

# FOR LEASE

LIGHT INDUSTRIAL CONDO WITH STREET VISIBILITY!

8761 VIRGINIA MEADOWS DRIVE, MANASSAS, VA 20109



**LEASE RATE    \$14.00 SF/YR**

#### **OFFERING SUMMARY**

Lease Type: NNN  
NNN Fees: Approx. \$2.31/SF  
Unit Size: 3,900 SF  
Zoning: M-2  
Market: Washington DC  
Submarket: Rt 29/I-66 Corridor

#### **PROPERTY OVERVIEW**

Light industrial/flex condo available for lease. Unit consists of 3,900 SF and includes approximately 1650 SF of 1<sup>st</sup> floor office space, 1400 SF of mezzanine space, and 850 SF of warehouse space (lobby, 3 offices, 4 large open spaces, 2 restrooms, and kitchen).

The property is sprinkled. M-2 Light Industrial zoning ideal for contractor or tradesman's shop/warehouse. Building signage available!

#### **LOCATION OVERVIEW**

Great location in Markey Business Park with street frontage and visibility on Virginia Meadows Drive. Easy access to Rt. 234 Bypass/PW Pkwy and I-66.

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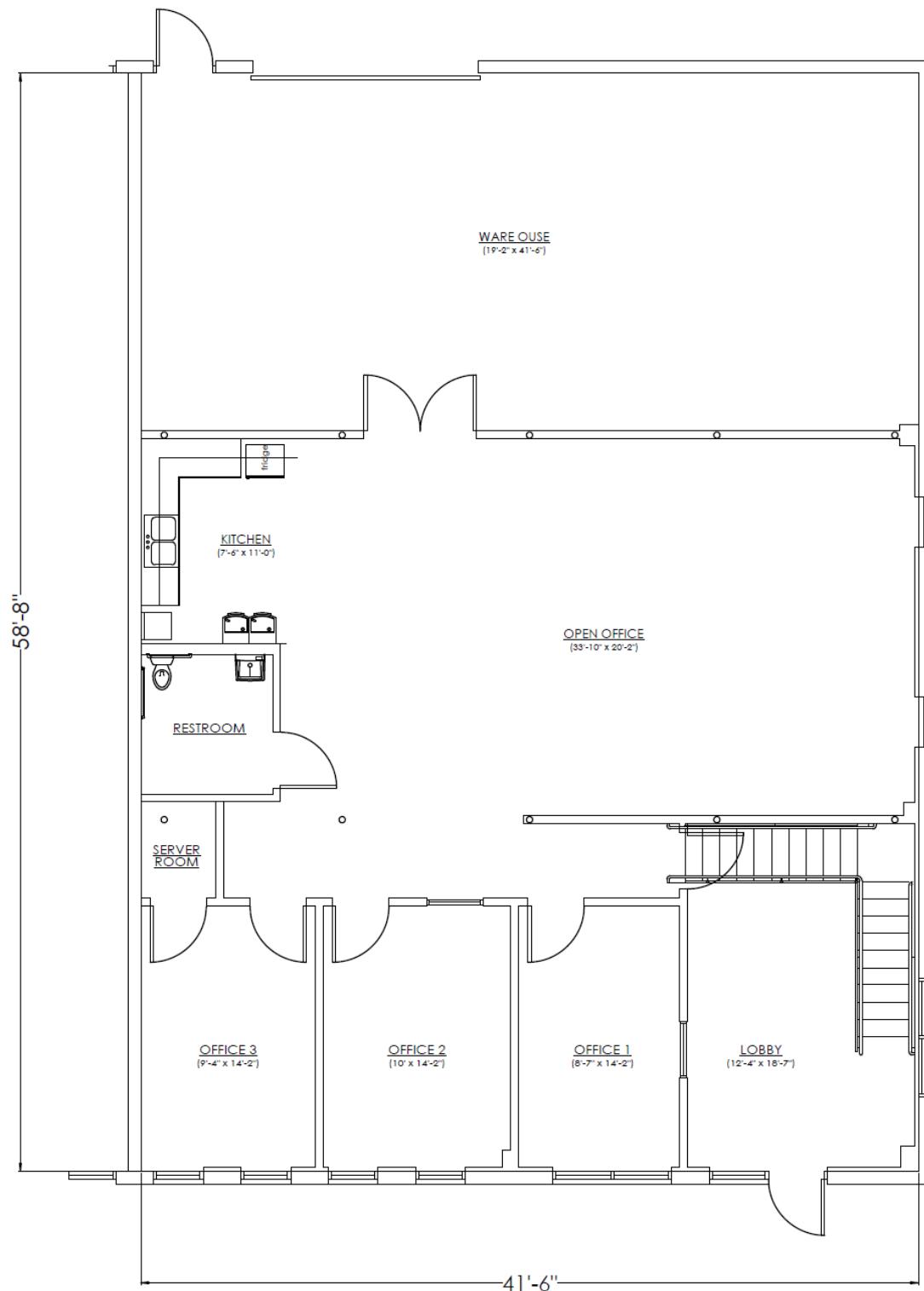
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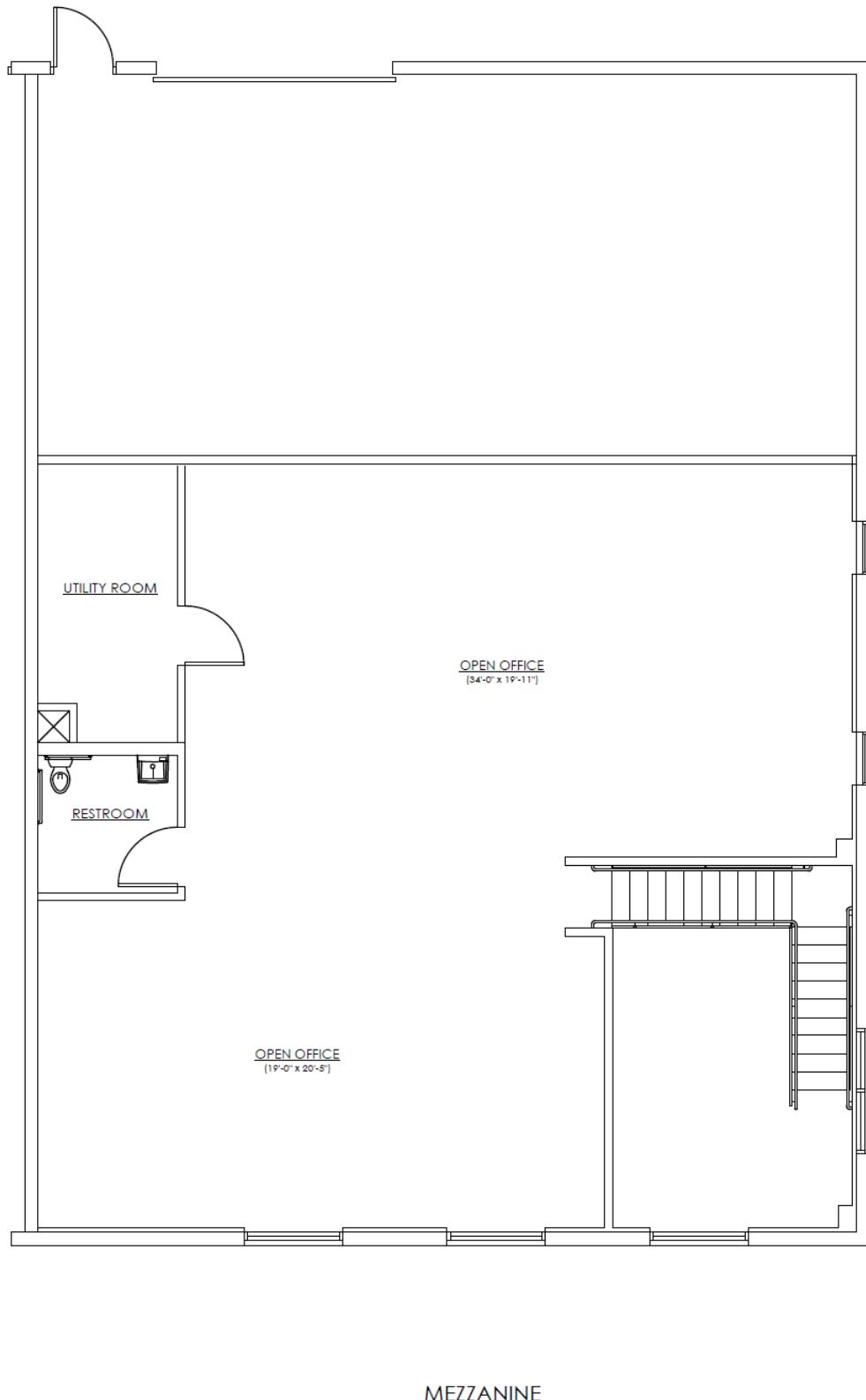
1st FLOOR

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