

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 (Manassas Line - Virginia Railway)
Airport	37 min drive to Washington Dulles International
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 	JLL 1800 Tysons Blvd McLean, VA 22102 (703) 485-8800 (p) (703) 485-8811 (f)
Sales Company 	Wright Realty, Inc. 9009 Sudley Rd Manassas, VA 20110 (703) 368-8136 (p) (703) 368-7238 (f)	Recorded Owner	Individually Owned 1331 L St NW Washington, DC 20005 (507) 238-1511 (p)
Developer 	Michael Management, Inc. 4390 Parliament Pl Lanham, MD 20706 (301) 459-4400 (p) (301) 459-1533 (f)	Architect	Anderson & O'Brien 112 S Alfred St Alexandria, VA 22314 (703) 960-2900 (p)
Property Manager	Metropool Realty 1146 Walker Rd Great Falls, VA 22066 (703) 438-3131 (p) (703) 438-3133 (f)		

MARKET CONDITIONS

	Current	YOY Change
Vacancy Rates		
Subject Property	18.2%	18.2%
Submarket 2-4 Star	0.7%	-2.1%
Market Overall	5.0%	1.1%
Market Asking Rent Per Area		
Subject Property	\$18.15/SF	5.5%
Submarket 2-4 Star	\$16.02/SF	6.6%
Market Overall	\$16.52/SF	6.5%
Submarket Leasing Activity		
12 Mo. Leased	276,577 SF	-49.0%
Months on Market	1.5	-1 mo
Submarket Sales Activity		
12 Mo. Sales Volume (Mil.)	\$17.1M	\$68M
Market Sale Price Per Area	\$241/SF	\$247/SF

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!

Property Summary Report

8788 Commerce Ct

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Retail Auto Repair
Tenancy	Single
Year Built	1987
GLA	6,250 SF
Stories	1
Typical Floor	6,250 SF
Docks	4 ext
Construction	Steel

LAND

Land Acres	0.42 AC
Zoning	B4
Parcels	27150

TENANTS

Virginia Auto Body	5,949 SF
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FOR LEASE

Smallest Space	6,250 SF	Retail Avail	6,250 SF
Max Contiguous	6,250 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	\$19.20		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Retail	Direct	6,250	6,250	6,250	\$19.20 +UTIL	60 Days	5 - 10 Years

RealtyWatch
Auto Retail

SALE

For Sale	\$2,500,000 (\$400.00/SF)
Sale Type	Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	37,228 on Liberia Ave & Centreville Rd NW (2022)
	41,001 on Centreville Rd & Kincheloe Dr SW (2022)
Frontage	62' on Commerce Ct

Made with TrafficMetrix Products

Property Summary Report

8788 Commerce Ct



Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking	20 available (Surface);Ratio of 3.36/1,000 SF
Commuter Rail	4 min drive to Manassas (Manassas Line - Virginia Railway Express)
Airport	32 min drive to Washington Dulles International
Walk Score	Somewhat Walkable (68)
Transit Score	Minimal Transit (22)

PROPERTY CONTACTS

Primary Leasing Company	RealtyWatch 1062 Harriman St Great Falls, VA 22066 (703) 759-4560 (p)	Sales Company	RealtyWatch 1062 Harriman St Great Falls, VA 22066 (703) 759-4560 (p)
True Owner	Kim Tina Living Trust 13530 Mist Flower Dr Centreville, VA 20120 (703) 818-0285 (p)	Recorded Owner	Kim Tina Living Trust 13530 Mist Flower Dr Centreville, VA 20120 (703) 818-0285 (p)

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	2.4%	0.1%
Market Overall	4.4%	-0.2%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$27.70/SF	-0.6%
Submarket 1-3 Star	\$26.93/SF	2.9%
Market Overall	\$32.27/SF	1.8%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	74,291 SF	11.0%
Months on Market	15.0	-8.1 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.3M	\$25.33M
Market Sale Price Per Area	\$292/SF	\$287/SF

SALE HIGHLIGHTS

- Restricted Auto use in the City of Manassas

Lease Availability Report

8600-8624 Phoenix Dr
Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1985
RBA:	59,300 SF
Floors:	2
Typical Floor:	59,300 SF

AVAILABILITY

Min Divisible:	6,000 SF
Max Contig:	6,000 SF
Total Available:	6,000 SF
Asking Rent:	\$16.50/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8610	Industrial	Direct	6,000	6,000	6,000	\$16.50/NNN	Jul 2024	3 - 10 Yrs

Stream Realty Partners, LP - Andrew Hassett (703) 705-2921, Caulley Deringer (703) 705-2907, Stephen M. Cloud (703) 749-9455

