



Summary

Warehouse:	6,800 SF
2nd Floor Office:	2,000 SF
Total office and warehouse:	8,800 SF @ \$15.00/SF NNN
Outdoor Storage Yard:	46,200 SF @ \$2.50/SF
Monthly Base Rent:	\$20,625.00 NNN
NNN:	\$2,024.00/month (\$2.76/SF of building)
Total Monthly Rent:	\$22,649.00

Property Highlights

- 6,800 SF of warehouse; 2,000 SF of 2nd floor office and approximately 46,200 SF of outdoor storage yard for sublease.
- Includes 5,000 SF of warehouse with 18' clear height and four 14' x 14' drive-in doors
- Includes 1,800 SF of warehouse with 20' clear height, two 16' x 16' drive-in doors and floor drain
- Zoning: I-2 Heavy industrial (City of Manassas)
- Skylights and gas heat in warehouse
- Excellent location just off Libera Ave, providing convenient access to the Prince William Parkway. Only 0.8 mile from Rt. 28/Centreville Road. Only 0.5 mile to Old Town Manassas

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin

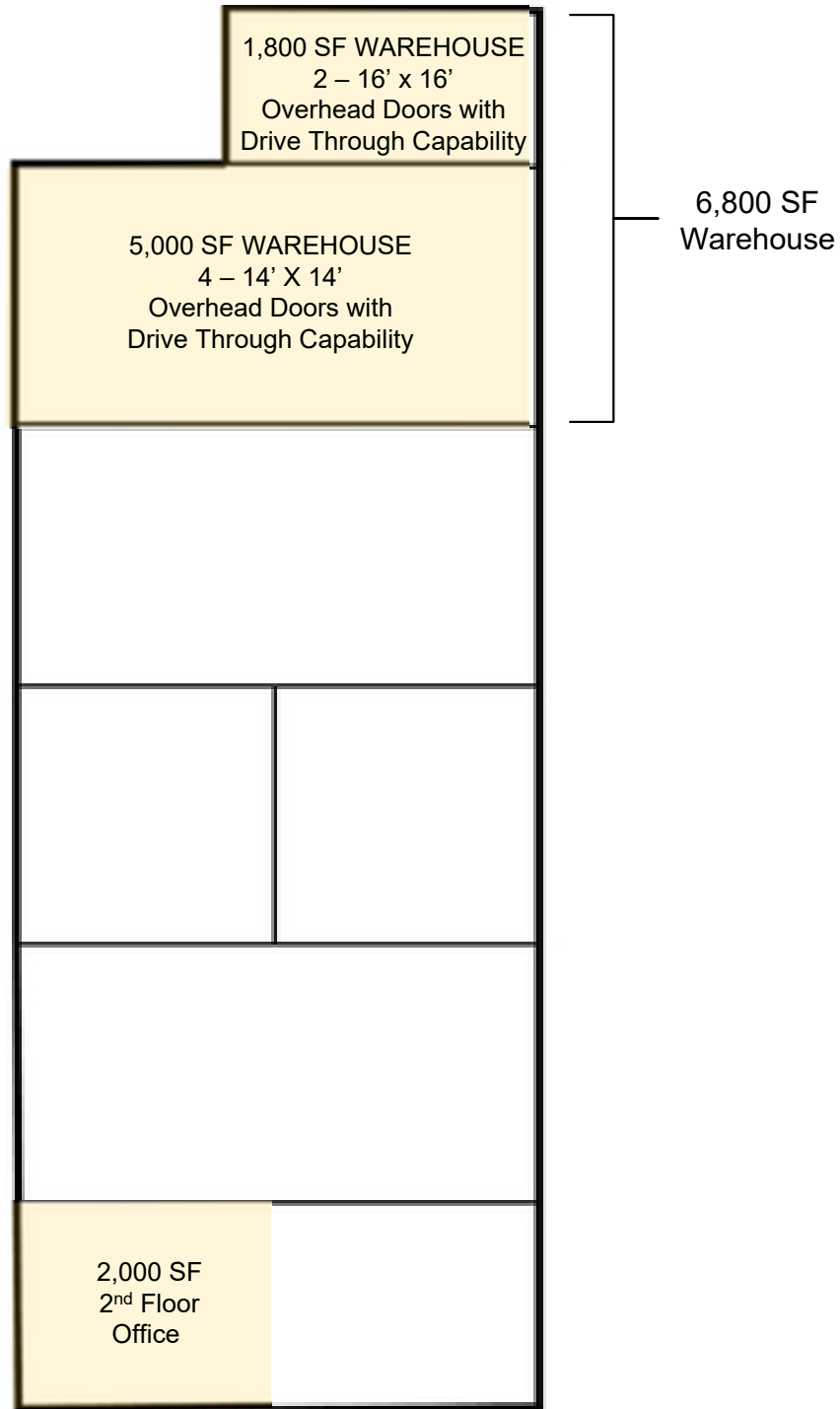
703.435.4007 x 115

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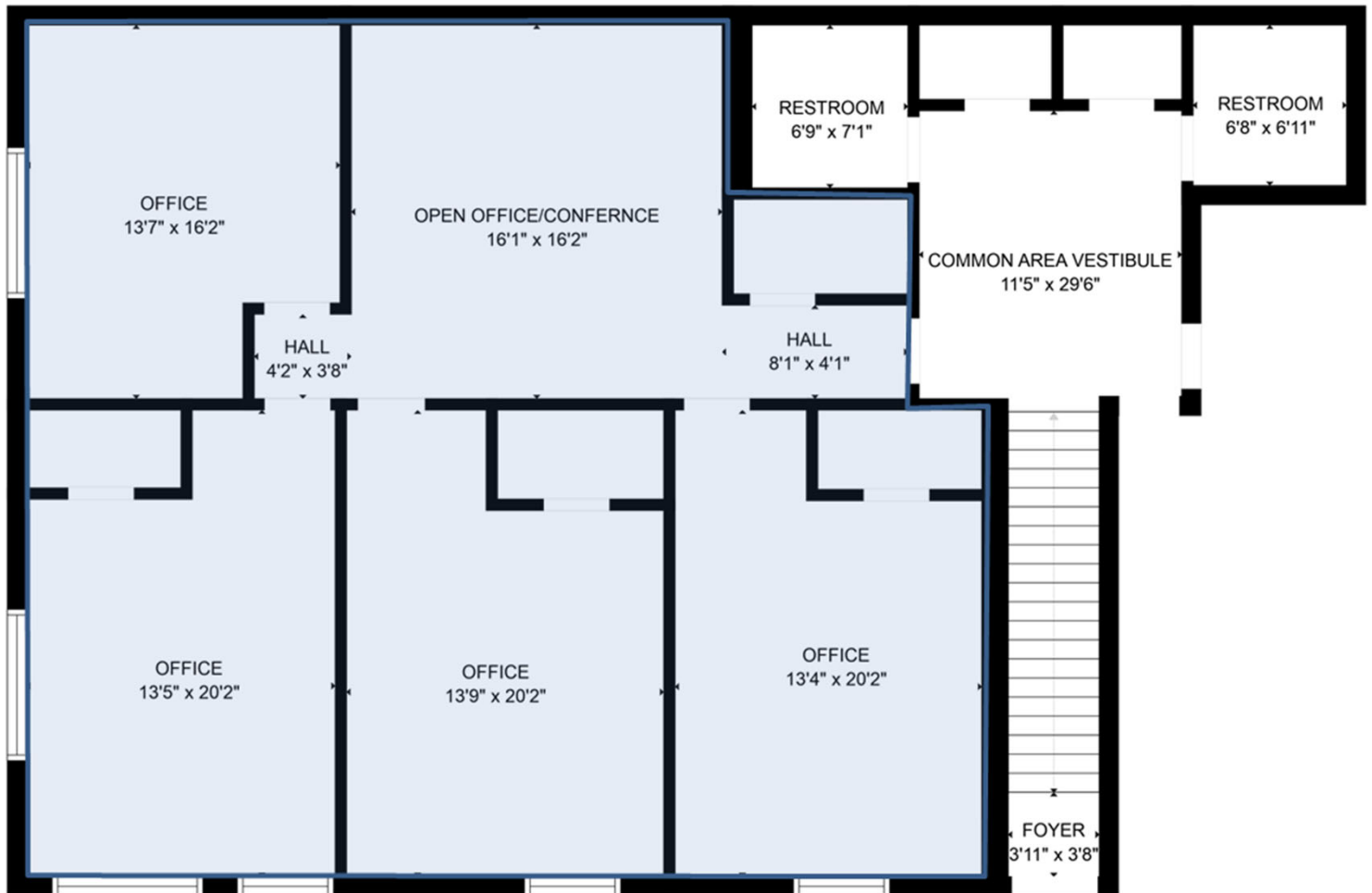
Aerial Layout



