

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; 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	430 Days
Sale Type	Owner User	Last Update	June 5, 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	Lead		4 min drive
	Manassas Amtrak Station		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 9 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		



Market Conditions

Vacancy Rates	Current	YOY Change		Submarket Leasing Activity	Current	YOY Change	
Subject Property	12.1%		0.0%	12 Month Leased	402,296 SF	↑	15.5%
Submarket 2-4 Star	3.9%	↑	1.3%	Months on Market	4.4	↑	0.9 mo
Market Overall	5.8%	↑	0.3%				

Market Asking Rent Per Area	Current	YOY Change		Submarket Sales Activity	Current	Prev Year	
Subject Property	\$20.55/SF	↑	3.2%	12 Month Sales Volume	\$1.44B	\$70.02M	
Submarket 2-4 Star	\$17.89/SF	↑	4.2%	Market Sale Price Per Area	\$355/SF	\$329/SF	
Market Overall	\$19.33/SF	↑	3.8%				

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	2,578 Days
Sale Type	Owner User	Last Update	June 23, 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	Manassas Amtrak Station		4 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		32 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	28,252 SF	↓ -70.8%
Submarket 1-3 Star	3.7%	↑ 0.9%	Months on Market	12.8	↓ -6.1 mo
Market Overall	4.5%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.68/SF	↓ -2.8%	12 Month Sales Volume	\$29.53M	\$52.58M
Submarket 1-3 Star	\$29.47/SF	↑ 4.2%	Market Sale Price Per Area	\$313/SF	\$302/SF
Market Overall	\$35.39/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	Lead		6 min drive
	Manassas Amtrak Station		9 min drive
Airport	Washington Dulles International		39 min drive
	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



9026 Euclid Ave - Manassas Park

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



Distribution

Property Summary

RBA (% Leased)	25,000 SF (100%)
Built	1988
Tenancy	Multiple
Available	2,750 SF
Max Contiguous	2,750 SF
Asking Rent	\$21.32 SF/Year/NNN
Clear Height	18'
Drive Ins	5 total/10' w x 12' h
Docks	3 exterior
Levelers	None
Parking Spaces	1.68/1,000 SF; 42 Surface Spaces



Property Details

Land Area	5.00 AC (217,800 SF)	Power	3p Heavy
Building FAR	0.11	Sprinklers	Wet
Crane	None	Zoning	M-1
Cross Docks	None	Parcel	111-01-00-14D1

For Lease Summary

Number of Spaces	1	Asking Rent	\$21.32 SF/Year
Smallest Space	2,750 SF	Service Type	Triple Net
Max Contiguous	2,750 SF	CAM	\$2.64/SF
Vacant	0 SF	Industrial Available	2,750 SF
% Leased	100%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	2,750/300 Office	2,750	\$21.32 NNN	07/2026	3 Years	-	1

Amenities

- Fenced Lot
- Smoke Detector

Contacts

Type	Name	Location	Phone
Recorded Owner	Sherwood Properties, LC	Sterling, VA 20165	(703) 847-0433
True Owner	Sherwood Properties, LC	Sterling, VA 20165	(703) 847-0433
Primary Leasing	Sherwood Properties, LC	Sterling, VA 20165	(703) 847-0433
Contacts	Jeff Johnson (703) 819-1976		



9026 Euclid Ave - Manassas Park

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



Distribution

Previous Sale

No Data Available

Transportation

Parking Details	1.68/1,000 SF; 42 Surface Spaces	
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); 36,086 on Liberia Ave (2025); 42,694 on Kincheloe Dr (2025); 38,027 on Centreville Rd (2025); 29,069 on Shoppers Sq (2025)	
Commuter Rail	Manassas	5 min drive
	Manassas Amtrak Station	5 min drive
Airport	Washington Dulles International	33 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	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
A2Z Autoservice	1	5,000	-	Apr 2026	-
Dasto Auto Sales	1	5,000	-	Apr 2026	-
Executive Auto Finance	1	5,000	-	Apr 2026	-
JDM City Virginia	1	5,000	2	Feb 2020	-
Manassas Body Works Llc	1	5,000	-	Nov 2024	-

