Lease Availability Report

9100 Ashton Ave

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Tenancy:	**Single**
RBA:	**160,246 SF**
Floors:	**1**
Typical Floor:	**160,246 SF**
Ceiling Ht:	**14'**

AVAILABILITY

Min Divisble:	**75,402 SF**
Max Contig:	**76,544 SF**
Total Available:	**151,946 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.01 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B102	Industrial	Relet	75,402	75,402	75,402	Withheld	Negotiable	Negotiable
The Wiley Companies - Carter Wiley (703) 753-9600									
P 1st	B101	Industrial	Relet	76,544	76,544	76,544	Withheld	Negotiable	Negotiable
The Wiley Companies - Carter Wiley (703) 753-9600									

LEASING COMPANY

Company:	The Wiley Companies
Contacts:	Carter Wiley (703) 753-9600

LOADING

Docks:	**3 ext**	Cross Docks:	**None**
Cranes:	**None**	Rail Spots:	**None**

LAND

Land Area:	**17.05 AC**
Zoning:	**I-1**
Parcel	**3943**

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Lease Availability Report

9100 Ashton Ave

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	120 free Surface Spaces are available; Ratio of 0.84/1,000 SF

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Lease Availability Report

9200 Ashton Ave

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
RBA:	**8,300 SF**
Floors:	**1**
Typical Floor:	**8,300 SF**

AVAILABILITY

Min Divisble:	**8,300 SF**
Max Contig:	**8,300 SF**
Total Available:	**8,300 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.20 (2017)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	8,300	8,300	8,300	Withheld	Negotiable	Negotiable

The Wiley Companies - Carter Wiley (703) 753-9600

LEASING COMPANY

Company:	The Wiley Companies
Contacts:	Carter Wiley (703) 753-9600

LAND

Land Area:	**3.72 AC**
Parcel	**6119**

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Lease Availability Report

10424-10438 Business Center Ct

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Industrial ...**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
RBA:	**9,631 SF**
Floors:	**1**
Typical Floor:	**9,631 SF**

AVAILABILITY

Min Divisble:	**2,750 SF**
Max Contig:	**2,750 SF**
Total Available:	**2,750 SF**
Asking Rent:	**$12.61/+UTIL**

EXPENSES PER SF

Taxes:	**$0.31 (2016)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10428	Industrial	Relet	2,750	2,750	2,750	$12.61/+UTIL	Negotiable	Negotiable

Wright Realty, Inc. - Edward B. Wright, III (703) 368-8136 X16

LEASING COMPANY

Company:	Wright Realty, Inc.
Contacts:	Edward B. Wright, III (703) 368-8136 X16

LOADING

Docks:	**None**	Drive Ins:	**4 tot.**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

LAND

Parcel	**12282**

TRANSPORTATION

Parking:	20 free Surface Spaces are available; Ratio of 2.08/1,000 SF
Commuter Rail:	4 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	30 minute drive to Washington Dulles International Airport

KEY TENANTS

Blackwell Electric	500 SF	North American Digital Commu	500 SF

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Lease Availability Report

9635 Center St

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Flex**
Tenancy:	**Single**
Year Built:	**1978**
RBA:	**25,540 SF**
Floors:	**1**
Typical Floor:	**25,540 SF**

AVAILABILITY

Min Divisble:	**4,590 SF**
Max Contig:	**25,540 SF**
Total Available:	**25,540 SF**
Asking Rent:	**$13.95/NNN**

EXPENSES PER SF

Taxes:	**$1.39 (2016)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Relet	4,590 - 25,540/4,59…	25,540	25,540	$13.95/NNN	60 Days	Negotiable

Newmark Knight Frank - Larry FitzGerald (703) 918-0221, Cole Spalding (703) 918-0230

LEASING COMPANY

Company:	Newmark Knight Frank
Contacts:	Cole Spalding (703) 918-0230, Larry FitzGerald (703) 918-0221

LOADING

Docks:	**1 ext**	Drive Ins:	**1 tot.**
Cranes:	**None**	Rail Spots:	**None**

LAND

Land Area:	**2.24 AC**
Zoning:	**I1**
Parcel	**5689**

TRANSPORTATION

Parking:	Surface Spaces @ $0.00/mo
Walk Score ®:	Car-Dependent (38)
Transit Score ®:	Minimal Transit (15)