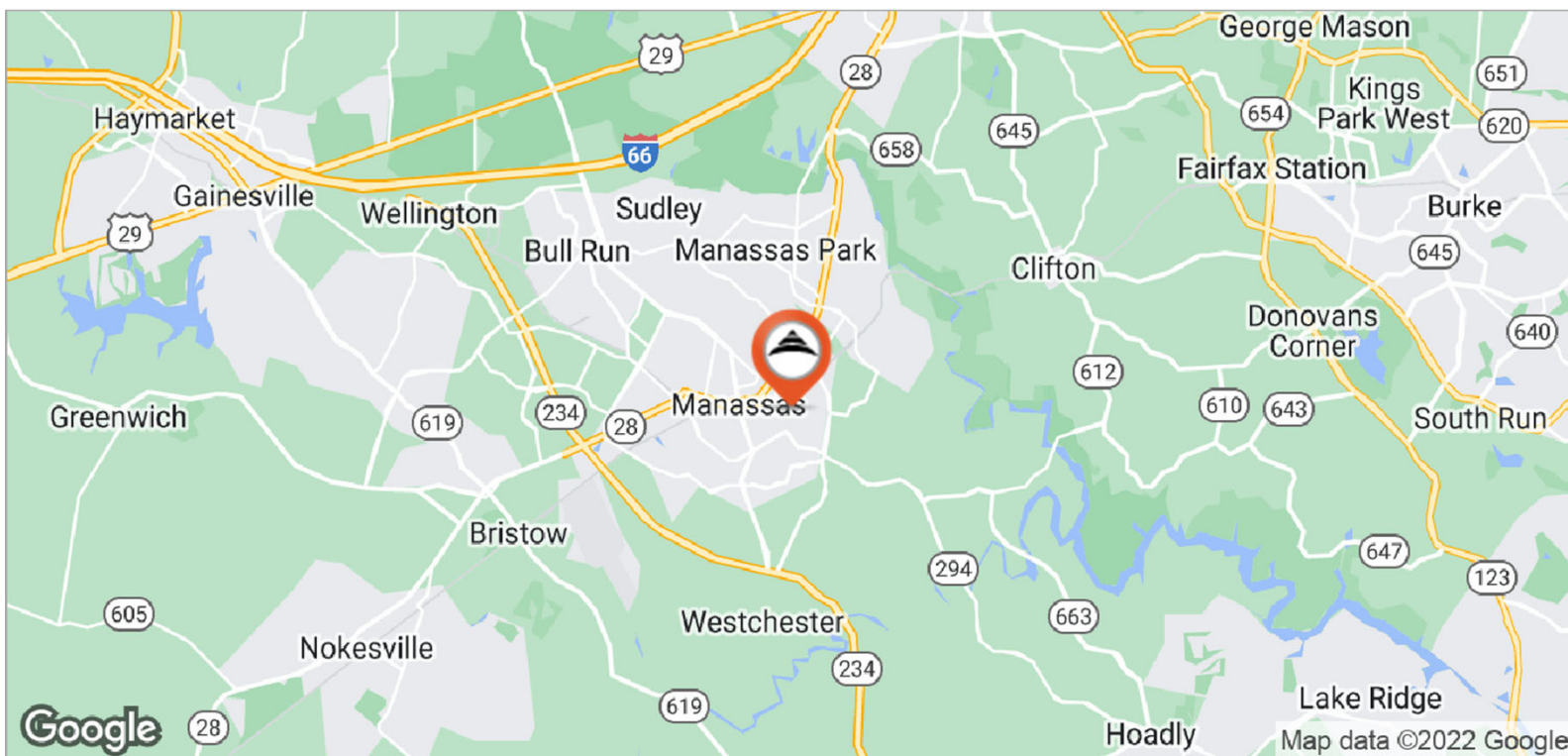
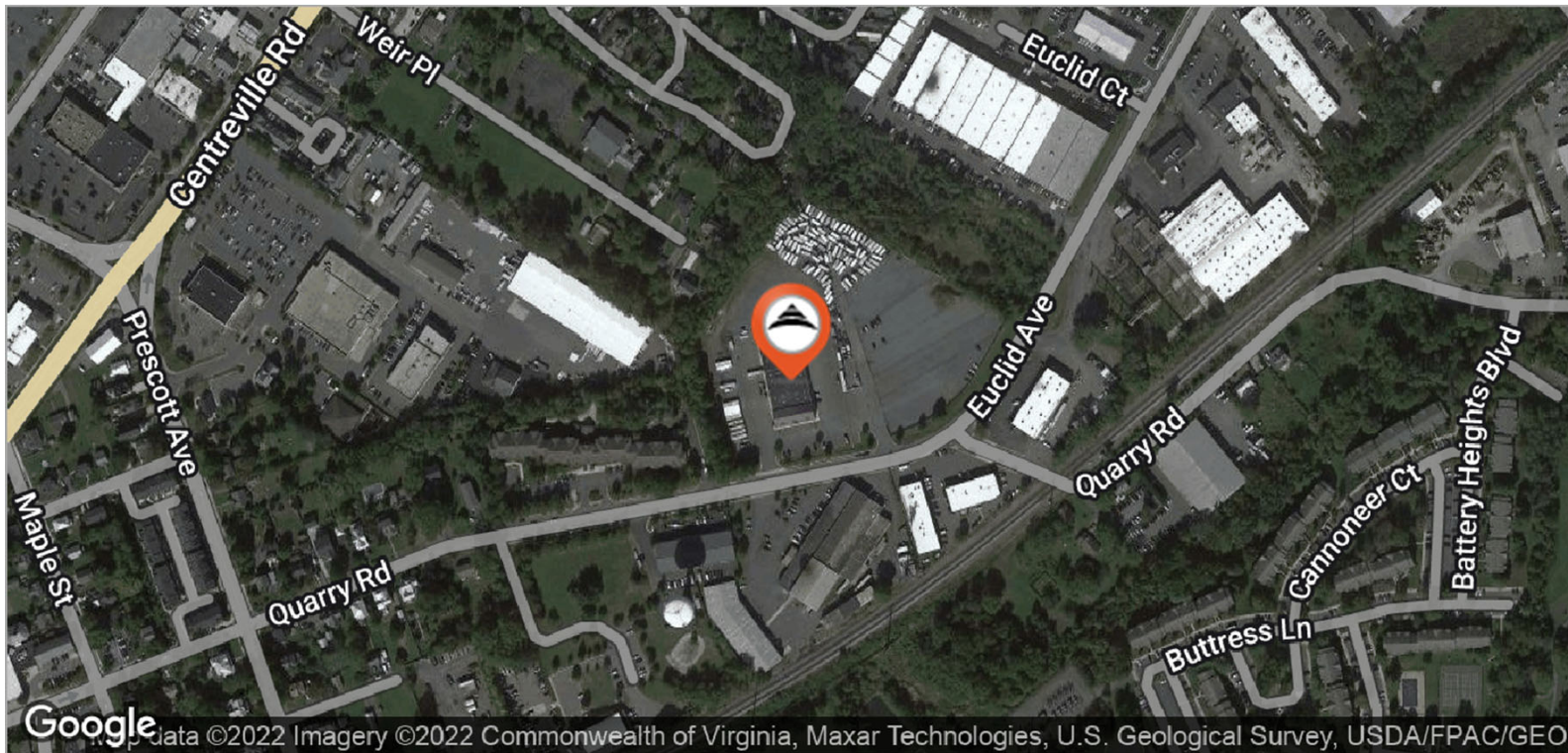
Floor Plan



Office Floor Plan







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