

# **AVAILABLE SUBLEASE** **MERRITT I-66 BUSINESS PARK**

**7425 Merritt Park Dr. Ste 115-125 Manassas, VA 20109**



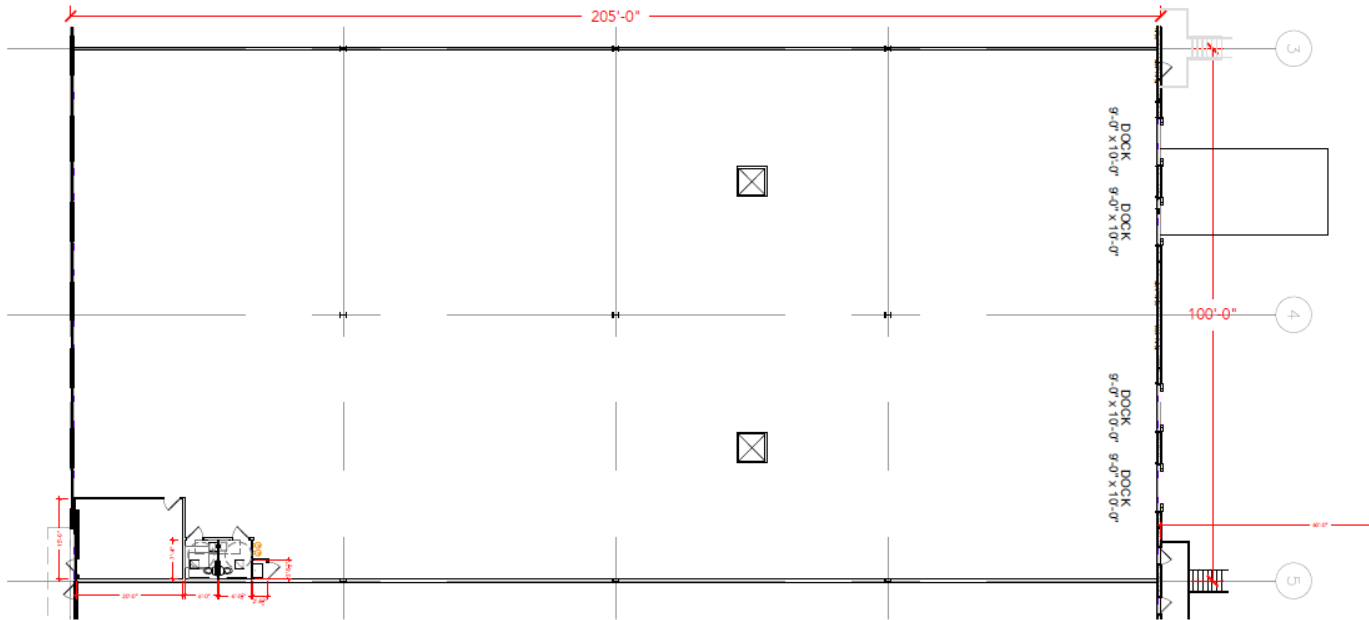
## **Property Highlights:**

- Below market rental rate
- 3 years remaining on lease
- Easy Access to I-66 and 234 bypass
- At intersection of Balls Town and Grovetown Roads
- 20,568 RSF
- 3 Dock High Doors & 1 ramp drive in
- Reception area and 2 restrooms, remaining space open warehouse
- ESFR wet sprinkler system meeting Class IV commodities storage requirements
- Prince William County M-1 zoning
- Longer term options available with a new lease agreement

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## Key Plan



Manassas National Battlefield Park

I-66

Cushing Road

Groveton Road

Amazon

Balls Ford Road

234

Prince William Parkway

Merritt I-66 Business Park