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Lease Availability Report

9635 Center St

Manassas, VA 20110 - Manassas Ind Submarket

KEY TENANTS

Georator Corporation	25,500 SF

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Lease Availability Report

10198-B Dean Dr - Building 2

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Single**
RBA:	**24,647 SF**
Floors:	**1**
Typical Floor:	**24,647 SF**
Ceiling Ht:	**22'**

AVAILABILITY

Min Divisble:	**24,647 SF**
Max Contig:	**24,647 SF**
Total Available:	**24,647 SF**
Asking Rent:	**Withheld**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Relet	24,647	24,647	24,647	Withheld	Vacant	Negotiable

Crossroads Commercial - Terry Caniford (703) 609-1836, Danielle Ward (703) 530-1830

LEASING COMPANY

Company:	Crossroads Commercial
Contacts:	Terry Caniford (703) 609-1836, Danielle Ward (703) 530-1830

LOADING

Docks:	**2 ext**	Drive Ins:	**4 tot./12'w x 14'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

FEATURES

Air Conditioning, Fenced Lot

LAND

Land Area:	**2.23 AC**
Zoning:	**I-1**
Parcel	**7695-76-7353**

TRANSPORTATION

Parking:	10 free Surface Spaces are available; Ratio of 0.40/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	30 minute drive to Washington Dulles International Airport

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Lease Availability Report

9091-9107 Euclid Ave

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1975**
RBA:	**31,500 SF**
Floors:	**1**
Typical Floor:	**31,500 SF**
Ceiling Ht:	**22'**

AVAILABILITY

Min Divisble:	**3,500 SF**
Max Contig:	**3,500 SF**
Total Available:	**3,500 SF**
Asking Rent:	**$12.00/NNN**

EXPENSES PER SF

Taxes:	**$1.36 (2016)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Industrial	Relet	3,500	3,500	3,500	$12.00/NNN	Negotiable	Negotiable

Mid-Atlantic Real Estate Investment, Inc. - Kevin M. Sills (703) 257-1188

LEASING COMPANY

Company:	Mid-Atlantic Real Estate Investment, Inc.
Contacts:	Kevin M. Sills (703) 257-1188

LOADING

Docks:	**3 ext**	Drive Ins:	**10 tot./12'w x 12'h**
Cranes:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Utilities:	Heating

LAND

Zoning:	**M-1**
Parcel	**12130**

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Lease Availability Report

9091-9107 Euclid Ave

Manassas, VA 20110 - Manassas Ind Submarket

★★★☆☆

TRANSPORTATION

Parking:	20 free Surface Spaces are available
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport

KEY TENANTS

Electronic Plus	7,000 SF	Trucks Unlimited	3,500 SF
Automo's	500 SF	L B Auto & Custom LLC	500 SF

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Lease Availability Report

9813-9817 Godwin Dr - Godwin Business Park 1

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Flex Condo**
Tenancy:	**Multiple**
Year Built:	**1989**
RBA:	**60,057 SF**
Floors:	**2**
Typical Floor:	**30,000 SF**
Ceiling Ht:	**12'**
Columns:	**Yes**

AVAILABILITY

Min Divisble:	**5,100 SF**
Max Contig:	**8,152 SF**
Total Available:	**35,288 SF**
Asking Rent:	**$11.00/NNN**

EXPENSES PER SF

Taxes:	**$0.21 (2016)**
Opex:	**$0.60 (2011-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Flex	Relet	6,519	6,519	6,519	$11.00/NNN	Vacant	Negotiable
NAI KLNB - Chase Stewart (703) 268-2732, Marc J. Tasker, CCIM, SIOR (703) 268-2735									
P 1st	105	Flex	Relet	5,100	5,100	5,100	$11.00/NNN	Vacant	Negotiable
NAI KLNB - Chase Stewart (703) 268-2732, Marc J. Tasker, CCIM, SIOR (703) 268-2735									

LEASING COMPANY

Company:	JLL
Contacts:	Charles LaRock, II (703) 485-8724, John Dettleff (703) 485-8831, Dan Coats (703) 891-8410

SALE

Last Sale:	Condo Unit 9815 Sold on Mar 26, 2018 for $818,950 ($110.00/SF)