Showing 5 of 5 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; Covered Spaces Available; 213 Surface Spaces



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 KLNb	Vienna, VA 22182	(703) 268-2700
Contacts	Keenan Woofert (301) 312-1304, Ryan Moody (301) 980-9595, Marc Tasker (703) 932-2073		
Primary Leasing	KLNb	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; Covered Spaces Available; 213 Surface Spaces		
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	Manassas Amtrak Station		5 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		33 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 (94.4%)
Built	1969
Tenancy	Multiple
Available	6,500 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; Surface Tandem Spaces Available; Reserved Spaces Available; 200 Surface Spaces



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	1	Asking Rent	\$16.00 SF/Year
Smallest Space	6,500 SF	Service Type	Triple Net
Max Contiguous	6,500 SF	CAM	\$2.60/SF
Vacant	19,500 SF	Industrial Available	6,500 SF
% Leased	94.4%		

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	Vacant	Negotiable	-	-

Amenities

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

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; Surface Tandem Spaces Available; Reserved Spaces Available; 200 Surface Spaces		
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	Manassas Amtrak Station		3 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		33 min drive
	Ronald Reagan Washington Ntl		48 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	-
Sierra Auto Body	1	9,448	-	May 2026	-

Showing 5 of 10 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	Manassas Amtrak Station		3 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		33 min drive
	Ronald Reagan Washington Ntl		48 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	Manassas Amtrak Station		5 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		32 min drive
	Ronald Reagan Washington Ntl		47 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



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	Lead	6 min drive
	Manassas Amtrak Station	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



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; Covered Spaces Available; 30 Surface Spaces



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; Covered Spaces Available; 30 Surface Spaces		
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	Manassas		5 min drive
	Manassas Amtrak Station		5 min drive
Airport	Washington Dulles International		33 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
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	2,791 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	3 - 5 Years	-	-

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, Rachel Travers (703) 673-8466		

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)		
Commuter Rail	Lead		4 min drive
	Manassas Amtrak Station		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	80 - Very friendly		
Transit Friendly	0 - Not friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pirtek Usa Inc	1	10,248	12	Apr 2026	-
Lambert Metal Service LLC	1	10,247	12	Jun 2019	-
Antique Floors, Inc.	1	3,327	-	Apr 2026	-
Flash Security Integrators	1	3,327	-	Apr 2026	-
Ion Solar	1	3,326	8	Apr 2026	-

Showing 5 of 5 Tenants

10589 Redoubt Rd

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



Warehouse

Property Summary

RBA (% Leased)	56,000 SF (100%)
Built	1987
Tenancy	Multiple
Available	56,000 SF
Max Contiguous	56,000 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	0.14	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	56,000 SF	Asking Rent	\$17.00 SF/Year
Max Contiguous	56,000 SF	Service Type	Triple Net
Vacant	0 SF	Industrial Available	56,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	56,000	56,000	\$17.00 NNN	07/2027	Negotiable	-	-

Amenities

- Air Conditioning
- Fenced Lot
- Yard

Contacts

Type	Name	Location	Phone
Recorded Owner	PREF3 Redoubt LLC	Washington, DC 20037	-
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



Warehouse

Previous Sale

Sale Date	5/21/2026	Sale Type	Investment
Sale Price	\$18,750,000	Comp Status	Research Complete
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	Lead		5 min drive
	Manassas Amtrak Station		10 min drive
Airport	Washington Dulles International		40 min drive
	Ronald Reagan Washington Ntl		54 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	Manassas Amtrak Station		5 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		31 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)	24,000 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	2.24 AC (97,515 SF)	Zoning	I-1
Building FAR	0.25	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 GRND	9250	Industrial	Direct	4,000	8,000	8,000	\$16.00 NNN	Vacant	Negotiable
P 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	Manassas Amtrak Station		4 min drive
	Lead		8 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		50 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
Faster Tire Center	GRND	4,000	6	Apr 2015	-
Julio's Auto Service	GRND	4,000	1	Dec 2003	-
Manassas Auto Trucking Repair	GRND	4,000	5	Aug 2010	-

