

 **EXISTING WAREHOUSE**
83,552 SF

 **SHOWROOM/OFFICE**
16,000 SF

 **CEILING HEIGHT**
21'

 **DOCK DOORS**
8' x 8' (8 DOORS)

 **ZONING**
I-2

**83,552 SF
WAREHOUSE**

**16,000 SF
OFFICE/SHOWROOM**

**9061 - 9073
EUCLID AVE**

Manassas, VA 20110

WAREHOUSE SPACE FOR LEASE

KEENAN WOOFER
kwoofter@klnb.com
703-268-2744

RYAN MOODY
rmoody@klnb.com
703-268-2739

MARC TASKER
mtasker@klnb.com
703-268-2735

SCOTT RABIN
srabin@klnb.com
703-334-5610

AVAILABILITY



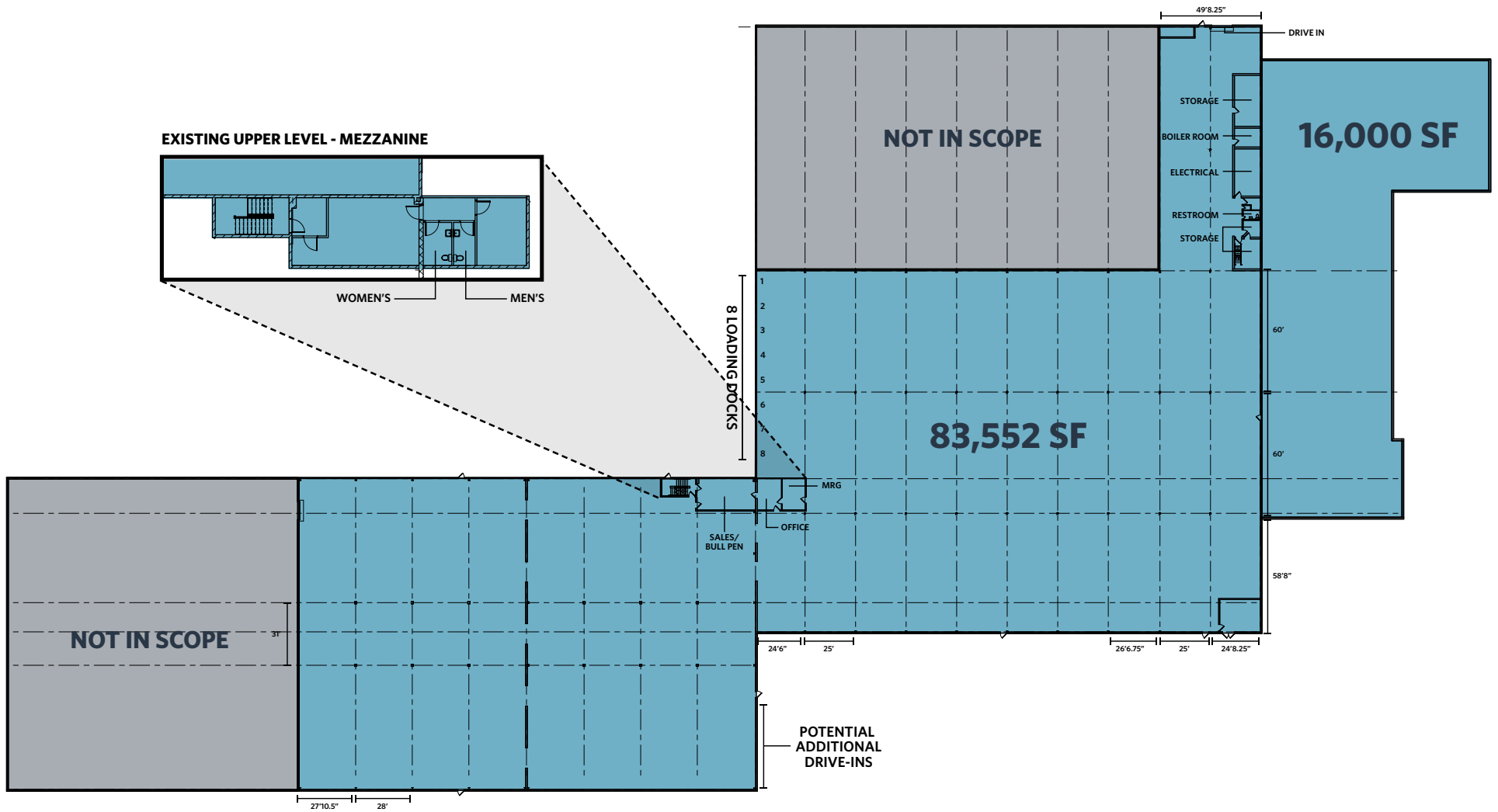
AVAILABILITY

- 83,552 SF of existing warehouse
- 16,000 SF of showroom/office
- Rate: \$13.00 PSF NNN
- Available immediately

