

ANASSAS LOGISTICS CENTER 10225-10470 GOLF ACADEMY DR | BRISTOW, VA 20136



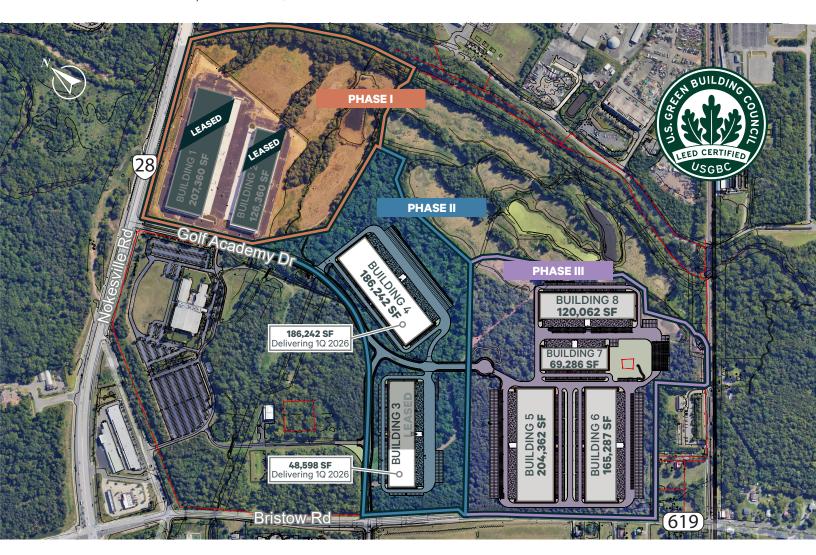
Final Mile Distribution Center

8 Industrial Buildings • 32' - 36' Clear Height • Zoned M-2 • LEED Certified

FOR MORE INFORMATION PLEASE CONTACT:

Bob Gibbs

Vice Chairman +1 703 905 0301 bob.gibbs@cbre.com



Manassas Logistics Center

1,213,471 Total Square Feet

Manassas Logistics Center features eight (8) industrial buildings totalling 1,213,471 SF. Located in the fast-growing industrial market of Manassas with easy access to population centroids, airports, and major road arteries such as Interstate-66, Route 28, and Route 234 bypass. The new LEED Certified, Class-A development is zoned M-2 (Prince William County) coupled with high ceilings (32' - 36' clear height) and optimal column spacing which allow for a broad range of industrial and commercial uses.

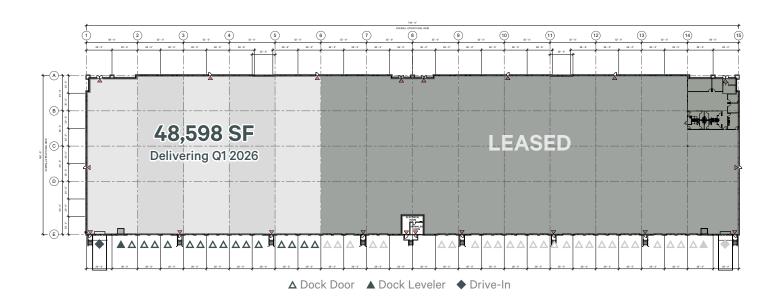
- Phase I (2 Buildings) Total: 333,720 SF
- Phase II (2 Buildings) Total: 320,754 SF Delivering Q1 2026
- Phase III (4 Buildings) Total: 558,997 SF
- LEED Certified, Class-A Buildings

- 32' 36' Clear Height
- Zoned M-2 (Prince William County)
- Fully sprinklered per NFPA 13
- Parking: 1.31/1,000 SF

Phase II - Building 3

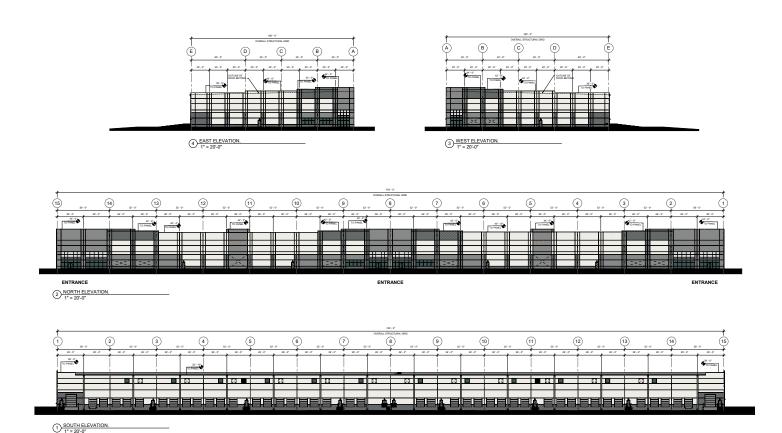
10420 Golf Academy Dr, Bristow, VA 20136