Showing 3 of 3 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	LIGHT INDUSTRIAL
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

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)		
Commuter Rail	Manassas Amtrak Station		20 min walk
	Lead		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	1	6,535	15	Sep 2025	Aug 2028
Didlake	1	5,063	8	Feb 2023	-
Federated Auto Parts	1	5,063	12	May 2024	Apr 2027
Manassas Volleyball Club	1	5,063	11	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 (72.3%)
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	72.3%
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	6,850 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	Vacant	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	Manassas Amtrak Station		20 min walk
	Lead		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	100 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
PTUNING	1	8,294	11	Sep 2007	-
Fine International Food Wholesale	1	2,500	2	Jul 2010	-
Kings Pool & Spa	1	2,475	9	Jul 2016	-
Ace Trim Carpentry, Inc.	1	2,250	14	Apr 2026	-

Showing 4 of 4 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	Manassas Amtrak Station		3 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		33 min drive
	Ronald Reagan Washington Ntl		48 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

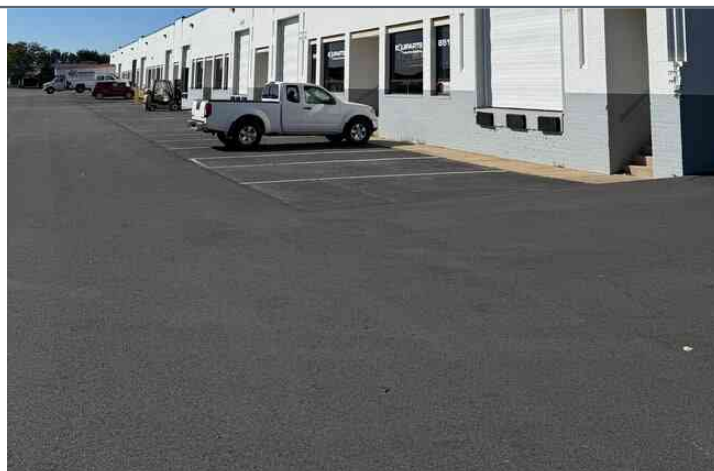
Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



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	8507/8516	Flex	Direct	6,000 - 12,000	12,000	12,000	Withheld	60 Days	Negotiable
P 1	8513/8520	Flex	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	Manassas Amtrak Station		5 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		32 min drive
	Ronald Reagan Washington Ntl		47 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 (57.8%)
Built	2004
Tenancy	Multiple
Available	3,087 - 27,416 SF
Max Contiguous	21,216 SF
Asking Rent	Withheld
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	5	% Leased	57.8%
Smallest Space	3,087 SF	Asking Rent	Withheld
Max Contiguous	21,216 SF	Industrial Available	27,416 SF
Vacant	15,460 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	8420-8422	Industrial	Direct	6,200	6,200	6,200	Withheld	Vacant	Negotiable
P 1	8440	Industrial	Direct	6,183	21,216	21,216	Withheld	12/2026	Negotiable
P 1	8434-8436	Industrial	Direct	6,173	21,216	21,216	Withheld	Vacant	Negotiable
P 1	8430-8432	Industrial	Direct	5,773	21,216	21,216	Withheld	12/2026	Negotiable
P 1	8438	Industrial	Direct	3,087	21,216	21,216	Withheld	Vacant	Negotiable

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



8420-8444 Kao Cir - Euclid Business Center

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

Contacts (Continued)

Type	Name	Location	Phone
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	Manassas		5 min drive
	Manassas Amtrak Station		6 min drive
Airport	Washington Dulles International		33 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
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