










Flex Vacancy: November 2018

1		
9100 Ashton Ave	Building Type: Industrial/Warehouse	Total Avail: 151,946 SF
Manassas, VA 20110	Status: Existing	Rent/SF/Yr: Withheld
Manassas City County	Building Size: 160,246 SF	% Leased: 100%
	Land Area: 17.05 AC	
<p>Landlord Representative: The Wiley Companies (703) 753-9600 / Carter Wiley (703) 753-9600</p> <p>Property Manager: --</p> <p>True Owner: Lockheed Martin Corporation (864) 552-2500</p> <p>Recorded Owner: Sudley South Investments Llc</p> <p>Developer: --</p>		
		
2		
9200 Ashton Ave	Building Type: Industrial/Warehouse	Total Avail: 8,300 SF
Manassas, VA 20110	Status: Existing	Rent/SF/Yr: Withheld
Manassas City County	Building Size: 8,300 SF	% Leased: 100%
	Land Area: 3.72 AC	
<p>Landlord Representative: The Wiley Companies (703) 753-9600 / Carter Wiley (703) 753-9600</p> <p>Property Manager: --</p> <p>True Owner: Lockheed Martin Corporation (864) 552-2500</p> <p>Recorded Owner: --</p> <p>Developer: --</p>		
		
3		
Godwin Business Center		
10424-10438 Business Center Ct	Building Type: Industrial/Warehouse	Total Avail: 2,750 SF
Manassas, VA 20110	Status: Existing	Rent/SF/Yr: \$11.78
Manassas City County	Building Size: 9,631 SF	% Leased: 71.5%
	Land Area: -	
<p>Landlord Representative: Wright Realty, Inc. (703) 368-8136 / B.Edward B. Wright (703) 368-8136 X16</p> <p>Property Manager: --</p> <p>True Owner: --</p> <p>Recorded Owner: --</p> <p>Developer: --</p>		
		




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4			
9635 Center St	Building Type: Class C Flex	Total Avail: 25,540 SF	
	Status: Built 1978	Rent/SF/Yr: \$13.95	
Manassas, VA 20110	Building Size: 25,540 SF	% Leased: 100%	
	Land Area: 2.24 AC		
Manassas City County			
Landlord Representative: Newmark Knight Frank (703) 448-2000 / Cole Spalding (703) 918-0230			
Property Manager: Georator Corporation (703) 368-2101 / Harry Keyser (703) 368-2101			
True Owner: Georator Corporation (703) 368-2101			
Recorded Owner: Georator Corporation (703) 368-2101			
Developer: --			
5			
9145 Centreville Rd	Building Type: Industrial/Service	Total Avail: 17,244 SF	
	Status: Built 2006	Rent/SF/Yr: \$12.00	
Manassas, VA 20110	Building Size: 17,244 SF	% Leased: 0%	
	Land Area: 1.32 AC		
Manassas City County			
Landlord Representative: NAI KLN B (703) 268-2700 / Ryan Goeller (703) 268-2731			
Property Manager: --			
True Owner: Hilmi Bayatti Inc (703) 242-8680 / Omar K. Hilmi (703) 242-8680			
Recorded Owner: Intersport Properties Llc			
Developer: --			
6			
10498 Colonel Ct	Building Type: Industrial	Total Avail: 35,288 SF	
	Status: Built 1989	Rent/SF/Yr: \$11.00	
Godwin Business Park 1	Building Size: 60,057 SF	% Leased: 67.1%	
	Land Area: 2.93 AC		
Manassas, VA 20110			
Manassas City County			
Landlord Representative: NAI KLN B (703) 268-2700 / J.Marc J. Tasker (703) 268-2735			
Leasing Company: Wright Realty, Inc. / Edward B. Wright (703) 368-8136 -- 16,304 SF (8,152 SF) JLL / Charles LaRock (703) 485-8724 John Dettleff (703) 485-8831 Dan Coats (703) 891-8410 - - 7,365 SF (7,365 SF)			
Property Manager: Metropol Realty (703) 438-3131 / Arya Mansouri (703) 438-3131			
True Owner: --			
Recorded Owner: Individually Owned (507) 238-1511			
Developer: Michael Management, Inc. (301) 459-4400			
Architect: Anderson & O'Brien			