LOADING

Docks:	**2 ext**

FEATURES

Air Conditioning

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Lease Availability Report

9813-9817 Godwin Dr - Godwin Business Park 1

Manassas, VA 20110 - Manassas Ind Submarket

LAND

Land Area:	**2.93 AC**
Zoning:	**I2, County**
Parcel	**13235**

TRANSPORTATION

Parking:	130 free Surface Spaces are available; Ratio of 2.16/1,000 SF
Commuter Rail:	7 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	29 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

NovaBlue	2,150 SF
Home Instead Senior Care	500 SF
Equestrian Collections	500 SF

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Lease Availability Report

8420-8444 Kao Cir - Building E

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Flex**
Tenancy:	**Multiple**
Year Built:	**2004**
RBA:	**36,630 SF**
Floors:	**1**
Typical Floor:	**36,630 SF**
Ceiling Ht:	**18'**
Columns:	**30'w x 30'd**

AVAILABILITY

Min Divisble:	**3,091 SF**
Max Contig:	**9,274 SF**
Total Available:	**9,274 SF**
Asking Rent:	**Withheld**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8442	Industrial	Relet	3,091 - 9,274	9,274	9,274	Withheld	Vacant	Negotiable

Buchanan Partners - Matt Pierce (703) 753-7949 X119

LEASING COMPANY

Company:	Buchanan Partners
Contacts:	Matt Pierce (703) 753-7949 X119

LOADING

Docks:	**8 ext**	Drive Ins:	**4 tot./14'w x 12'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

POWER & UTILITIES

Power:	227-480v 3p
Utilities:	Gas

FEATURES

Car Charging Station

LAND

Parcel	**6260**

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8420-8444 Kao Cir - Building E

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	80 Surface Spaces are available; Ratio of 2.18/1,000 SF
Commuter Rail:	5 minute drive to Manassas Park Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Some Transit (25)

KEY TENANTS

Urban Evolution	9,254 SF	Catholic Charities Diocese Arlington Inc	6,142 SF
MasterBrand Cabinets, Inc.	3,054 SF		

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Lease Availability Report

8480-8498 Kao Cir - Euclid Business Center

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Flex**
Tenancy:	**Multiple**
Year Built:	**2000**
RBA:	**30,615 SF**
Floors:	**1**
Typical Floor:	**30,615 SF**
Ceiling Ht:	**20'**
Columns:	**30'w x 30'd**

AVAILABILITY

Min Divisble:	**2,900 SF**
Max Contig:	**2,900 SF**
Total Available:	**2,900 SF**
Asking Rent:	**$10.50/NNN**

EXPENSES PER SF

Taxes:	**$1.50 (2015)**
Opex:	**$2.00 (2015)**
Total Expenses:	**$3.50 (2015)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8490	Industrial	Relet	2,900	2,900	2,900	$10.50/NNN	Vacant	3 Yrs

Buchanan Partners - Matt Pierce (703) 753-7949 X119

LEASING COMPANY

Company:	Buchanan Partners
Contacts:	Matt Pierce (703) 753-7949 X119

LOADING

Docks:	**5 ext**	Drive Ins:	**8 tot./14'w x 12'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

POWER & UTILITIES

Power:	227-480v 3p
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LAND

Land Area:	**11.57 AC**
Zoning:	**I-2**
Parcel	**6260**

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8480-8498 Kao Cir - Euclid Business Center

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	80 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	5 minute drive to Manassas Park Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (25)

KEY TENANTS

Prince William County Department of Fire & Rescue	12,170 SF	Syrian Honey Wine	3,494 SF
Robinson & Robinson	3,082 SF		

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Lease Availability Report

9151 Liberia Ave

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1978**
RBA:	**11,500 SF**
Floors:	**1**
Typical Floor:	**11,500 SF**
Ceiling Ht:	**16'-20'**

AVAILABILITY

Min Divisble:	**3,888 SF**
Max Contig:	**3,888 SF**
Total Available:	**3,888 SF**
Asking Rent:	**$13.00/+UTIL**

EXPENSES PER SF

Taxes:	**$0.46 (2017)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	New	3,888/238 ofc	3,888	3,888	$13.00/+UTIL	30 Days	24 - 48 Yrs

Crossroads Commercial - Tom Compton (703) 402-8803

LEASING COMPANY

Company:	Crossroads Commercial
Contacts:	Tom Compton (703) 402-8803

SALE

Last Sale:	Sold on Aug 24, 2012 for $1,486,000 ($129.22/SF)

LOADING

Docks:	**1 ext**	Drive Ins:	**2 tot./12'w x 14'h**
Cranes:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Utilities:	Gas - Propane, Heating - Gas, Sewer - City, Water - City

