# **Property Summary Report**

# 10498 Colonel Ct - Godwin Business Park

Manassas, VA 20110 - Manassas Submarket



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Туре	3 Star Flex R&D Condo
Tenancy	Multi
Year Built	1989
RBA	60,057 SF
Stories	2
Typical Floor	30,000 SF
Ceiling Ht	11'6"
Columns	Yes
Construction	Masonry

#### LAND

Land Acres	2.93 AC
Zoning	11
Parcels	22015

#### LOADING

Docks	2 ext	Drive Ins	None	
Cross Docks	None	Rail Spots	None	

#### SALE

For Sale	2 Condos - \$979,500 - 1,780,000 (\$132.99 - 162.88/SF)		
Sale Type	Owner User		
Properties	2		
Status	Active		
Last Sale			
Sold Price	\$4,825,000 (\$80.34/SF)		
Date	Jan 2002		
Sale Type	Investment		
Cap Rate	10.35%		
Financing	1st Mortgage: Not Available		

#### AMENITIES

• Air Conditioning

#### TRANSPORTATION

Parking	130 available (Surface);Ratio of 2.16/1,000 SF
Commuter Rail	4 min drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score	Car-Dependent (23)

#### TENANTS

Dentopia Dental Lab	30,000 SF	Bowman Consulting	5,100 SF
ABC Imaging	3,000 SF	Bambams	3,000 SF
Harrington Industrial Plastics, Inc.	3,000 SF	Best Choice Roofing D C Llc	500 SF





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Manassas, VA 20110 - Manassas Submarket

#### **PROPERTY CONTACTS**

Primary Leasing Company	The Wiley Companies	Sales Company	JLL
THE	7524 Gardner Park Dr		1800 Tysons Blvd
THE WILEY	Gainesville, VA 20155	(()) JLL	McLean, VA 22102
COMPANIES	(703) 753-9600 (p)		(703) 485-8800 (p)
Sales Company	Wright Realty, Inc.		(703) 485-8811 (f)
WDICHT	9009 Sudley Rd	Recorded Owner	Individually Owned
WRIGHT	Manassas, VA 20110		1331 L St NW
	(703) 368-8136 (p)		Washington, DC 20005
	(703) 368-7238 (f)		(507) 238-1511 (p)
Developer	Michael Management, Inc.	Architect	Anderson & O'Brien
	4390 Parliament Pl		112 S Alfred St
Michael	Lanham, MD 20706		Alexandria, VA 22314
	(301) 459-4400 (p)		(703) 960-2900 (p)
	(301) 459-1533 (f)		
Property Manager	Metropol Realty		
	1146 Walker Rd		
	Great Falls, VA 22066		
	(703) 438-3131 (p)		
	(703) 438-3133 (f)		

#### **BUILDING NOTES**

\* Located near the intersection of Route 28 and Prince William Pkwy

- \* Near Manassas Regional Airport, Micron, FBI and VRE
- \* Brick/ Block/ Glass

\* Easy access to I-66 and I-95 via Prince William Parkway.

\* Located right smack dab in the middle of Northern Virginia!







# 8773-8791 Commerce Ct - Clinton Bldg

Manassas, VA 20110 - Manassas Submarket



Туре:	Class C Flex
Tenancy:	Multiple
Year Built:	1988
RBA:	13,756 SF
Floors:	1
Typical Floor:	12,500 SF

AVAILABILITY	
Min Divisble:	1,250 SF
Max Contig:	1,250 SF
Total Available:	1,250 SF
Asking Rent:	\$18.96/+UTIL

#### SPACES

Floor Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st 201	Office	Direct	1,250	1,250	1,250	\$18.96/+UTIL	Vacant	Negotiable

Wright Realty, Inc. - Steve Nash (703) 368-8136 X22, Edward B. Wright, III (703) 368-8136

Suite 201 is a second floor end office suite for lease in the Clinton Building. 1,250 SF office suite includes four private offices and eight cubicles. Many windows provide natural light. Ideal for call center or defense contractor. Zoned B-4. Building is located off of US-28. To be leased in AS-IS condition. Vacant and ready for immediate occupancy. Lease Rate: \$1,975.00 Per Month including taxes and CAM.

#### LEASING AGENTS

Company:	Wright Realty, Inc.
Contacts:	Edward B. Wright, III (703) 368-8136, Steve Nash (703) 368-8136 X22

#### LOADING

Docks:	None	Drive Ins:	7 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None

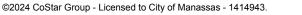
#### **POWER & UTILITIES**

Utilities:	Heating - Electric, Sewer - Cit	y, Water - City
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#### LAND

Land Area:	1.50 AC
Zoning:	B-4
Parcel	19183







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# 8773-8791 Commerce Ct - Clinton Bldg

Manassas, VA 20110 - Manassas Submarket

#### TRANSPORTATION

Parking:	76 Surface Spaces are available; Ratio of 3.80/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	32 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Minimal Transit (23)

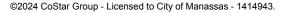
#### **KEY TENANTS**

Project Mend-A-House

#### **BUILDING NOTES**

Two story office building in Manassas includes eight separate office/warehouse suites, seven drive-in doors. Plenty of parking. Located off Rt-28.







