

**FOR LEASE**

## HEAVY INDUSTRIAL WAREHOUSE BAYS

9126 EUCLID CT. MANASSAS, VA 20110



**LEASE RATE     \$15.00 SF/YR**

### OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	\$2.45/SF
Available SF:	13,000 SF
Building Size:	118,100 SF
Clear Height:	25' 5"
Deck Height:	28' 5"
Zoning:	I-2
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	100-01-00-148D

### PROPERTY OVERVIEW

Heavy industrial warehouse bays available for lease. Spaces are accessible via drive-in overhead doors and loading docks. Deck height 28' 5" with clear height of 25' 5". Building is sprinkled.

Highly sought after I-2; Heavy Industrial zoning allows for many by-right uses including moving & storage, R&D, heavy equipment sales & rental, general warehousing and more!

### LOCATION OVERVIEW

Excellent location just off Liberia Ave. only 0.6 miles from Rt. 28/Centreville Rd. leading to Fairfax County. Less than 1 mile from Old Town Manassas.

\*Disclosure: Agent has financial interest in property.

#### PRESENTED BY:

<b>COLEMAN RECTOR</b> PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	<b>CHUCK RECTOR</b> PRINCIPAL 703.330.1224 chuck@weber-rector.com	<b>BRIAN SNOOK</b> COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



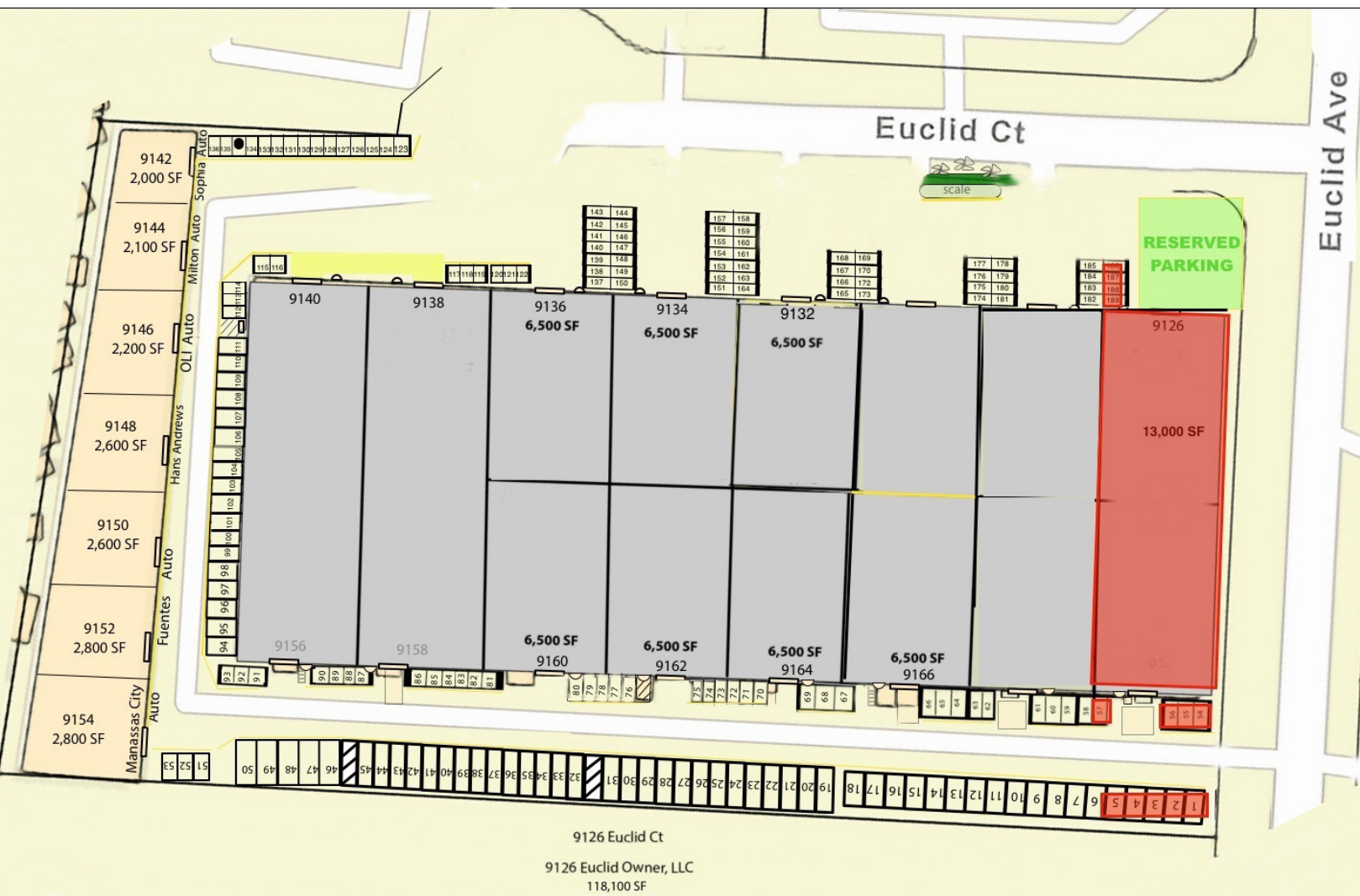
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## LEASE SPACES



## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9126 Euclid Ct.	13,000 SF	NNN	\$15.00 SF/yr	Available Immediately. NNN Fees - \$2.45/SF

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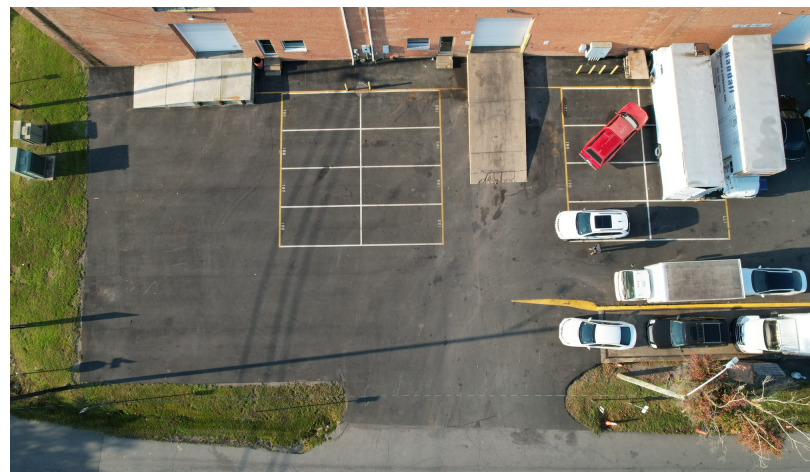
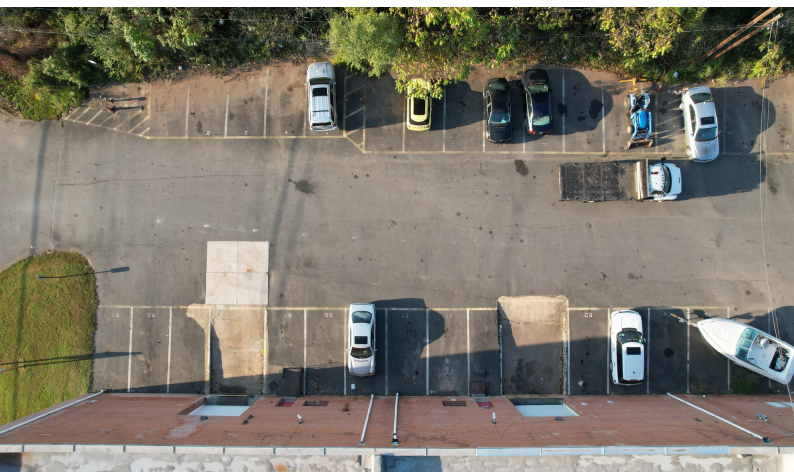


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ADDITIONAL PHOTOS - 9126



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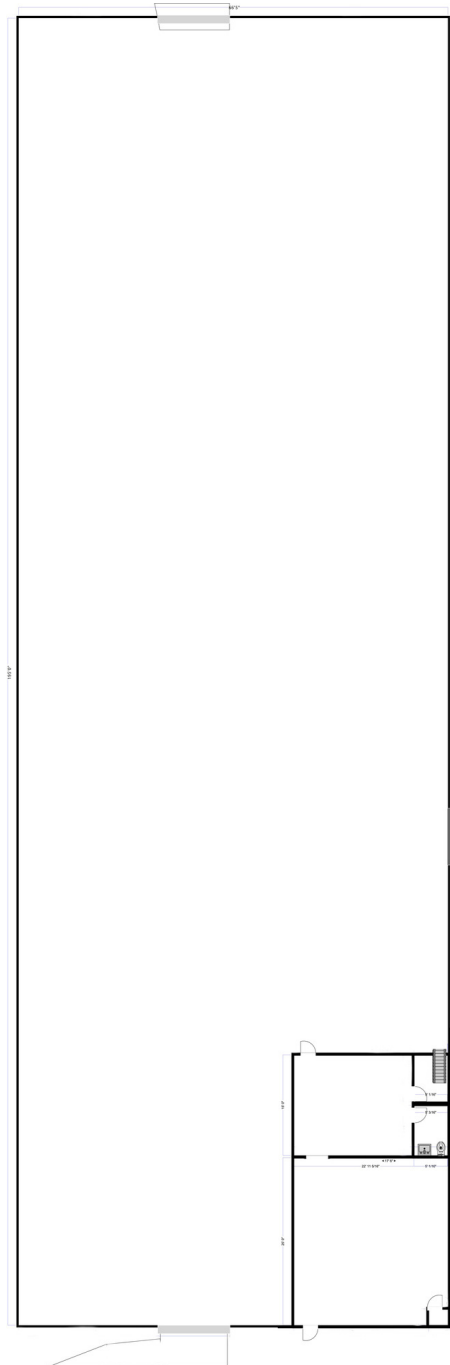
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## FLOOR PLAN - 9126



