |  | 15 min drive |
| Airport             | Washington Dulles International  |  | 32 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 48 min drive |
| Pedestrian Friendly | 50 - Fairly friendly   |  |              |
| Cycling Friendly    | 50 - Fairly friendly   |  |              |
| Car Friendly        | 80 - Very friendly   |  |              |
| Transit Friendly    | 20 - Somewhat friendly   |  |              |

## Tenants

| Tenant Name                          | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------------------|-------|-------------|-----------|-----------|------------|
| 1-800-Radiator & A/C                 | 1     | 10,465      | 4         | Feb 2025  | -          |
| Interpretive Woodwork & Design, Inc. | 1     | 2,660       | -         | Sep 2022  | Sep 2027   |
| Prospective Flooring, Inc.           | 1     | 2,660       | -         | Feb 2023  | Feb 2029   |

Showing 3 of 3 Tenants

# 9024 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Property Summary

|                |  |
|----------------|--|
| RBA (% Leased) | 20,525 SF (86.6%)  |
| Built          | 1988   |
| Tenancy        | Multiple   |
| Available      | 2,750 SF   |
| Max Contiguous | 2,750 SF   |
| Asking Rent    | \$12.00 SF/Year/NNN  |
| Clear Height   | 18'  |
| Drive Ins      | None   |
| Docks          | 7 exterior   |
| Levelers       | None   |
| Parking Spaces | 1.46/1,000 SF; 30 Surface Spaces; Covered Spaces Available |



## Property Details

|              |                     |             |                |
|--------------|---------------------|-------------|----------------|
| Land Area    | 1.39 AC (60,548 SF) | Cross Docks | None           |
| Building FAR | 0.34                | Zoning      | I-2            |
| Crane        | None                | Parcel      | 111-01-00-14D2 |

## For Lease Summary

|                  |          |                      |                 |
|------------------|----------|----------------------|-----------------|
| Number of Spaces | 1        | % Leased             | 86.6%           |
| Smallest Space   | 2,750 SF | Asking Rent          | \$12.00 SF/Year |
| Max Contiguous   | 2,750 SF | Service Type         | Triple Net      |
| Vacant           | 2,750 SF | Industrial Available | 2,750 SF        |

## Available Spaces

| Suite | Use        | Type   | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|--------------|-----------|------------|-------|-----------|
| -     | Industrial | Direct | 2,750        | 2,750               | \$12.00 NNN  | Vacant    | Negotiable | -     | -         |

## Amenities

- Fenced Lot
- Smoke Detector

## Contacts

| Type            | Name                        | Location            | Phone          |
|-----------------|-----------------------------|---------------------|----------------|
| Recorded Owner  | Euclid A, LLC               | Chantilly, VA 20151 | -              |
| True Owner      | The Pruitt Corporation      | Chantilly, VA 20151 | (703) 631-9307 |
| Contacts        | Cecil Pruitt (703) 631-9307 |                     |                |
| Primary Leasing | The Pruitt Corporation      | Chantilly, VA 20151 | (703) 631-9307 |
| Contacts        | Pete McCabe (703) 906-9947  |                     |                |

# 9024 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Previous Sale

No Data Available

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Parking Details     | 1.46/1,000 SF; 30 Surface Spaces; Covered Spaces Available   |  |              |
| Traffic Volume      | 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,939 on Bucyrus Ct (2025); 12,056 on Conner Dr (2024); 27,517 on Shoppers Sq (2025); 36,332 on Breeden Ave (2018); 42,694 on Kincheloe Dr (2025); 38,027 on Centreville Rd (2025); 36,086 on Liberia Ave (2025); 29,069 on Shoppers Sq (2025) |  |              |
| Commuter Rail       |  |  | 6 min drive  |
|                     |  |  | 16 min drive |
| Airport             | Washington Dulles International  |  | 34 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 49 min drive |
| Pedestrian Friendly | 50 - Fairly friendly   |  |              |
| Cycling Friendly    | 50 - Fairly friendly   |  |              |
| Car Friendly        | 80 - Very friendly   |  |              |
| Transit Friendly    | 20 - Somewhat friendly   |  |              |

## Tenants

| Tenant Name                        | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------------------|-------|-------------|-----------|-----------|------------|
| Auto Part                          | 1     | 11,000      | -         | Oct 2014  | -          |
| Mega City Recycling and Auto Parts | 1     | 6,775       | 6         | Jan 2020  | -          |

Showing 2 of 2 Tenants

# 9821-10488 Godwin Ct - Godwin Industrial Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Property Summary

|                |  |
|----------------|--|
| RBA (% Leased) | 33,266 SF (91.6%)  |
| Built          | 2003   |
| Tenancy        | Multiple   |
| Available      | 2,791 SF   |
| Max Contiguous | 2,791 SF   |
| Asking Rent    | \$16.00 SF/Year/NNN  |
| Clear Height   | 19'  |
| Drive Ins      | 10 total/26' w x 15' h                                     |
| Docks          | None   |
| Levelers       | None   |
| Parking Spaces | 2.50/1,000 SF; 83 Surface Spaces; Covered Spaces Available |



## Property Details

|              |                     |                |              |
|--------------|---------------------|----------------|--------------|
| Land Area    | 1.90 AC (82,764 SF) | Column Spacing | 33'w x 20'd  |
| Building FAR | 0.40                | Zoning         | I2           |
| Crane        | None                | Parcel         | 102-06-00-14 |

## For Lease Summary

|                  |          |                |                 |
|------------------|----------|----------------|-----------------|
| Number of Spaces | 1        | % Leased       | 91.6%           |
| Smallest Space   | 2,791 SF | Asking Rent    | \$16.00 SF/Year |
| Max Contiguous   | 2,791 SF | Service Type   | Triple Net      |
| Vacant           | 5,582 SF | Flex Available | 2,791 SF        |

## Available Spaces

| Suite | Use  | Type   | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------|--------|--------------|---------------------|--------------|-----------|------------|-------|-----------|
| 10488 | Flex | Direct | 2,791        | 2,791               | \$16.00 NNN  | Vacant    | Negotiable | -     | -         |