LEASING AGENTS

Company:	Stream Realty Partners, LP
Contacts:	Andrew Hassett (703) 705-2921, 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:	4 ext	Drive Ins:	5 tot./14'w
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POWER & UTILITIES

Utilities:	Heating - Gas
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LAND

Land Area:	3.80 AC
Zoning:	I-1
Parcel	111-22-00-8A1

Lease Availability Report



8600-8624 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket



TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 2.02/1,000 SF
Commuter Rail:	5 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	31 minute drive to Washington Dulles International
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS

CAVS USA Inc	21,569 SF	Elias S Pineda	3,500 SF
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Lease Availability Report



9126 I Beam Ln

Manassas, VA 20110 - Manassas Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,100 SF
Total Available:	4,100 SF
Asking Rent:	\$\$17.50 - \$19.50/IG

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	2,100	2,100	2,100	\$19.50/IG	Vacant	3 - 5 Yrs
<i>Newmark - Larry FitzGerald (703) 918-0221</i>								
P 1st	Flex	Direct	2,000	2,000	2,000	\$17.50/IG	Vacant	3 - 5 Yrs
<i>Newmark - Larry FitzGerald (703) 918-0221</i>								

LEASING AGENTS

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

LOADING

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

POWER & UTILITIES

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

Land Area:	1.81 AC
Zoning:	I-2
Parcel	31163

Lease Availability Report



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 (Manassas Line - Virginia Railway Express)
Airport:	40 minute drive to Washington Dulles International
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

Lease Availability Report



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



BUILDING

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

AVAILABILITY

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

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

POWER & UTILITIES

Utilities: Heating - Gas

LAND

Land Area:	5.00 AC
Zoning:	I-2
Parcel	30890

Lease Availability Report



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 (Manassas Line - Virginia Railway Express)

Airport: 33 minute drive to Washington Dulles International

KEY TENANTS

Carofmine 500 SF

BUILDING NOTES

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

Lease Availability Report

9151 Liberia Ave
 Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1978
RBA:	11,500 SF
Floors:	1
Typical Floor:	4,800 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	4,800 SF
Max Contig:	4,800 SF
Total Available:	4,800 SF
Asking Rent:	\$15.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	4,800/1,000 ofc	4,800	4,800	\$15.00/NNN	Vacant	Negotiable

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

Heavy Industrial property with other tenants. This leased area has its own warehouse and offices, plus 8,000 sf parking/storage. 3,800 sf warehouse: Maximum clearance = 19' 5", minimum clearance = 13' 9". Drive-in garage door 12'w x 14'h; 12' x 14'. 2nd side garage door 12'w x 14'h. Covered loading dock with 8'w x 10'h door. 1,000 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)
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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, Lighting
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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:	27 Surface Spaces are available; Ratio of 5.63/1,000 SF
Commuter Rail:	4 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	33 minute drive to Washington Dulles International

KEY TENANTS

Quinn's Landscaping & Lawn Service, Inc	500 SF
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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:	Class C Industrial
Subtype:	Showroom
Tenancy:	Multiple
Year Built:	1987
RBA:	21,275 SF
Floors:	1
Typical Floor:	21,275 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	2,860 SF
Max Contig:	2,860 SF
Total Available:	2,860 SF
Asking Rent:	\$16.50/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8527	Industrial	Direct	2,860	2,860	2,860	\$16.50/NNN	Jun 2024	5 - 10 Yrs

Stream Realty Partners, LP - Andrew Hassett (703) 705-2921, Caulley Deringer (703) 705-2907, Stephen M. Cloud (703) 749-9455

LEASING AGENTS

Company:	Stream Realty Partners, LP
Contacts:	Andrew Hassett (703) 705-2921, 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:	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 (Manassas Line - Virginia Railway Express)
Airport:	32 minute drive to Washington Dulles International

Lease Availability Report

8521-8535 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket



KEY TENANTS

Big Country Amusements Inc	6,000 SF	KC Millwork Corporation	2,745 SF
General Party Rentals	2,660 SF	Interpretive Woodwork & Design, Inc.	2,660 SF
Prospective Flooring, Inc.	2,660 SF	Zion Christian Assembly, Inc.	500 SF

Lease Availability Report

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8635-8649 Phoenix Dr

Manassas, VA 20110 - Manassas Submarket



BUILDING

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

AVAILABILITY

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

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:	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: I1

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 (Manassas Line - Virginia Railway Express)
Airport:	32 minute drive to Washington Dulles International

KEY TENANTS

Colonial Webb Contractors	4,000 SF	Department of Rehabilitative Services	1,566 SF
DARS Fab Shop	1,428 SF	Double Eagle Voice & Data System	500 SF
Forza Cor Llc	500 SF		