DELIVERING 1ST QUARTER OF 2026



40' x 52' Column • 32' Clear Height • 2,500 Amps

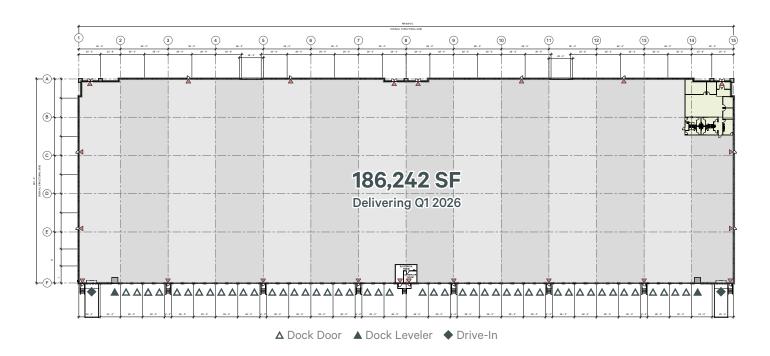
16 Dock Doors (42 Total) • 1 Drive-In (2 Total) • 22 Trailer Drops • 186 Parking Spaces



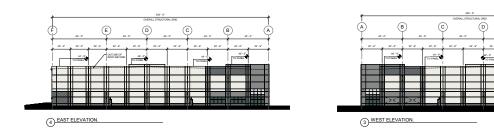
Phase II - Building 4

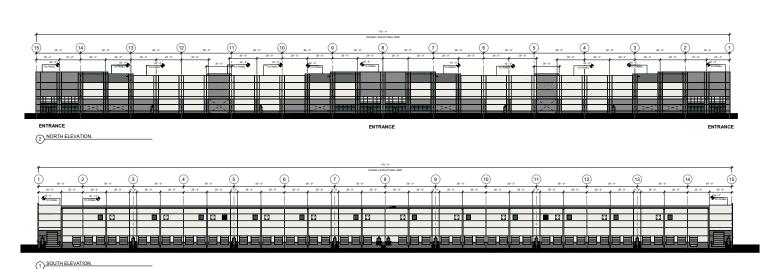
10341 Golf Academy Dr, Bristow, VA 20136

DELIVERING 1ST QUARTER OF 2026



45' x 56' Column • 36' Clear Height • 2,500 Amps
48 Dock Doors • 2 Drive-Ins • 70 Trailer Drops • 176 Parking Spaces

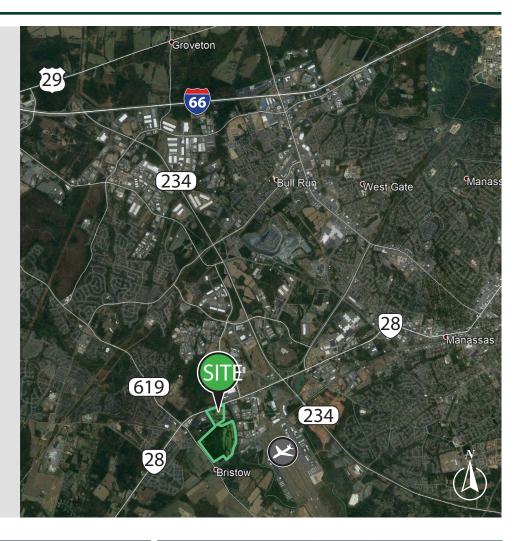






The Location

- Frontage along Route 28
- 6-lane construction of Route 28 near completion
- Great logistical network from Nokesville to the property
- Easy access to I-66 & Route
 234 bypass
- Traffic light planned for Route 28 & Golf Academy Dr intersection
- Proximity to Manassas Airport
 & Norfolk Railway/VRE



	Distance To Locations:			
	Route 28 (Nokesville Rd)0 Miles	Interstate 665 Miles		
	Manassas Regional Airport1 Mile	Interstate 49518 Miles		
	Route 234 Bypass1 Mile	Washington D.C29 Miles		

Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	4,669	22,813	76,019
Avg. Household Income	\$188,111	\$184,005	\$154,613
Population	4,502	44,736	154,048

FOR MORE INFORMATION PLEASE CONTACT:

Bob Gibbs

Vice Chairman +1 703 905 0301 bob.gibbs@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.