## Amenities

- Air Conditioning
- Fenced Lot
- Security System
- Signage
- Smoke Detector

## Contacts

| Type            | Name   | Location              | Phone          |
|-----------------|--|-----------------------|----------------|
| Recorded Owner  | Godwin Investments Llc                                   | Springfield, VA 22150 | -              |
| True Owner      | General Masonry, Inc                                     | Springfield, VA 22150 | (703) 550-5500 |
| Contacts        | Joseph Hill (703) 550-5500                               |                       |                |
| Primary Leasing | R.L. Travers & Associates, Inc.                          | Lorton, VA 22079      | (703) 339-0100 |
| Contacts        | Guy Travers (703) 926-5217, Paige Travers (703) 339-0100 |                       |                |

# 9821-10488 Godwin Ct - Godwin Industrial Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Previous Sale

No Data Available

## Transportation

|                     |   |              |
|---------------------|---|--------------|
| Parking Details     | 2.50/1,000 SF; 83 Surface Spaces; Covered Spaces Available  |              |
| Traffic Volume      | 9,749 on Bus Center Ct (2025); 11,014 on Bus Center Ct (2025); 17,580 on Godwin Dr (2025); 29,602 on Godwin Dr (2025); 17,580 on Foster Dr (2025); 20,048 on Foster Dr (2025); 34,081 on Prince William Pkwy (2025); 30,144 on University Blvd (2025); 1,099 on Coffee Tree Ct (2025); 15,440 on Wellington Rd (2025) |              |
| Airport             | Washington Dulles International   | 38 min drive |
|                     | Ronald Reagan Washington Ntl  | 52 min drive |
| Pedestrian Friendly | 30 - Somewhat friendly  |              |
| Cycling Friendly    | 40 - Fairly friendly  |              |
| Car Friendly        | 80 - Very friendly  |              |
| Transit Friendly    | 0 - Not friendly  |              |

## Tenants

| Tenant Name                | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------------|-------|-------------|-----------|-----------|------------|
| Pirtek Usa Inc             | 1     | 10,248      | -         | Apr 2026  | -          |
| Lambert Metal Service LLC  | 1     | 10,247      | 2         | Jun 2019  | -          |
| Antique Floors, Inc.       | 1     | 3,327       | -         | Apr 2026  | -          |
| Flash Security Integrators | 1     | 3,327       | -         | Apr 2026  | -          |
| Ion Solar                  | 1     | 3,326       | -         | Apr 2026  | -          |

Showing 5 of 6 Tenants

# 10589 Redoubt Rd

Manassas Park, Virginia 20110 (Manassas City County) - Manassas Submarket



Distribution

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 63,657 SF (100%)                 |
| Built          | 1987                             |
| Tenancy        | Multiple                         |
| Available      | 56,936 SF                        |
| Max Contiguous | 56,936 SF                        |
| Asking Rent    | \$17.00 SF/Year/NNN              |
| Clear Height   | 26'6"                            |
| Drive Ins      | 4 total                          |
| Docks          | 5 exterior                       |
| Levelers       | 1 exterior                       |
| Parking Spaces | 1.00/1,000 SF; 56 Surface Spaces |



## Property Details

|              |                            |            |                           |
|--------------|----------------------------|------------|---------------------------|
| Land Area    | 9.00 AC (392,040 SF)       | Sprinklers | Wet                       |
| Building FAR | 0.16                       | Rail Line  | Southern Pacific Railroad |
| Crane        | None                       | Zoning     | I2                        |
| Cross Docks  | None                       | Parcel     | 091-04-00-1               |
| Power        | 1,200a/120 - 208v 3p Heavy |            |                           |

## For Lease Summary

|                  |           |                      |                 |
|------------------|-----------|----------------------|-----------------|
| Number of Spaces | 1         | % Leased             | 100%            |
| Smallest Space   | 56,936 SF | Asking Rent          | \$17.00 SF/Year |
| Max Contiguous   | 56,936 SF | Service Type         | Triple Net      |
| Vacant           | 0 SF      | Industrial Available | 56,936 SF       |

## Available Spaces

| Suite | Use        | Type   | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|--------------|-----------|------------|-------|-----------|
| -     | Industrial | Direct | 56,936       | 56,936              | \$17.00 NNN  | 07/2027   | Negotiable | -     | -         |

## Amenities

- Air Conditioning
- Fenced Lot
- Yard

## Contacts

| Type            | Name  | Location             | Phone          |
|-----------------|---|----------------------|----------------|
| True Owner      | Penzance  | Washington, DC 20037 | (202) 339-8001 |
| Primary Leasing | JLL   | MCLEAN, VA 22102     | (703) 485-8800 |
| Contacts        | Dan Coats (703) 891-8410, John Dettleff (703) 517-3074, Sam Haas (443) 878-3499 |                      |                |

# 10589 Redoubt Rd

Manassas Park, Virginia 20110 (Manassas City County) - Manassas Submarket



Distribution

## Previous Sale

|            |           |             |             |
|------------|-----------|-------------|-------------|
| Sale Date  | 5/18/2026 | Sale Type   | Investment  |
| Sale Price | Withheld  | Comp Status | In Progress |
| Comp ID    | 7651854   |             |             |

## Transportation

|                     |   |  |              |
|---------------------|---|--|--------------|
| Parking Details     | 1.00/1,000 SF; 56 Surface Spaces  |  |              |
| Traffic Volume      | 2,983 on Nokesville Rd (2025); 1,993 on Pennsylvania Ave (2025); 3,050 on Nokesville Rd (2024); 3,165 on Samuel Trexler Dr (2025); 4,007 on Nokesville Rd (2025); 38,600 on Hornbaker Rd (2025); 39,093 on Hornbaker Rd (2025); 39,093 on Pennsylvania Ave (2025); 38,600 on Pennsylvania Ave (2025); 37,730 on Pennsylvania Ave (2025) |  |              |
| Commuter Rail       |   |  | 6 min drive  |
|                     |   |  | 10 min drive |
| Airport             | Washington Dulles International   |  | 41 min drive |
|                     | Ronald Reagan Washington Ntl  |  | 55 min drive |
| Pedestrian Friendly | 20 - Somewhat friendly  |  |              |
| Cycling Friendly    | 40 - Fairly friendly  |  |              |
| Car Friendly        | 90 - Exceptionally friendly   |  |              |
| Transit Friendly    | 0 - Not friendly  |  |              |