FEATURES

Fenced Lot

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Lease Availability Report

9151 Liberia Ave

Manassas, VA 20110 - Manassas Ind Submarket

LAND

Land Area:	**1.86 AC**
Zoning:	**I2, County**
Parcel	**100-01-00-169C**

TRANSPORTATION

Parking:	25 free Surface Spaces are available; Ratio of 2.50/1,000 SF
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport

KEY TENANTS

Quinn's Landscaping & Lawn Service, Inc	500 SF

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Lease Availability Report

10217-10225 Nokesville Rd - Redpoint Center

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Flex**
Subtype:	**Showroom**
Tenancy:	**Multiple**
Year Built:	**2000**
RBA:	**27,850 SF**
Floors:	**1**
Typical Floor:	**27,850 SF**
Ceiling Ht:	**10'-14'**

AVAILABILITY

Min Divisble:	**1,660 SF**
Max Contig:	**6,900 SF**
Total Available:	**8,560 SF**
Asking Rent:	**$12.00/NNN**

EXPENSES PER SF

Taxes:	**$1.50 (2015)**
Opex:	**$2.03 (2016)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10219	Flex	Relet	3,500 - 6,900	6,900	6,900	$12.00/NNN	Vacant	1 - 5 Yrs

Vertical Rock - Ian Colton (301) 379-3753

LEASING COMPANY

Company:	Vertical Rock
Contacts:	Ian Colton (301) 379-3753

SALE

Last Sale: Sold on May 30, 2017 for $2,750,000 ($98.74/SF)

LOADING

Docks:	**None**	Cross Docks:	**None**

FEATURES

Property Manager on Site, Signage

LAND

Land Area:	**2.76 AC**
Zoning:	**I1**
Parcel	**12267**

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10217-10225 Nokesville Rd - Redpoint Center

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	70 Surface Spaces are available; Ratio of 2.68/1,000 SF
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	29 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (18)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Vertical Rock	15,350 SF	DMV Gold	6,900 SF
Rangoli Indian Restaurant	3,800 SF	Subway	1,600 SF

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Lease Availability Report

8521-8535 Phoenix Dr

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Flex**
Tenancy:	**Multiple**
Year Built:	**1987**
RBA:	**21,000 SF**
Floors:	**1**
Typical Floor:	**21,000 SF**
Ceiling Ht:	**18'**

AVAILABILITY

Min Divisble:	**2,660 SF**
Max Contig:	**2,660 SF**
Total Available:	**2,660 SF**
Asking Rent:	**$7.00/NNN**

EXPENSES PER SF

Taxes:	**$0.29 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8529	Flex	Relet	2,660	2,660	2,660	$7.00/NNN	Vacant	Negotiable

The Pruitt Corporation - Pete McCabe (703) 631-9307

LEASING COMPANY

Company:	The Pruitt Corporation
Contacts:	Pete McCabe (703) 631-9307

LOADING

Docks:	**2 ext**	Drive Ins:	**4 tot./14'w**
Cross Docks:	**None**	Rail Spots:	**None**

PARCEL

111-22-000-08A3, 9275

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Lease Availability Report

8521-8535 Phoenix Dr

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	40 free Surface Spaces are available; Ratio of 1.90/1,000 SF
Commuter Rail:	7 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	24 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Some Transit (26)

KEY TENANTS

General Party Rentals	2,660 SF
Zion Christian Assembly, Inc.	500 SF

General Party Rentals	2,660 SF

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Lease Availability Report

8600 Phoenix Dr

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Flex**
Tenancy:	**Multiple**
Year Built:	**1985**
RBA:	**59,300 SF**
Floors:	**1**
Typical Floor:	**59,300 SF**

AVAILABILITY

Min Divisble:	**6,000 SF**
Max Contig:	**6,000 SF**
Total Available:	**6,000 SF**
Asking Rent:	**$7.00/NNN**

EXPENSES PER SF

Taxes:	**$0.10 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8601-86	Flex	Relet	6,000	6,000	6,000	$7.00/NNN	Sep 2018	Negotiable