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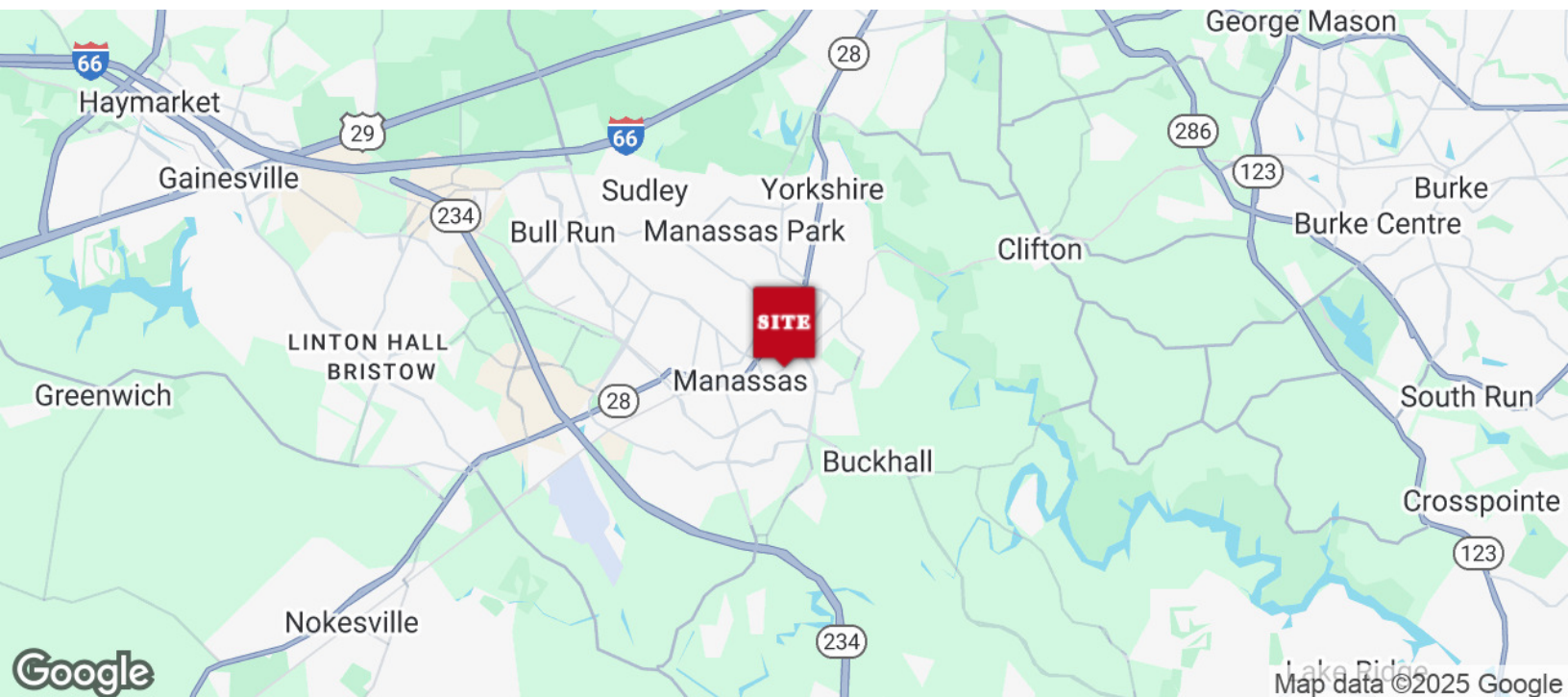


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## LOCATION MAP



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## ZONING INFORMATION

City of Manassas I-2 By-Right Uses	
Broadcasting or Telecommunication Tower, Co-location	Public Facility
Public Utility	Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
Business Support Service	Consumer Repair or Contractor/Tradesperson Services
Mini-Warehouse of Self-Storage	Motor Vehicle Parts/Supply Establishment
Motor Vehicle Repair, Minor	Motor Vehicle Sales and Rental
Parking Structure, Multilevel	Sexually Oriented Business
Heavy Equipment Sales & Rental	Laboratory
Laundry, Commercial	Manufacturing, Light
Motor Vehicle Repair, Major	Research & Development
Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)	Truck Terminal
Warehousing & Distribution	Wholesale Trade

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