## Tenants

No Data Available

# 10564 Redoubt Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Property Summary

|                |                 |
|----------------|-----------------|
| RBA (% Leased) | 6,000 SF (100%) |
| Built          | 2018            |
| Tenancy        | Single          |
| Available      | 6,000 SF        |
| Max Contiguous | 6,000 SF        |
| Asking Rent    | Withheld        |
| Drive Ins      | 3 total         |
| Levelers       | None            |



## Property Details

|              |                      |        |                 |
|--------------|----------------------|--------|-----------------|
| Land Area    | 4.08 AC (177,725 SF) | Zoning | I-2             |
| Building FAR | 0.03                 | Parcel | 091-01-00-1DB-1 |

## For Lease Summary

|                  |          |                      |          |
|------------------|----------|----------------------|----------|
| Number of Spaces | 1        | % Leased             | 100%     |
| Smallest Space   | 6,000 SF | Asking Rent          | Withheld |
| Max Contiguous   | 6,000 SF | Industrial Available | 6,000 SF |
| Vacant           | 0 SF     |                      |          |

## Available Spaces

| Suite | Use        | Type   | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|--------------|-----------|------------|-------|-----------|
| -     | Industrial | Direct | 6,000        | 6,000               | Withheld     | 30 Days   | Negotiable | -     | 3         |

## Amenities

- Yard

## Contacts

| Type           | Name              | Location           | Phone          |
|----------------|-------------------|--------------------|----------------|
| Recorded Owner | 10564 Redoubt LLC | Stamford, CT 06902 | -              |
| True Owner     | Jadian Capital    | New York, NY 10017 | (212) 503-5900 |

## Previous Sale

|            |             |             |                   |
|------------|-------------|-------------|-------------------|
| Sale Date  | 10/24/2025  | Sale Type   | Investment        |
| Sale Price | \$8,250,000 | Comp Status | Research Complete |
| Comp ID    | 7484283     |             |                   |

# 10564 Redoubt Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Warehouse

## Transportation

|                     |   |              |
|---------------------|---|--------------|
| Traffic Volume      | 1,993 on Pennsylvania Ave (2025); 3,165 on Samuel Trexler Dr (2025); 4,007 on Nokesville Rd (2025); 2,983 on Nokesville Rd (2025); 3,050 on Nokesville Rd (2024); 39,093 on Pennsylvania Ave (2025); 38,600 on Pennsylvania Ave (2025); 38,600 on Hornbaker Rd (2025); 39,093 on Hornbaker Rd (2025); 37,730 on Pennsylvania Ave (2025) |              |
| Commuter Rail       |   | 7 min drive  |
|                     |   | 11 min drive |
| Airport             | Washington Dulles International   | 41 min drive |
|                     | Ronald Reagan Washington Ntl  | 58 min drive |
| Pedestrian Friendly | 20 - Somewhat friendly  |              |
| Cycling Friendly    | 40 - Fairly friendly  |              |
| Car Friendly        | 90 - Exceptionally friendly   |              |
| Transit Friendly    | 0 - Not friendly  |              |

## Tenants

No Data Available

# 8600-8624 Phoenix Dr - Sully Park At Birmingham

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Property Summary

|                |                                   |
|----------------|-----------------------------------|
| RBA (% Leased) | 61,089 SF (100%)                  |
| Built          | 1985                              |
| Tenancy        | Multiple                          |
| Available      | 5,814 - 55,078 SF                 |
| Max Contiguous | 49,264 SF                         |
| Asking Rent    | \$15.00 SF/Year/NNN               |
| Drive Ins      | 5 total/14' w                     |
| Docks          | 4 exterior                        |
| Levelers       | None                              |
| Parking Spaces | 2.02/1,000 SF; 120 Surface Spaces |



## Property Details

|              |                      |        |               |
|--------------|----------------------|--------|---------------|
| Land Area    | 3.80 AC (165,528 SF) | Zoning | I-1           |
| Building FAR | 0.37                 | Parcel | 111-22-00-8A1 |

## For Lease Summary

|                  |           |                      |                 |
|------------------|-----------|----------------------|-----------------|
| Number of Spaces | 7         | Asking Rent          | \$15.00 SF/Year |
| Smallest Space   | 5,814 SF  | Service Type         | Triple Net      |
| Max Contiguous   | 49,264 SF | CAM                  | \$3.16/SF       |
| Total Available  | 55,078 SF | Industrial Available | 49,264 SF       |
| Vacant           | 11,814 SF | Flex Available       | 5,814 SF        |
| % Leased         | 100%      |                      |                 |

## Available Spaces

| Floor | Suite     | Use        | Type   | SF Available       | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term          |
|-------|-----------|------------|--------|--------------------|------------------|---------------------|--------------|-----------|---------------|
| P 1   | 8605/8614 | Industrial | Direct | 13,450             | 49,264           | 49,264              | Withheld     | 11/2026   | Negotiable    |
| P 1   | 8611/8620 | Industrial | Direct | 12,000             | 49,264           | 49,264              | Withheld     | 10/2026   | Negotiable    |
| P 1   | 8615/8622 | Industrial | Direct | 6,000              | 49,264           | 49,264              | Withheld     | 11/2026   | Negotiable    |
| P 1   | 8603/8610 | Industrial | Direct | 6,000              | 49,264           | 49,264              | Withheld     | 11/2026   | Negotiable    |
| P 1   | 8601/8608 | Industrial | Direct | 6,000              | 49,264           | 49,264              | Withheld     | 11/2026   | Negotiable    |
| P 1   | 8616      | Flex       | Sublet | 5,814/3,000 Office | 5,814            | 5,814               | \$15.00 NNN  | Vacant    | Thru May 2027 |
| P 1   | 8609/8616 | Industrial | Direct | 5,814              | 49,264           | 49,264              | Withheld     | 06/2027   | Negotiable    |

