

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

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)

LOADING

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

SALE

For Sale	2 Condos - \$979,500 - 1,850,000 (\$132.99 - 169.29/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

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)
			
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)
			
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	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!

Lease Availability Report

1

8773-8791 Commerce Ct - Clinton Bldg

Manassas, VA 20110 - Manassas Submarket



BUILDING

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

AVAILABILITY

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

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

POWER & UTILITIES

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

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

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	450 SF

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

1

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
Typical Floor:	58,000 SF
Ceiling Ht:	24'

AVAILABILITY

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

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:	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)

Lease Availability Report

2

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:	\$15.00/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	\$15.00/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
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LAND

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

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	500 SF
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BUILDING NOTES

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

Lease Availability Report

3

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:	11,500 SF
Ceiling Ht:	14'

AVAILABILITY

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

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	Apr 2024	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)
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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
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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

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

4

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

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
Transwestern Real Estate Services - Caulley Deringer (703) 749-9415, Andrew Hassett (703) 749-9467, Stephen M. Cloud (703) 749-9455									

LEASING AGENTS

Company:	Transwestern Real Estate Services
Contacts:	Andrew Hassett (703) 749-9467, Caulley Deringer (703) 749-9415, 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 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
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

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
P 1st		Retail	Direct	6,250	6,250	6,250	\$19.20/+UTIL	60 Days	5 - 10 Years
RealtyWatch									
Auto Retail									

SALE

For Sale	\$1,800,000 (\$288.00/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 Commuter Rail (Manassas Line)
Airport	32 min drive to Washington Dulles International Airport
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)

SALE HIGHLIGHTS

- Restricted Auto use in the City of Manassas