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7	
<p>9151-9153 Euclid Ave Manassas, VA 20110 Manassas City County</p>	<p>Building Type: Industrial/Warehouse Status: Built 1976 Building Size: 14,500 SF Land Area: -</p> <p>Total Avail: 14,500 SF Rent/SF/Yr: \$10.50 % Leased: 100%</p> 
<p>Landlord Representative: Newmark Knight Frank (703) 448-2000 / Larry FitzGerald (703) 918-0221 Property Manager: Charles R. Wood Builders, Inc. (703) 368-1627 True Owner: -- Recorded Owner: Sunrise Investment Partnership Developer: --</p>	
8 Euclid Business Center	
<p>8420-8444 Kao Cir Building E Manassas, VA 20110 Manassas City County</p>	<p>Building Type: Class B Flex Status: Built Jan 2004 Building Size: 36,630 SF Land Area: -</p> <p>Total Avail: 9,274 SF Rent/SF/Yr: Withheld % Leased: 74.7%</p> 
<p>Landlord Representative: Buchanan Partners (301) 417-0510 / Matt Pierce (703) 753-7949 X119 Property Manager: -- True Owner: Buchanan Partners (301) 417-0510 Recorded Owner: Buchanan Partners (301) 417-0510 Developer: --</p>	
9 Euclid Business Center	
<p>8480-8498 Kao Cir Euclid Business Center Manassas, VA 20110 Manassas City County</p>	<p>Building Type: Class B Flex Status: Built Sep 2000 Building Size: 30,615 SF Land Area: 11.57 AC</p> <p>Total Avail: 3,087 SF Rent/SF/Yr: \$12.00 % Leased: 100%</p> 
<p>Landlord Representative: Buchanan Partners (301) 417-0510 / Matt Pierce (703) 753-7949 X119 Property Manager: Buchanan Partners (301) 417-0510 / Kathryn J. Devine (301) 417-0510 True Owner: Buchanan Partners (301) 417-0510 Recorded Owner: Buchanan Partners (301) 417-0510 Developer: Buchanan Partners (301) 417-0510 Architect: Morgan Gick McBeath & Associates, PC</p>	

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10		Redpoint Center		
10217-10225 Nokesville Rd	Building Type: Flex/Showroom (Strip Ctr)	Status: Built 2000	Total Avail: 4,432 SF	
Redpoint Center	Building Size: 27,850 SF	Land Area: 2.76 AC	Rent/SF/Yr: \$15.00	
Manassas, VA 20110			% Leased: 84.1%	
Manassas City County				
Landlord Representative:	Vertical Rock (855) 822-5462 / Ian Colton (301) 379-3753			
Property Manager:	Vertical Rock (855) 822-5462 / Ian Colton (301) 379-3753			
True Owner:	Vertical Rock (855) 822-5462			
Recorded Owner:	Redpoint Dev LLC			
Developer:	--			
11				
8521-8535 Phoenix Dr	Building Type: Class C Flex	Status: Built 1987	Total Avail: 2,660 SF	
Manassas, VA 20110	Building Size: 21,000 SF	Land Area: -	Rent/SF/Yr: \$7.00	
Manassas City County			% Leased: 87.3%	
Landlord Representative:	The Pruitt Corporation (703) 631-2217 / Pete McCabe (703) 631-9307			
Property Manager:	--			
True Owner:	The Pruitt Corporation (703) 631-2217			
Recorded Owner:	Sully Park Associates @ Birmingham, LLC			
Developer:	--			
12				
9408-9410 Prince William St	Building Type: Industrial/Warehouse	Status: Built 1977	Total Avail: 7,000 SF	
Manassas, VA 20110	Building Size: 10,308 SF	Land Area: -	Rent/SF/Yr: \$17.14	
Manassas City County			% Leased: 32.1%	
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / M. John M. Weber (703) 330-1224 X1110			
Property Manager:	Gregory Construction Company (703) 631-1824			
True Owner:	Gregory Construction Company (703) 631-1824			
Recorded Owner:	Gregory Construction Company (703) 631-1824			
Developer:	--			

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13	Liberia Business Park			
8428 Quarry Rd	Building Type: Flex/Light Distribution	Total Avail: 7,200 SF		
Liberia Business Park 1	Status: Built 1986	Rent/SF/Yr: \$8.66		
Manassas, VA 20110	Building Size: 9,000 SF	% Leased: 100%		
Manassas City County	Land Area: 1.08 AC			
Landlord Representative:	Wright Realty, Inc. (703) 368-8136 / B.Edward B. Wright (703) 368-8136 X16			
Property Manager:	R. Edward Daffan (703) 368-3500 / Judy Frazier (703) 368-3500			
True Owner:	R. Edward Daffan (703) 368-3500			
Recorded Owner:	R. Edward Daffan (703) 368-3500			
Developer:	R. Edward Daffan (703) 368-3500			
Architect:	R. Edward Daffan			
14				
8620 Quarry Rd	Building Type: Industrial	Total Avail: 29,800 SF		
Manassas, VA 20110	Status: Built 1999, Renov 2005	Rent/SF/Yr: \$12.08		
Manassas City County	Building Size: 29,800 SF	% Leased: 100%		
Manassas, VA 20110	Land Area: 8.33 AC			
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / Chuck Rector (703) 330-1224			
Property Manager:	--			
True Owner:	--			
Recorded Owner:	--			
Developer:	--			