## Amenities

- 24 Hour Access
- Air Conditioning
- Signage
- Smoke Detector
- Storage Space

## Contacts

| Type           | Name          | Location                  | Phone |
|----------------|---------------|---------------------------|-------|
| Recorded Owner | SPB Owner LLC | West Palm Beach, FL 33401 | -     |

# 8600-8624 Phoenix Dr - Sully Park At Birmingham

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Contacts (Continued)

| Type            | Name   | Location           | Phone          |
|-----------------|--|--------------------|----------------|
| True Owner      | HighBrook Investors  | New York, NY 10022 | (561) 421-4410 |
| Primary Leasing | Stream Realty Partners, LP   | Tysons, VA 22102   | (703) 997-2200 |
| Contacts        | Andrew Hassett (703) 996-9160, Caulley Deringer (703) 405-2900, Anabelle Gartland (571) 258-8452, Stephen Cloud (703) 967-2131 |                    |                |

## Previous Sale

|            |              |                 |                     |
|------------|--------------|-----------------|---------------------|
| Sale Date  | 6/23/2022    | Sale Type       | Investment          |
| Sale Price | \$13,503,962 | Comp Status     | Research Complete   |
| Comp ID    | 6084096      | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Parking Details     | 2.02/1,000 SF; 120 Surface Spaces  |  |              |
| Traffic Volume      | 42,694 on Kincheloe Dr (2025); 36,332 on Breeden Ave (2018); 27,517 on Shoppers Sq (2025); 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,939 on Bucyrus Ct (2025); 38,027 on Centreville Rd (2025); 29,069 on Shoppers Sq (2025); 29,415 on Liberia Ave (2025); 29,069 on Breeden Ave (2025) |  |              |
| Commuter Rail       |  |  | 5 min drive  |
|                     |  |  | 15 min drive |
| Airport             | Washington Dulles International  |  | 32 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 47 min drive |
| Pedestrian Friendly | 50 - Fairly friendly   |  |              |
| Cycling Friendly    | 30 - Somewhat friendly   |  |              |
| Car Friendly        | 80 - Very friendly   |  |              |
| Transit Friendly    | 30 - Somewhat friendly   |  |              |

## Tenants

| Tenant Name                                | Floor | SF Occupied | Employees | Move Date | Expiration |
|--|-------|-------------|-----------|-----------|------------|
| New Covenant Fellowship                    | 1     | 4,493       | -         | Apr 2026  | -          |
| Sammy's Rental, Inc.                       | 1     | 4,448       | -         | Sep 2024  | Sep 2027   |
| BI Inc.                                    | 1     | 2,965       | -         | Oct 2016  | Dec 2026   |
| Oasis of Breakthrough International Church | 1     | 2,965       | -         | Apr 2026  | -          |
| The Beninelli Team                         | 1     | 2,965       | -         | Apr 2026  | -          |

Showing 5 of 5 Tenants



# 9240-9251 Sills Ct



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Flex

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 27,299 SF (66.7%)                |
| Built          | 1999                             |
| Tenancy        | Multiple                         |
| Available      | 4,000 - 8,000 SF                 |
| Max Contiguous | 8,000 SF                         |
| Asking Rent    | \$16.00 SF/Year/NNN              |
| Clear Height   | 14'                              |
| Drive Ins      | 12 total/14' w x 16' h           |
| Docks          | None                             |
| Levelers       | None                             |
| Parking Spaces | 0.50/1,000 SF; 25 Surface Spaces |



## Property Details

|              |                      |        |              |
|--------------|----------------------|--------|--------------|
| Land Area    | 2.34 AC (101,930 SF) | Zoning | I-1          |
| Building FAR | 0.27                 | Parcel | 101-01-00-18 |
| Crane        | None                 |        |              |

## For Lease Summary

|                  |          |                      |                 |
|------------------|----------|----------------------|-----------------|
| Number of Spaces | 2        | Asking Rent          | \$16.00 SF/Year |
| Smallest Space   | 4,000 SF | Service Type         | Triple Net      |
| Max Contiguous   | 8,000 SF | CAM                  | \$3.75/SF       |
| Vacant           | 8,000 SF | Industrial Available | 8,000 SF        |
| % Leased         | 66.7%    |                      |                 |

## Available Spaces

| Floor     | Suite | Use        | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-----------|-------|------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P<br>GRND | 9250  | Industrial | Direct | 4,000        | 8,000            | 8,000               | \$16.00 NNN  | 07/2026   | Negotiable |
| P<br>GRND | 9248  | Industrial | Direct | 4,000        | 8,000            | 8,000               | \$16.00 NNN  | Vacant    | Negotiable |

## Amenities

- Signage
- Smoke Detector

## Contacts

| Type            | Name   | Location           | Phone          |
|-----------------|--|--------------------|----------------|
| Recorded Owner  | 9813 Cockrell, LLC                           | -                  | (703) 330-1224 |
| True Owner      | Weber Rector Commercial Real Estate Services | Manassas, VA 20110 | (703) 330-1224 |
| Contacts        | Coleman Rector (703) 929-0123                |                    |                |
| Primary Leasing | Weber Rector Commercial Real Estate Services | Manassas, VA 20110 | (703) 330-1224 |



# 9240-9251 Sills Ct

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Flex

## Contacts (Continued)

| Type     | Name   | Location | Phone |
|----------|--|----------|-------|
| Contacts | Coleman Rector (703) 929-0123, Brian Snook (703) 863-1895, Chuck Rector (703) 929-9758 |          |       |