The Pruitt Corporation - Pete McCabe (703) 631-9307

LEASING COMPANY

Company:	The Pruitt Corporation
Contacts:	Pete McCabe (703) 631-9307

LOADING

Docks:	**4 ext**	Drive Ins:	**5 tot./14'w**

POWER & UTILITIES

Utilities:	Heating - Gas

PARCEL

111-22-000-08A1, 9273

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Lease Availability Report

8600 Phoenix Dr

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 2.02/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	24 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (57)
Transit Score ®:	Some Transit (25)

KEY TENANTS

CAVS USA Inc	21,569 SF	BI Inc.	3,850 SF

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Lease Availability Report

9408-9410 Prince William St

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1977**
RBA:	**10,308 SF**
Floors:	**2**
Typical Floor:	**10,308 SF**

AVAILABILITY

Min Divisble:	**7,000 SF**
Max Contig:	**7,000 SF**
Total Available:	**7,000 SF**
Asking Rent:	**$17.14/+UTIL**

EXPENSES PER SF

Taxes:	**$2.97 (2016)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9410	Flex	Relet	7,000/5,600 ofc	7,000	7,000	$17.14/+UTIL	Vacant	Negotiable

Weber Rector Commercial Real Estate Services - Brian Snook (703) 330-1224

LEASING COMPANY

Company:	Weber Rector Commercial Real Estate Services
Contacts:	John M. Weber, Jr. (703) 330-1224 X1110, Brian Snook (703) 330-1224

LOADING

Docks:	**None**	Drive Ins:	**3 tot./14'w x 16'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

FEATURES

Fenced Lot, Storage Space, Yard

LAND

Zoning:	**I-1**
Parcel	**12418**

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Lease Availability Report

9408-9410 Prince William St

Manassas, VA 20110 - Manassas Ind Submarket

★★☆☆☆

TRANSPORTATION

Parking:	20 free Surface Spaces are available; Ratio of 1.94/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	30 minute drive to Washington Dulles International Airport

KEY TENANTS

Virginia Polytechnic Institute & State University	1,308 SF

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Lease Availability Report

8430 Quarry Rd

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1988**
RBA:	**14,400 SF**
Floors:	**1**
Typical Floor:	**14,400 SF**

AVAILABILITY

Min Divisble:	**1,200 SF**
Max Contig:	**1,200 SF**
Total Available:	**2,400 SF**
Asking Rent:	**$9.00/NNN**

EXPENSES PER SF

Taxes:	**$0.30 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Industrial	Relet	1,200/100 ofc	1,200	1,200	$9.00/NNN	Vacant	2 Yrs
Shaquana McNair - Shaquana McNair (301) 919-7223									
P 1st	110	Industrial	Relet	1,200/100 ofc	1,200	1,200	$9.00/NNN	Vacant	2 Yrs
Shaquana McNair - Shaquana McNair (301) 919-7223									

LEASING COMPANY

Company:	Shaquana McNair
Contacts:	Shaquana McNair (301) 919-7223

SALE

Last Sale:	Sold on Oct 23, 1996 for $570,000 ($39.58/SF)

LOADING

Docks:	**None**	Drive Ins:	**8 tot./12'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

LAND

Land Area:	**2.01 AC**
Zoning:	**I2, Prince William**
Parcel	**9162**

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Lease Availability Report

8430 Quarry Rd

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	62 free Surface Spaces are available; Ratio of 4.65/1,000 SF
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	26 minute drive to Washington Dulles International Airport

KEY TENANTS

All Star Tire Company	1,200 SF	Wedding Company	1,200 SF
Sammys Rental Inc	500 SF		

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Lease Availability Report

8620 Quarry Rd

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Industrial**
Year Built:	**1999; Renov 2005**
RBA:	**29,800 SF**
Floors:	**2**
Typical Floor:	**14,900 SF**
Ceiling Ht:	**18'**

AVAILABILITY

Min Divisble:	**29,800 SF**
Max Contig:	**29,800 SF**
Total Available:	**29,800 SF**
Asking Rent:	**$12.08/NNN**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	29,800/8,000 ofc	29,800	29,800	$12.08/NNN	60 Days	Negotiable

Weber Rector Commercial Real Estate Services - Chuck Rector (703) 330-1224, Jessica Moyer (703) 330-1224

LEASING COMPANY

Company:	Weber Rector Commercial Real Estate Services
Contacts:	Chuck Rector (703) 330-1224, Jessica Moyer (703) 330-1224

LOADING

Drive Ins:	**15 tot.**

LAND

Land Area:	**8.33 AC**
Zoning:	**I-2**
Parcel	**100-01-00-96**

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