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450 SF

# 9126 I Beam Ln

Manassas, VA 20110 - Manassas Submarket



#### BUILDING

Туре:	Class C Flex
Tenancy:	Multiple
Year Built:	1986
RBA:	24,000 SF
Floors:	1
Typical Floor:	24,000 SF
Ceiling Ht:	11'

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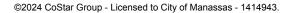
AVAILABILITY	
Min Divisble:	2,000 SF
Max Contig:	2,100 SF
Total Available:	4,100 SF
Asking Rent:	\$17.50/IG

#### SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	2,100	2,100	2,100	\$17.50/IG	May 2024	3 - 5 Yrs
Newmark	- Larry Fitz	zGerald (703) 918-0	221					
P 1st	Flex	Direct	2,000	2,000	2,000	\$17.50/IG	May 2024	3 - 5 Yrs
Newmark	- Larry Fitz	zGerald (703) 918-0	221					
	AGENTS	i						
Company:	1	Newmark						
Contacts:	L	arry FitzGerald (7	703) 918-0221					
LOADING Docks:		2 ext			Drive Ins:	7 tot./12'w x 12	'h	
Cranes:		None			Rail Spots:	None		
POWER &		ES						
Utilities:	(	Gas - Natural, Hea	ating - Gas, Sewer - C	city, Water - C	City			
LAND								
Land Area	: •	1.81 AC						
Zoning:	I	-2						



Parcel





# 9126 I Beam Ln

Manassas, VA 20110 - Manassas Submarket

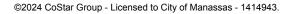
#### TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 3.00/1,000 SF
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	40 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (63)
Transit Score ®:	Minimal Transit (22)

#### **KEY TENANTS**

Thosand Oaks Barrel Co.	6,000 SF	EMSI Engineering	2,000 SF
Enterprise Rent-A-Car	2,000 SF	Enterprise Truck Rental	500 SF
Infinite Printing	500 SF	Mr. Handyman	500 SF







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# 9075-9125 Antique Way

Manassas, VA 20110 - Manassas Submarket



#### BUILDING Type: **Class C Industrial** Subtype: Warehouse Tenancy: Multiple Year Built: 1981 RBA: 58,000 SF Floors: 1 58,000 SF Typical Floor: Ceiling Ht: 24'

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16,000 SF
18,000 SF
34,000 SF
\$15.00/NNN

#### SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	18,000	18,000	18,000	\$15.00/NNN	Vacant	Negotiable
KW Comn	nercial - Fred J	lafarzadeh (	(703) 505-3501					

#### LEASING AGENTS

Company:	KW Commercial	
Contacts:	Fred Jafarzadeh (703) 505-3501	
LAND		

Land Area:	7.82 AC
Zoning:	I-2
Parcel	100-01-00-147C

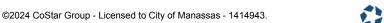
#### TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 2.07/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	33 minute drive to Washington Dulles International Airport

#### **KEY TENANTS**

Auto Giants Mitsubishi	58,000 SF	Beyond Motors	54,000 SF
Capital Auto Sales	5,400 SF	Indoors	500 SF





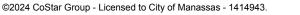
# 9075-9125 Antique Way

Manassas, VA 20110 - Manassas Submarket

#### **BUILDING NOTES**

\* Formerly Lowe's of Manassas \* 8 acres of paved yard \* Rail siding with ramp \* 20,000 sf of warehouse space (20'-24' ceiling) \* 4' loading platform / 2 drive-in ramps \* 4,000 sf of office space \* 10,000 sf of upstairs storage space, 4'-10' ceilings \* 10,000 sf of shed space (n/a to overall rentable sf)







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# 9126-9166 Euclid Ave

Manassas, VA 20110 - Manassas Submarket



BUILDING	
Туре:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1969
RBA:	118,100 SF
Floors:	1
Typical Floor:	118,100 SF
Ceiling Ht:	28'

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AVAILABILITY	AVAILABILITY					
Min Divisble:	13,000 SF					
Max Contig:	49,000 SF					
Total Available:	49,000 SF					
Asking Rent:	\$14.00/NNN					

#### SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	13,000 - 49,000	49,000	49,000	\$14.00/NNN	30 Days	Negotiable

Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Chuck Rector (703) 334-5030, Brian Snook (703) 863-1895 Heavy industrial warehouse bays available for lease. Units ranging from 13,000 SF - 49,000 SF. Spaces are accessible via drive-in overhead doors and loading docks. Deck height 28' 5" with clear height of 25' 5". Building is sprinkled. Highly sought after I-2; Heavy Industrial zoning allows for many by-right uses including moving & storage, R&D, heavy equipment sales & rental, general warehousing and more! Excellent location just off Liberia Ave. only 0.6 miles from Rt. 28/ Centreville Rd. leading to Fairfax County. Less than 1 mile from Old Town Manassas.

