

# Property Summary Report

## 10498 Colonel Ct - Godwin Business Park

Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type	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	I1
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

### TENANTS

Dentopia Dental Lab	30,000 SF
ABC Imaging	3,000 SF
Harrington Industrial Plastics, Inc.	3,000 SF

### 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)

Bowman Consulting	5,100 SF
Bambams	3,000 SF
Best Choice Roofing D C Llc	500 SF

# Property Summary Report

## 10498 Colonel Ct - Godwin Business Park



Manassas, VA 20110 - Manassas Submarket

### PROPERTY CONTACTS

Primary Leasing Company

The Wiley Companies  
7524 Gardner Park Dr  
Gainesville, VA 20155  
(703) 753-9600 (p)



Sales Company

Wright Realty, Inc.  
9009 Sudley Rd  
Manassas, VA 20110  
(703) 368-8136 (p)  
(703) 368-7238 (f)



Developer

Michael Management, Inc.  
4390 Parliament Pl  
Lanham, MD 20706  
(301) 459-4400 (p)  
(301) 459-1533 (f)



Property Manager

Metropol Realty  
1146 Walker Rd  
Great Falls, VA 22066  
(703) 438-3131 (p)  
(703) 438-3133 (f)

Sales Company



JLL  
1800 Tysons Blvd  
McLean, VA 22102  
(703) 485-8800 (p)  
(703) 485-8811 (f)

Recorded Owner

Individually Owned  
1331 L St NW  
Washington, DC 20005  
(507) 238-1511 (p)

Architect

Anderson & O'Brien  
112 S Alfred St  
Alexandria, VA 22314  
(703) 960-2900 (p)

### 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!

# Lease Availability Report



**8773-8791 Commerce Ct - Clinton Bldg**  
Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class C Flex</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1988</b>
RBA:	<b>13,756 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>12,500 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,250 SF</b>
Max Contig:	<b>1,250 SF</b>
Total Available:	<b>1,250 SF</b>
Asking Rent:	<b>\$18.96/+UTIL</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr 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:	<b>None</b>	Drive Ins:	<b>7 tot./12'w x 14'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

## POWER & UTILITIES

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

Land Area:	<b>1.50 AC</b>
Zoning:	<b>B-4</b>
Parcel	<b>19183</b>

# Lease Availability Report



**8773-8791 Commerce Ct - Clinton Bldg**  
Manassas, VA 20110 - Manassas Submarket



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## 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)

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## KEY TENANTS

Project Mend-A-House	450 SF
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## 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.

# Lease Availability Report

## 9126 I Beam Ln

Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Flex</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1986</b>
RBA:	<b>24,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>24,000 SF</b>
Ceiling Ht:	<b>11'</b>

### AVAILABILITY

Min Divisible:	<b>2,000 SF</b>
Max Contig:	<b>2,100 SF</b>
Total Available:	<b>4,100 SF</b>
Asking Rent:	<b>\$17.50/IG</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	2,100	2,100	2,100	\$17.50/IG	May 2024	3 - 5 Yrs
<i>Newmark - Larry FitzGerald (703) 918-0221</i>								
P 1st	Flex	Direct	2,000	2,000	2,000	\$17.50/IG	May 2024	3 - 5 Yrs
<i>Newmark - Larry FitzGerald (703) 918-0221</i>								

### LEASING AGENTS

Company:	Newmark
Contacts:	Larry FitzGerald (703) 918-0221

### LOADING

Docks:	<b>2 ext</b>	Drive Ins:	<b>7 tot./12'w x 12'h</b>
Cranes:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City
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### LAND

Land Area:	<b>1.81 AC</b>
Zoning:	<b>I-2</b>
Parcel	<b>31163</b>

# Lease Availability Report

## 9126 I Beam Ln

Manassas, VA 20110 - Manassas Submarket



### TRANSPORTATION

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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)

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### KEY TENANTS

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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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# Lease Availability Report

**9075-9125 Antique Way**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1981</b>
RBA:	<b>58,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>58,000 SF</b>
Ceiling Ht:	<b>24'</b>

### AVAILABILITY

Min Divisible:	<b>16,000 SF</b>
Max Contig:	<b>18,000 SF</b>
Total Available:	<b>34,000 SF</b>
Asking Rent:	<b>\$15.00/NNN</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	18,000	18,000	18,000	\$15.00/NNN	Vacant	Negotiable