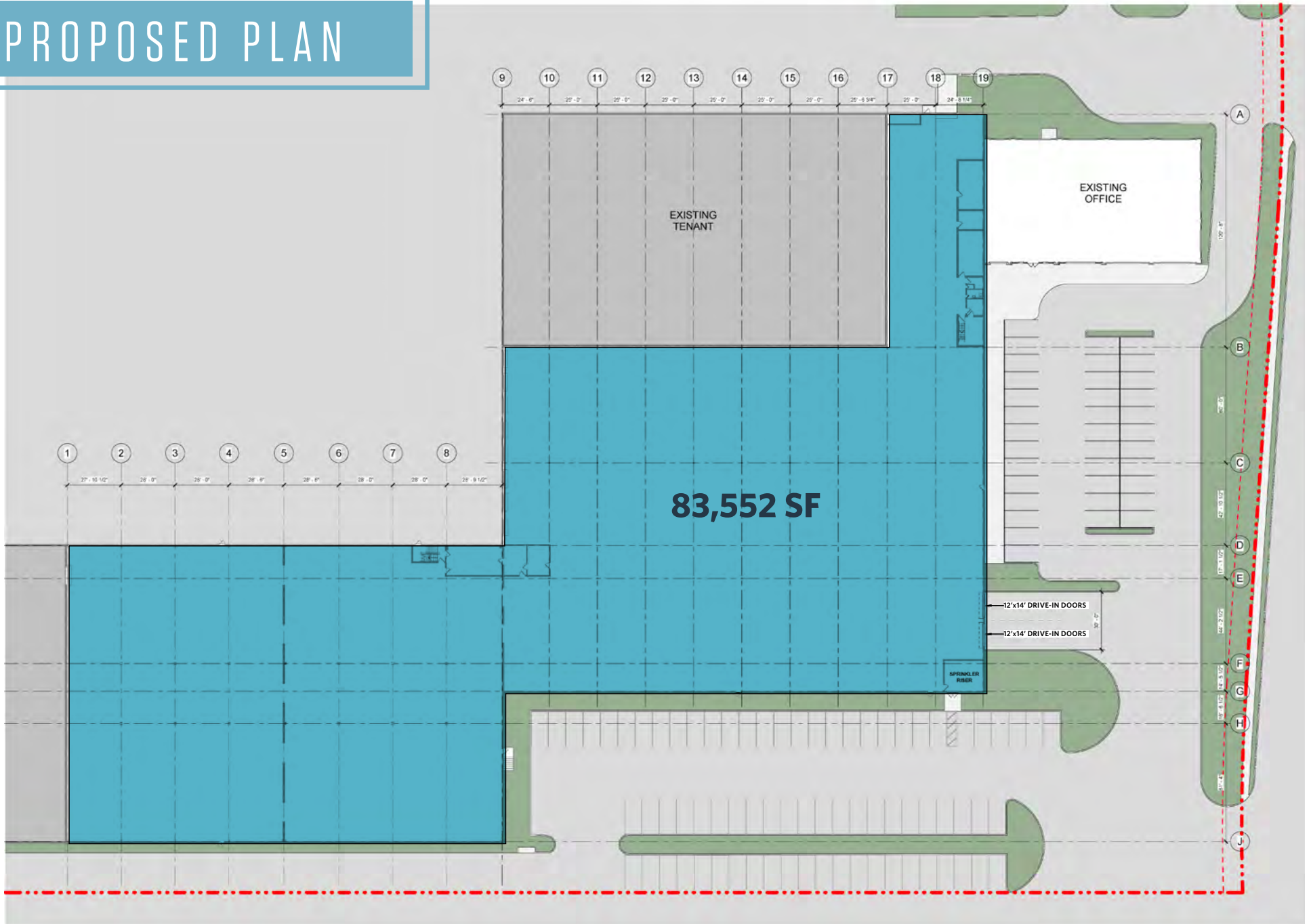
NOTABLE HIGHLIGHTS

- Zoned I-2, Heavy Industrial, Manassas City
- Outdoor storage available
- Option to lease the office/showroom separately or demo for additional warehouse space and parking
- Eight (8) 8' X 8 dock doors
- One (1) drive in door
- Ability to create additional loading doors
- New LED warehouse lighting
- Building signage available
- Strong, local ownership
- Immediate access to Route 28 & 234