Last Sale:	Sold on Jun 1, 2022 for \$12,500,000 (\$	105.84/SF)		
LOADING				
Docks:	4 ext	Drive Ins:	23 tot./12'w x 14'h	
Cranes:	None	Rail Spots:	None	
POWER & UT				
-	ILITIES Heating - Gas			
POWER & UT Utilities: LAND				
Utilities:				
Utilities:	Heating - Gas			





# 9126-9166 Euclid Ave

Manassas, VA 20110 - Manassas Submarket

#### TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 1.69/1,000 SF				
Commuter Rail:	3 minute drive to Manassas Commuter Rail (Manassas Line)				
Airport:	33 minute drive to Washington Dulles International Airport				

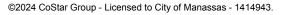
#### KEY TENANTS

Carofmine

#### **BUILDING NOTES**

Near Route 28, Prince William Parkway and Commerce Corner Shopping Center.







500 SF

# 9821-9823 Godwin Dr - Godwin Industrial Park

Manassas, VA 20110 - Manassas Submarket



#### BUILDING Type: **Class B Industrial** Subtype: Warehouse Tenancy: Multiple Year Built: 2003 RBA: 33,266 SF 1 Floors: Typical Floor: 33,266 SF Ceiling Ht: 19' Columns: 33'w x 20'd

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AVAILABILITY					
Min Divisble:	3,400 SF				
Max Contig:	3,400 SF				
Total Available:	3,400 SF				
Asking Rent:	\$15.00/NNN				

#### SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9821	Industrial	Direct	3,400	3,400	3,400	\$15.00/NNN	30 Days	Negotiable
R.L. Trave	R.L. Travers & Associates, Inc Guy C. Travers (703) 339-0100, Alyson Thompson (703) 339-0100								

#### LEASING AGENTS

Company:	R.L. Travers & Associates, Inc.
Contacts:	Guy C. Travers (703) 339-0100, Alyson Thompson (703) 339-0100

#### LOADING

Docks:	None	Drive Ins:	10 tot./26'w x 15'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

#### **POWER & UTILITIES**

Utilities: Heating, Lighting

# FEATURES

Air Conditioning, Fenced Lot, Security System, Signage

#### LAND

1.90 AC	
12	
28257	
-	12





# 9821-9823 Godwin Dr - Godwin Industrial Park

Manassas, VA 20110 - Manassas Submarket

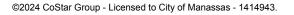
#### TRANSPORTATION

Parking:	83 Surface Spaces are available; Ratio of 2.50/1,000 SF	
Commuter Rail:	4 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)	
Airport:	37 minute drive to Washington Dulles International Airport	

#### **KEY TENANTS**

Lambert Metal Service LLC	3,425 SF	Old Dominion Erectors	3,326 SF
Deck Builders	2,500 SF		



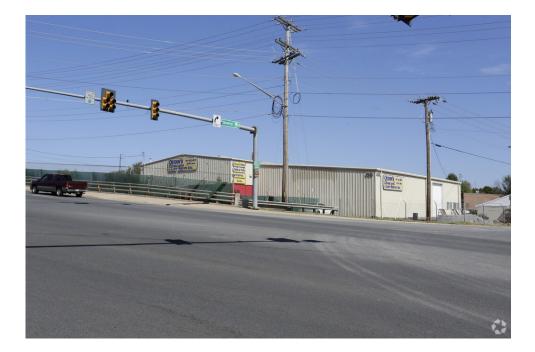




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# 9151 Liberia Ave

Manassas, VA 20110 - Manassas Submarket



BUILDING	
Туре:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1978
RBA:	11,500 SF
Floors:	1
Typical Floor:	11,500 SF
Ceiling Ht:	14'

4,580 SF
4,580 SF
4,580 SF
\$18.36/+ELEC

#### SPACES

P 1st Industrial Direct 4,580/780 ofc 4,580 4,580 \$18.36/+ELEC Vacant 3 - 5 Yrs	Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
	P 1st	Industrial	Direct	4,580/780 ofc	4,580	4,580	\$18.36/+ELEC	Vacant	3 - 5 Yrs

JEQ Properties Llc - William Quinn (703) 906-2777

3,800 sf warehouse with 14' ceiling clearance. 12' x 14' drive-in garage door; 12' x 14' side garage door. Covered loading dock with 8' x 10' door. Locker room. 780 sf office area with lobby, 3 offices, pantry, and bathroom.