## Previous Sale

|            |             |             |                   |
|------------|-------------|-------------|-------------------|
| Sale Date  | 9/20/2022   | Sale Type   | Investment        |
| Sale Price | \$4,200,000 | Comp Status | Research Complete |
| Comp ID    | 6155170     |             |                   |

## Transportation

|                     |   |  |                            |
|---------------------|---|--|----------------------------|
| Parking Details     | 0.50/1,000 SF; 25 Surface Spaces  |  |                            |
| Traffic Volume      | 23,186 on Zimbro Ave (2025); 5,657 on Sills Ct (2023); 5,717 on Sills Ct (2025); 7,307 on Cockrell Rd (2025); 21,134 on Brinkley Ln (2025); 12,870 on Cockrell Rd (2025); 6,958 on Confederate Trl (2024); 230 on Milford Rd (2025); 441 on Milford Rd (2025); 138 on S Hall Ter (2025) |  |                            |
| Commuter Rail       |   |  | 5 min drive<br>9 min drive |
| Airport             | Washington Dulles International   |  | 37 min drive               |
|                     | Ronald Reagan Washington Ntl  |  | 51 min drive               |
| Pedestrian Friendly | 50 - Fairly friendly  |  |                            |
| Cycling Friendly    | 40 - Fairly friendly  |  |                            |
| Car Friendly        | 80 - Very friendly  |  |                            |
| Transit Friendly    | 10 - Not friendly   |  |                            |

## Tenants

| Tenant Name                   | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------------|-------|-------------|-----------|-----------|------------|
| M Auto Services               | GRND  | 6,919       | -         | Jun 2023  | -          |
| Faster Tire Center            | GRND  | 5,460       | 6         | Apr 2015  | -          |
| Julio's Auto Service          | GRND  | 4,000       | 1         | Dec 2003  | -          |
| Manassas Auto Trucking Repair | GRND  | 4,000       | 5         | Aug 2010  | -          |

Showing 4 of 4 Tenants



# 9400-9414 Center Point Ln - Center Point Business Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Property Summary

|                |                                   |
|----------------|-----------------------------------|
| RBA (% Leased) | 33,750 SF (100%)                  |
| Built          | 2005                              |
| Tenancy        | Multiple                          |
| Available      | 2,250 - 4,500 SF                  |
| Max Contiguous | 4,500 SF                          |
| Asking Rent    | Withheld                          |
| Clear Height   | 21'                               |
| Drive Ins      | 16 total/12' w x 14' h            |
| Docks          | None                              |
| Levelers       | None                              |
| Parking Spaces | 4.00/1,000 SF; 120 Surface Spaces |



## Property Details

|              |                      |        |                    |
|--------------|----------------------|--------|--------------------|
| Land Area    | 3.33 AC (144,841 SF) | Power  | 200a/120 - 208v 3p |
| Building FAR | 0.23                 | Zoning | I-1                |
| Crane        | None                 | Parcel | 101-01-00-47       |

## For Lease Summary

|                  |          |                      |          |
|------------------|----------|----------------------|----------|
| Number of Spaces | 1        | % Leased             | 100%     |
| Smallest Space   | 2,250 SF | Asking Rent          | Withheld |
| Max Contiguous   | 4,500 SF | Industrial Available | 4,500 SF |
| Vacant           | 0 SF     |                      |          |

## Available Spaces

| Floor | Suite | Use        | Type   | SF Available  | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|------------|--------|---------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | 9411  | Industrial | Direct | 2,250 - 4,500 | 4,500            | 4,500               | Withheld     | 60 Days   | Negotiable |

## Amenities

- Signage
- Smoke Detector

## Contacts

| Type           | Name                          | Location           | Phone          |
|----------------|-------------------------------|--------------------|----------------|
| Recorded Owner | Boundary Center Point LLC     | Bethesda, MD 20814 | -              |
| True Owner     | Boundary Companies            | Bethesda, MD 20814 | (240) 396-1407 |
| Contacts       | John Wilkinson (302) 383-2054 |                    |                |

## Previous Sale

|            |             |                 |                     |
|------------|-------------|-----------------|---------------------|
| Sale Date  | 11/13/2024  | Sale Type       | Investment          |
| Sale Price | \$6,201,923 | Comp Status     | Research Complete   |
| Comp ID    | 6963634     | Sale Conditions | Bulk/Portfolio Sale |



# 9400-9414 Center Point Ln - Center Point Business Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Transportation

|                     |  |              |
|---------------------|--|--------------|
| Parking Details     | 4.00/1,000 SF; 120 Surface Spaces  |              |
| Traffic Volume      | 21,134 on Brinkley Ln (2025); 23,186 on Zimbrow Ave (2025); 230 on Milford Rd (2025); 441 on Milford Rd (2025); 138 on S Hall Ter (2025); 5,657 on Sills Ct (2023); 5,717 on Sills Ct (2025); 7,307 on Cockrell Rd (2025); 15,018 on Dean PkLn (2025); 3,961 on Nelson Ln (2025) |              |
| Transit/Subway      | Manassas    | 20 min walk  |
| Commuter Rail       |  | 20 min walk  |
|                     |  | 8 min drive  |
| Airport             | Washington Dulles International  | 37 min drive |
|                     | Ronald Reagan Washington Ntl   | 51 min drive |
| Pedestrian Friendly | 40 - Fairly friendly   |              |
| Cycling Friendly    | 40 - Fairly friendly   |              |
| Car Friendly        | 80 - Very friendly   |              |
| Transit Friendly    | 30 - Somewhat friendly   |              |

## Tenants

| Tenant Name                 | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------|-------|-------------|-----------|-----------|------------|
| Bull Run 4x4 Inc.           | 1     | 6,535       | -         | Sep 2025  | Aug 2028   |
| Didlake Community Inclusion | 1     | 5,063       | 8         | Feb 2023  | -          |
| Federated Auto Parts        | 1     | 5,063       | -         | May 2024  | Apr 2027   |
| Manassas Volleyball Club    | 1     | 5,063       | 1         | Nov 2019  | -          |
| Morningside Courier Systems | 1     | 5,063       | 3         | Jan 2012  | -          |