EXISTING PLAN



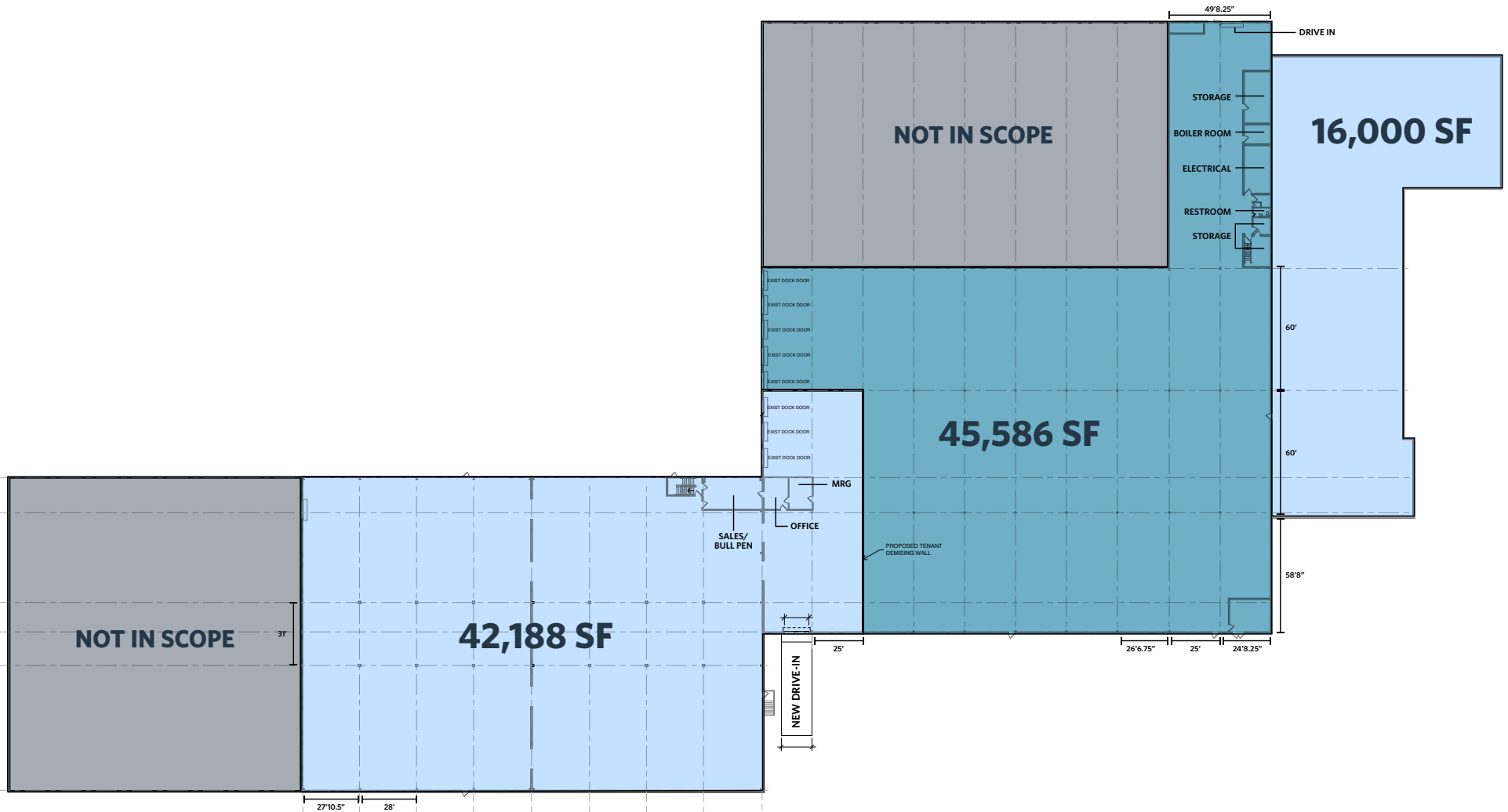
PROPOSED PLAN



NORTH CORNER RENDERING



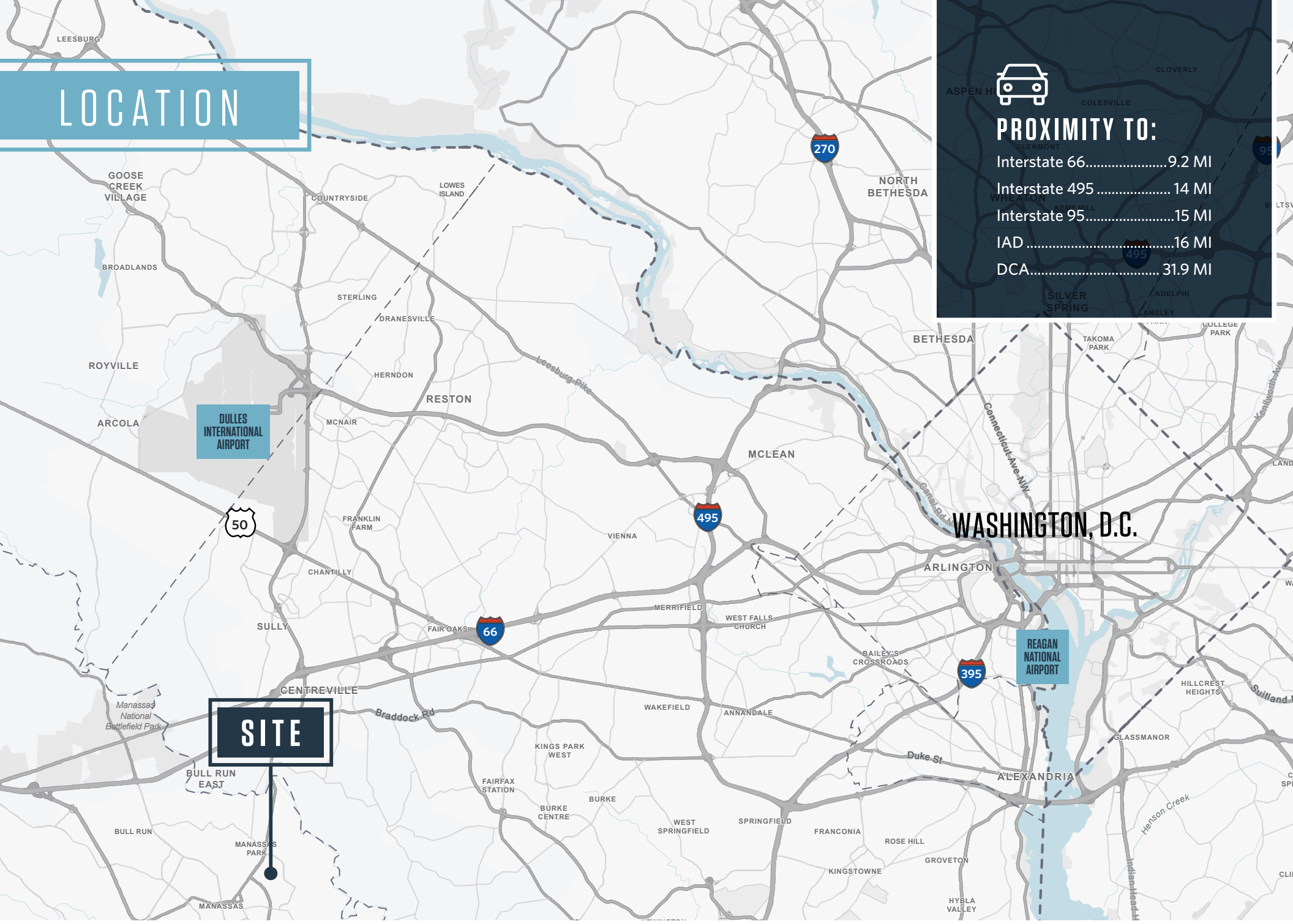
DEMISING PLAN



PHOTOS



LOCATION



PROXIMITY TO:

Interstate 66.....	9.2 MI
Interstate 495.....	14 MI
Interstate 95.....	15 MI
IAD.....	16 MI
DCA.....	31.9 MI

SITE

9061 - 9073
EUCLID AVE

Manassas, VA 20110

NAIkl**nb**

For More Information, Please Contact:

KEENAN WOOFER
kwoofter@kl**nb**.com
703-268-2744

RYAN MOODY
rmoody@kl**nb**.com
703-268-2739

MARC TASKER
mtasker@kl**nb**.com
703-268-2735

SCOTT RABIN
srabin@kl**nb**.com
703-334-5610

8065 Leesburg Pike Suite 700 | Tysons, VA 22182

[kl**nb**.com](http://klnb.com)

[CLICK TO VIEW PROPERTY WEBSITE](#)



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.