*KW Commercial - Fred Jafarzadeh (703) 505-3501*

### LEASING AGENTS

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

### LAND

Land Area:	<b>7.82 AC</b>
Zoning:	<b>I-2</b>
Parcel	<b>100-01-00-147C</b>

### 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

# Lease Availability Report



## 9075-9125 Antique Way

Manassas, VA 20110 - Manassas Submarket



### **BUILDING NOTES**

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\* 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)



# Lease Availability Report

**9126-9166 Euclid Ave**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1969</b>
RBA:	<b>118,100 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>118,100 SF</b>
Ceiling Ht:	<b>28'</b>

### AVAILABILITY

Min Divisible:	<b>13,000 SF</b>
Max Contig:	<b>49,000 SF</b>
Total Available:	<b>49,000 SF</b>
Asking Rent:	<b>\$14.00/NNN</b>

### SPACES

Floor	Use	Type	SF Avail	Flr 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.

### SALE

Last Sale: Sold on Jun 1, 2022 for \$12,500,000 (\$105.84/SF)

### LOADING

Docks:	<b>4 ext</b>	Drive Ins:	<b>23 tot./12'w x 14'h</b>
Cranes:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

Utilities: Heating - Gas

### LAND

Land Area:	<b>5.00 AC</b>
Zoning:	<b>I-2</b>
Parcel	<b>30890</b>

# Lease Availability Report

## 9126-9166 Euclid Ave

Manassas, VA 20110 - Manassas Submarket



### TRANSPORTATION

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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

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### KEY TENANTS

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Carofmine 500 SF

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### BUILDING NOTES

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

# Lease Availability Report

**9821-9823 Godwin Dr - Godwin Industrial Park**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

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

## AVAILABILITY

Min Divisible:	<b>3,400 SF</b>
Max Contig:	<b>3,400 SF</b>
Total Available:	<b>3,400 SF</b>
Asking Rent:	<b>\$15.00/NNN</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr 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. 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:	<b>None</b>	Drive Ins:	<b>10 tot./26'w x 15'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

## POWER & UTILITIES

Utilities:	Heating, Lighting
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## FEATURES

Air Conditioning, Fenced Lot, Security System, Signage

## LAND

Land Area:	<b>1.90 AC</b>
Zoning:	<b>I2</b>
Parcel	<b>28257</b>

# Lease Availability Report

**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		

# Lease Availability Report

**9151 Liberia Ave**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1978</b>
RBA:	<b>11,500 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>11,500 SF</b>
Ceiling Ht:	<b>14'</b>

## AVAILABILITY

Min Divisible:	<b>4,580 SF</b>
Max Contig:	<b>4,580 SF</b>
Total Available:	<b>4,580 SF</b>
Asking Rent:	<b>\$18.36/+ELEC</b>

## SPACES

Floor	Use	Type	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

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

## LOADING

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

## POWER & UTILITIES

Utilities: Gas - Propane, Heating - Gas

## FEATURES

Fenced Lot

# Lease Availability Report



## 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

### 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

# Lease Availability Report

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## 8521-8535 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Showroom</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
RBA:	<b>21,275 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>21,275 SF</b>
Ceiling Ht:	<b>18'</b>

### AVAILABILITY

Min Divisible:	<b>2,745 SF</b>
Max Contig:	<b>2,745 SF</b>
Total Available:	<b>2,745 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8533	Industrial	Direct	2,745	2,745	2,745	Withheld	Vacant	Negotiable

*Stream Realty Partners, LP - Andrew Hassett (703) 996-9160, Caulley Deringer (703) 705-2907, Stephen M. Cloud (703) 749-9455*

### 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)
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### LOADING

Docks:	<b>2 ext</b>	Drive Ins:	<b>4 tot.</b>
Cross Docks:	<b>None</b>		

### LAND

Land Area:	<b>1.83 AC</b>
Zoning:	<b>I-1</b>
Parcel	<b>111-22-00-8A3</b>

### 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	KC Millwork Corporation	2,745 SF
Interpretive Woodwork & Design, Inc.	2,660 SF	Prospective Flooring, Inc.	2,660 SF
Zion Christian Assembly, Inc.	500 SF		



# Lease Availability Report

**8635-8649 Phoenix Dr**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Industrial ...</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1989</b>
RBA:	<b>8,675 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>8,241 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,624 SF</b>
Max Contig:	<b>1,624 SF</b>
Total Available:	<b>1,624 SF</b>
Asking Rent:	<b>\$18.48/IG</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr 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 Realty - John 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:	<b>None</b>	Drive Ins:	<b>1 tot./14'w</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

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

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

### LAND

Zoning:	<b>I1</b>
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### PARCEL

14070, 14071, 14072, 14073, 99445

# Lease Availability Report

## 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