#### LEASING AGENTS

Company:	JEQ Properties Llc
Contacts:	William Quinn (703) 906-2777

#### SALE

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#### LOADING

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

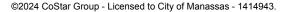
#### **POWER & UTILITIES**

Utilities: Gas - Propane, Heating - Gas

#### FEATURES

Fenced Lot







# 9151 Liberia Ave

Manassas, VA 20110 - Manassas Submarket

#### LAND

Land Area:	1.87 AC
Zoning:	I2, City of Manassas
Parcel	29435

#### TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 2.17/1,000 SF	
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)	
Airport:	33 minute drive to Washington Dulles International Airport	

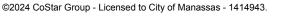
#### **KEY TENANTS**

Quinn's Landscaping & Lawn Service, Inc	500 SF
dannie Eandebaping a Eannie on noo, nie	

#### **BUILDING NOTES**

\* Room for small office/car lot or outside storage \* Additional ground for storage or expansion Excellent cash flow \* \$125,000 income/year \* \$11,660 expenses/year (taxes, insurance, CAM) \* 15.8% cash on cash with 20% down Location \* Corner of Liberia Avenue and Quarry Road \* Excellent visibility \* 30,000/day traffic count APN: 3668 Alternate APN: 100-01-00-169C







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# 8521-8535 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket



BUILDING	
Туре:	Class C Industrial
Subtype:	Showroom
Tenancy:	Multiple
Year Built:	1987
RBA:	21,275 SF
Floors:	1
Typical Floor:	21,275 SF
Ceiling Ht:	18'

Min Divisble:	2,745 SF
Max Contig:	2,745 SF
Total Available:	2,745 SF
Asking Rent:	Withheld

#### SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8533	Industrial	Direct	2,745	2,745	2,745	Withheld	Vacant	Negotiable
Stream Re	ealty Partr	ners, LP - And	rew Hasse	tt (703) 996-9160, Caulley	Deringer (703	3) 705-2907, Ste	ephen M. Cloud (703) 749-9-	455	

#### LEASING AGENTS

Company:	Stream Realty Partners, LP
Contacts:	Andrew Hassett (703) 996-9160, Caulley Deringer (703) 705-2907, Stephen M. Cloud (703) 749-9455
SALE	
Last Sale:	Portfolio of 6 Properties Sold on Jun 23, 2022 for \$80,000,000 (\$230.90/SF)

#### LOADING

20/12/110		
Docks:	2 ext	Drive Ins: 4 tot.
Cross Docks:	None	

#### LAND

Land Area:	1.83 AC	
Zoning:	I-1	
Parcel	111-22-00-8A3	

#### TRANSPORTATION

Parking:	Ratio of 1.90/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	32 minute drive to Washington Dulles International Airport







## 8521-8535 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket

#### **KEY TENANTS**

Big Country Amusements Inc	6,000 SF
Interpretive Woodwork & Design, Inc.	2,660 SF
Zion Christian Assembly, Inc.	500 SF

KC Millwork Corporation	2,745 SF
Prospective Flooring, Inc.	2,660 SF







# 8635-8649 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket



# BUILDINGType:Class C Industrial ...Subtype:WarehouseTenancy:MultipleYear Built:1989RBA:8,675 SFFloors:1Typical Floor:8,241 SF

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AVAILABILITY	
Min Divisble:	1,624 SF
Max Contig:	1,624 SF
Total Available:	1,624 SF
Asking Rent:	\$18.48/IG

#### SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8643	Industrial	Direct	1,624	1,624	1,624	\$18.48/IG	Jul 2024	3 Yrs
Latham R	ealty - Jol	hn W. Latham	(703) 898-	5998					

Finished with mostly office and some warehouse. Current tenant is moving out by June 30, 2024. No automotive or church

# LEASING AGENTS Company: Latham Realty Contacts: John W. Latham (703) 898-5998

#### LOADING

Docks:	None	Drive Ins:	1 tot./14'w
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

#### **POWER & UTILITIES**

Utilities:	Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - City

#### FEATURES

24 Hour Access, Demised WC facilities, Fluorescent Lighting, Reception, Storage Space

#### LAND

Zoning:

#### PARCEL

14070, 14071, 14072, 14073, 99445





# 8635-8649 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket

#### TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 4.85/1,000 SF	
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)	
Airport:	32 minute drive to Washington Dulles International Airport	

#### **KEY TENANTS**

Colonial Webb Contractors	4,000 SF	Department of Rehabilitative Services	1,566 SF
Double Eagle Voice & Data System 500 SF		Forza Cor Llc	500 SF