Showing 5 of 6 Tenants

# 9432-9442 Center Point Ln - Center Point Business Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Property Summary

|                |                                    |
|----------------|------------------------------------|
| RBA (% Leased) | 24,750 SF (81.4%)                  |
| Built          | 2005                               |
| Tenancy        | Multiple                           |
| Available      | 2,250 - 6,850 SF                   |
| Max Contiguous | 4,600 SF                           |
| Asking Rent    | Withheld                           |
| Drive Ins      | 9 total/12' w x 14' h              |
| Docks          | None                               |
| Levelers       | None                               |
| Parking Spaces | 12.42/1,000 SF; 120 Surface Spaces |



## Property Details

|              |                      |        |              |
|--------------|----------------------|--------|--------------|
| Land Area    | 2.48 AC (108,029 SF) | Zoning | I-1          |
| Building FAR | 0.23                 | Parcel | 101-01-00-47 |
| Crane        | None                 |        |              |

## For Lease Summary

|                  |          |                      |          |
|------------------|----------|----------------------|----------|
| Number of Spaces | 2        | % Leased             | 81.4%    |
| Smallest Space   | 2,250 SF | Asking Rent          | Withheld |
| Max Contiguous   | 4,600 SF | Industrial Available | 4,600 SF |
| Total Available  | 6,850 SF | Flex Available       | 2,250 SF |
| Vacant           | 4,600 SF |                      |          |

## Available Spaces

| Floor | Suite | Use        | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | 9436  | Industrial | Direct | 4,600        | 4,600            | 4,600               | Withheld     | Vacant    | Negotiable |
| P 1   | 9442  | Flex       | Direct | 2,250        | 2,250            | 2,250               | Withheld     | 07/2026   | Negotiable |

## Amenities

- Signage
- Smoke Detector

## Contacts

| Type           | Name                          | Location           | Phone          |
|----------------|-------------------------------|--------------------|----------------|
| Recorded Owner | Boundary Center Point LLC     | Bethesda, MD 20814 | -              |
| True Owner     | Boundary Companies            | Bethesda, MD 20814 | (240) 396-1407 |
| Contacts       | John Wilkinson (302) 383-2054 |                    |                |

# 9432-9442 Center Point Ln - Center Point Business Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Previous Sale

|            |             |                 |                     |
|------------|-------------|-----------------|---------------------|
| Sale Date  | 11/13/2024  | Sale Type       | Investment          |
| Sale Price | \$4,548,077 | Comp Status     | Research Complete   |
| Comp ID    | 6963634     | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

|                     |  |  |                            |
|---------------------|--|--|----------------------------|
| Parking Details     | 12.42/1,000 SF; 120 Surface Spaces   |  |                            |
| Traffic Volume      | 23,186 on Zimbrow Ave (2025); 21,134 on Brinkley Ln (2025); 5,657 on Sills Ct (2023); 5,717 on Sills Ct (2025); 230 on Milford Rd (2025); 441 on Milford Rd (2025); 138 on S Hall Ter (2025); 7,307 on Cockrell Rd (2025); 3,961 on Nelson Ln (2025); 15,018 on Dean PkLn (2025) |  |                            |
| Commuter Rail       |  |  | 20 min walk<br>9 min drive |
| Airport             | Washington Dulles International  |  | 37 min drive               |
|                     | Ronald Reagan Washington Ntl   |  | 51 min drive               |
| Pedestrian Friendly | 40 - Fairly friendly   |  |                            |
| Cycling Friendly    | 40 - Fairly friendly   |  |                            |
| Car Friendly        | 100 - Exceptionally friendly   |  |                            |
| Transit Friendly    | 20 - Somewhat friendly   |  |                            |

## Tenants

| Tenant Name                    | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------------|-------|-------------|-----------|-----------|------------|
| Performance Tuning, Inc.       | 1     | 8,294       | -         | Sep 2007  | -          |
| Heritage Brewing Co            | 1     | 4,656       | 3         | Mar 2013  | -          |
| Kings Pool & Spa               | 1     | 2,475       | 9         | Jul 2016  | -          |
| Warner Jeff Land Surveying Inc | 1     | 2,475       | 10        | Jul 2016  | -          |
| Ace Trim Carpentry, Inc.       | 1     | 2,250       | -         | Apr 2026  | -          |

Showing 5 of 5 Tenants



# 9121 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Flex

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 11,000 SF (100%)                 |
| Built          | 1980                             |
| Tenancy        | Single                           |
| Available      | 11,000 SF                        |
| Max Contiguous | 11,000 SF                        |
| Asking Rent    | Withheld                         |
| Drive Ins      | None                             |
| Docks          | 2 exterior                       |
| Levelers       | None                             |
| Parking Spaces | 2.73/1,000 SF; 30 Surface Spaces |



## Property Details

|              |                     |             |               |
|--------------|---------------------|-------------|---------------|
| Land Area    | 1.90 AC (82,764 SF) | Cross Docks | None          |
| Building FAR | 0.13                | Zoning      | I2            |
| Crane        | None                | Parcel      | 100-01-00-149 |

## For Lease Summary

|                  |           |                |           |
|------------------|-----------|----------------|-----------|
| Number of Spaces | 1         | % Leased       | 100%      |
| Smallest Space   | 11,000 SF | Asking Rent    | Withheld  |
| Max Contiguous   | 11,000 SF | Flex Available | 11,000 SF |
| Vacant           | 11,000 SF |                |           |

## Available Spaces

| Floor | Suite | Use  | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| E 1   | -     | Flex | Sublet | 11,000       | 11,000           | 11,000              | Withheld     | Vacant    | Negotiable |

## Amenities

No Data Available

## Contacts

| Type           | Name                              | Location           | Phone          |
|----------------|-----------------------------------|--------------------|----------------|
| Recorded Owner | Fitzgerald & Hartselle LLC        | Manassas, VA 20108 | -              |
| True Owner     | Future Seven Partnership          | Manassas, VA 20108 | (703) 368-3193 |
| Contacts       | William Fitzgerald (703) 368-3193 |                    |                |

## Previous Sale

No Data Available



# 9121 Euclid Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Flex

## Transportation

|                     |   |
|---------------------|---|
| Parking Details     | 2.73/1,000 SF; 30 Surface Spaces  |
| Traffic Volume      | 4,996 on I Beam Ln (2024); 5,202 on I Beam Ln (2025); 36,086 on Liberia Ave (2025); 40,769 on Quarry Rd (2025); 38,027 on Centreville Rd (2025); 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025); 26,526 on Reb Yank Dr (2025); 29,415 on Liberia Ave (2025) |
| Commuter Rail       | 4 min drive<br>14 min drive   |
| Airport             | Washington Dulles International 33 min drive<br>Ronald Reagan Washington Ntl 49 min drive   |
| Pedestrian Friendly | 50 - Fairly friendly  |
| Cycling Friendly    | 40 - Fairly friendly  |
| Car Friendly        | 80 - Very friendly  |
| Transit Friendly    | 30 - Somewhat friendly  |

## Tenants

| Tenant Name                   | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------------------|-------|-------------|-----------|-----------|------------|
| Primoris Services Corporation | 1     | 11,000      | -         | May 2023  | -          |
| Willbros T&D Services East    | 1     | 8,395       | 61        | Jul 2020  | -          |

Showing 2 of 2 Tenants

# 8500 Phoenix Dr - Sully Park At Birmingham

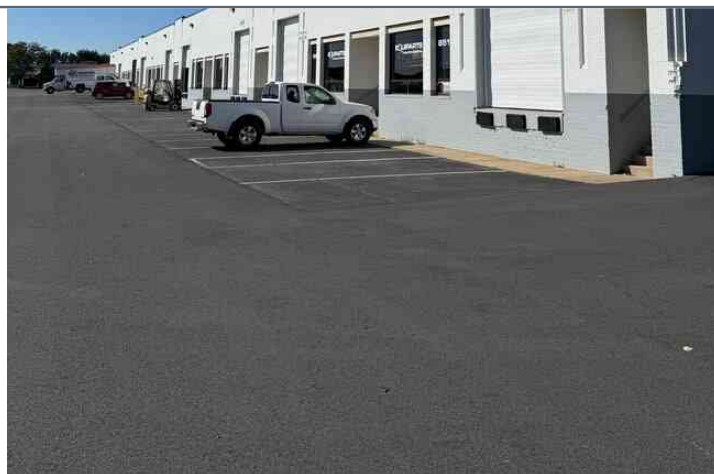
Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Property Summary

|                |   |
|----------------|---|
| RBA (% Leased) | 59,600 SF (100%)  |
| Built          | 1985  |
| Tenancy        | Multiple  |
| Available      | 6,000 - 18,000 SF   |
| Max Contiguous | 12,000 SF   |
| Asking Rent    | Withheld  |
| Clear Height   | 18'   |
| Drive Ins      | 4 total   |
| Docks          | 4 exterior  |
| Levelers       | None  |
| Parking Spaces | 1.00/1,000 SF; Covered Spaces Available; 120 Surface Spaces |



## Property Details

|              |                      |             |               |
|--------------|----------------------|-------------|---------------|
| Land Area    | 4.08 AC (177,725 SF) | Cross Docks | None          |
| Building FAR | 0.34                 | Zoning      | I-1           |
| Crane        | None                 | Parcel      | 111-22-00-8A2 |

## For Lease Summary

|                  |           |                |           |
|------------------|-----------|----------------|-----------|
| Number of Spaces | 2         | % Leased       | 100%      |
| Smallest Space   | 6,000 SF  | Asking Rent    | Withheld  |
| Max Contiguous   | 12,000 SF | Flex Available | 18,000 SF |
| Vacant           | 0 SF      |                |           |

## Available Spaces

| Floor | Suite         | Use | Type   | SF Available   | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|---------------|-----|--------|----------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | 8507/8516Flex |     | Direct | 6,000 - 12,000 | 12,000           | 12,000              | Withheld     | 60 Days   | Negotiable |
| P 1   | 8513/8520Flex |     | Direct | 6,000          | 6,000            | 6,000               | Withheld     | 10/2026   | Negotiable |

## Amenities

- Signage
- Smoke Detector

## Contacts

| Type            | Name   | Location                  | Phone          |
|-----------------|--|---------------------------|----------------|
| Recorded Owner  | SPB Owner LLC  | West Palm Beach, FL 33401 | -              |
| True Owner      | HighBrook Investors  | New York, NY 10022        | (561) 421-4410 |
| Primary Leasing | Stream Realty Partners, LP   | Tysons, VA 22102          | (703) 997-2200 |
| Contacts        | Andrew Hassett (703) 996-9160, Anabelle Gartland (571) 258-8452, Caulley Deringer (703) 405-2900 |                           |                |

# 8500 Phoenix Dr - Sully Park At Birmingham

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Previous Sale

|            |              |                 |                     |
|------------|--------------|-----------------|---------------------|
| Sale Date  | 6/23/2022    | Sale Type       | Investment          |
| Sale Price | \$13,384,160 | Comp Status     | Research Complete   |
| Comp ID    | 6084096      | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Parking Details     | 1.00/1,000 SF; Covered Spaces Available; 120 Surface Spaces  |  |              |
| Traffic Volume      | 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,939 on Bucyrus Ct (2025); 42,694 on Kincheloe Dr (2025); 36,332 on Breeden Ave (2018); 27,517 on Shoppers Sq (2025); 38,027 on Centreville Rd (2025); 12,056 on Conner Dr (2024); 36,086 on Liberia Ave (2025); 29,069 on Shoppers Sq (2025) |  |              |
| Commuter Rail       |  |  | 6 min drive  |
|                     |  |  | 16 min drive |
| Airport             | Washington Dulles International  |  | 32 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 48 min drive |
| Pedestrian Friendly | 50 - Fairly friendly   |  |              |
| Cycling Friendly    | 50 - Fairly friendly   |  |              |
| Car Friendly        | 80 - Very friendly   |  |              |
| Transit Friendly    | 20 - Somewhat friendly   |  |              |

## Tenants

| Tenant Name                      | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------------------|-------|-------------|-----------|-----------|------------|
| Equiparts                        | 1     | 11,920      | -         | Apr 2026  | -          |
| North American Lighting          | 1     | 11,920      | -         | Apr 2026  | -          |
| Big Country Amusements           | 1     | 8,900       | -         | Jun 2023  | Jun 2028   |
| GlasWerks DMV, LLC               | 1     | 8,900       | -         | Sep 2025  | Dec 2030   |
| Prince William County Government | 1     | 5,960       | -         | Apr 2026  | -          |

Showing 5 of 5 Tenants

# 8420-8444 Kao Cir - Euclid Business Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Property Summary

|                |   |
|----------------|---|
| RBA (% Leased) | 36,627 SF (83.2%)   |
| Built          | 2004  |
| Tenancy        | Multiple  |
| Available      | 3,087 - 18,547 SF   |
| Max Contiguous | 6,200 SF  |
| Asking Rent    | \$14.00 SF/Year/NNN   |
| Clear Height   | 18'   |
| Drive Ins      | 4 total/14' w x 12' h                                       |
| Docks          | 8 exterior  |
| Levelers       | 3 exterior  |
| Parking Spaces | 2.87/1,000 SF; 105 Surface Spaces; Covered Spaces Available |



## Property Details

|                |                     |            |               |
|----------------|---------------------|------------|---------------|
| Land Area      | 2.20 AC (96,000 SF) | Power      | 3p            |
| Building FAR   | 0.38                | Sprinklers | Wet           |
| Crane          | None                | Zoning     | I1            |
| Column Spacing | 30'w x 30'd         | Parcel     | 111-01-00-14F |
| Cross Docks    | None                |            |               |

## For Lease Summary

|                  |           |                      |                 |
|------------------|-----------|----------------------|-----------------|
| Number of Spaces | 4         | % Leased             | 83.2%           |
| Smallest Space   | 3,087 SF  | Asking Rent          | \$14.00 SF/Year |
| Max Contiguous   | 6,200 SF  | Service Type         | Triple Net      |
| Total Available  | 18,547 SF | Industrial Available | 9,260 SF        |
| Vacant           | 9,260 SF  | Flex Available       | 9,287 SF        |

## Available Spaces

| Floor | Suite         | Use        | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term          |
|-------|---------------|------------|--------|--------------|------------------|---------------------|--------------|-----------|---------------|
| E 1   | -             | Flex       | Direct | 6,200        | 6,200            | 6,200               | Withheld     | 30 Days   | Negotiable    |
| P 1   | E8434 & E8436 | Industrial | Direct | 6,173        | 6,173            | 6,173               | Withheld     | 06/2026   | Negotiable    |
| P 1   | 8438 Kao Cir  | Flex       | Sublet | 3,087        | 3,087            | 3,087               | \$14.00 NNN  | Vacant    | Thru Jun 2026 |
| P 1   | -             | Industrial | Direct | 3,087        | 3,087            | 3,087               | Withheld     | 07/2026   | Negotiable    |

# 8420-8444 Kao Cir - Euclid Business Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Light Distribution

## Amenities

- Air Conditioning

## Contacts

| Type            | Name                           | Location             | Phone          |
|-----------------|--------------------------------|----------------------|----------------|
| Recorded Owner  | Euclid Business Park Owner LLC | Washington, DC 20037 | -              |
| True Owner      | Starwood Capital Group         | Greenwich, CT 06830  | (305) 695-5200 |
| Primary Leasing | JLL                            | MCLEAN, VA 22102     | (703) 485-8800 |
| Contacts        | Dan Coats (703) 891-8410       |                      |                |

## Previous Sale

|            |             |             |                   |
|------------|-------------|-------------|-------------------|
| Sale Date  | 8/18/2025   | Sale Type   | Investment        |
| Sale Price | \$9,222,967 | Comp Status | Research Complete |
| Comp ID    | 7308089     |             |                   |

## Transportation

|                     |  |  |              |
|---------------------|--|--|--------------|
| Parking Details     | 2.87/1,000 SF; 105 Surface Spaces; Covered Spaces Available  |  |              |
| Traffic Volume      | 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,939 on Bucyrus Ct (2025); 12,056 on Conner Dr (2024); 36,086 on Liberia Ave (2025); 40,769 on Quarry Rd (2025); 13,896 on Digital Dr (2025); 13,721 on Digital Dr (2023); 38,027 on Centreville Rd (2025); 4,996 on I Beam Ln (2024) |  |              |
| Commuter Rail       |  |  | 6 min drive  |
|                     |  |  | 16 min drive |
| Airport             | Washington Dulles International  |  | 34 min drive |
|                     | Ronald Reagan Washington Ntl   |  | 49 min drive |
| Pedestrian Friendly | 50 - Fairly friendly   |  |              |
| Cycling Friendly    | 50 - Fairly friendly   |  |              |
| Car Friendly        | 80 - Very friendly   |  |              |
| Transit Friendly    | 20 - Somewhat friendly   |  |              |

## Tenants

| Tenant Name                 | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------|-------|-------------|-----------|-----------|------------|
| Catholic Charities USA      | 1     | 12,688      | -         | Apr 2026  | -          |
| Fun Tea Trading Inc         | 1     | 3,663       | 5         | Jul 2019  | Aug 2026   |
| MasterBrand Cabinets Inc.   | 1     | 3,663       | 20        | Sep 2005  | -          |
| Stanek Windows              | 1     | 3,663       | 10        | Feb 2018  | -          |
| Tucked Away Brewing Company | 1     | 3,663       | -         | Apr 2026  | -          |

Showing 5 of 5 Tenants

