

FOR LEASE | FREIGHT FACILITY



**4.75 ACRE FREIGHT FACILITY WITH 8,250 SF
WAREHOUSE & 7,100 SF OFFICE
9440 - 9480 CONTRACTORS CT
MANASSAS, VA 20109**



J. CARTER WILEY
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Manassas, VA 20109



LEASE RATE

CALL FOR PRICING

OFFERING SUMMARY

Property Type:	Freight Facility
APN:	7595-47-9323, 7595-46-8995, 7595-46-9946
Zoning:	M1
Building Size:	11,800 SF
Total Lot Size:	12.42 Acres

LOCATION OVERVIEW

Located in Broad Run Industrial Park on Contractors Ct. with quick access to Hornbaker Rd. via Industrial Rd. 6 min to Rt. 234; 7 min to Rt. 28; 13 min to I-66.

PROPERTY HIGHLIGHTS

- 8,250 SF warehouse with 5 drive-ins and 4 maintenance bays
- 7,100 SF office (3,550 SF footprint with additional mezzanine floor)
- Outdoor storage yard is 4.75 acres
- Perimeter is fenced and gated for security
- Site is fully lit
- Lot is crushed concrete with 12" of stabilization for heavy equipment.



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PROPERTY SPECS

Property Type:	Freight Facility
Land Improvements	0.43 acres paved concrete 0.27 acres paved asphalt 4.75 acres crushed concrete
Building Improvements	11,800 SF
Site Zoning:	Heavy Industrial (M-1) Prince William County
Maintenance Bays:	4
% Office:	30.1%
Overhead Doors:	5
Roof Type:	Metal



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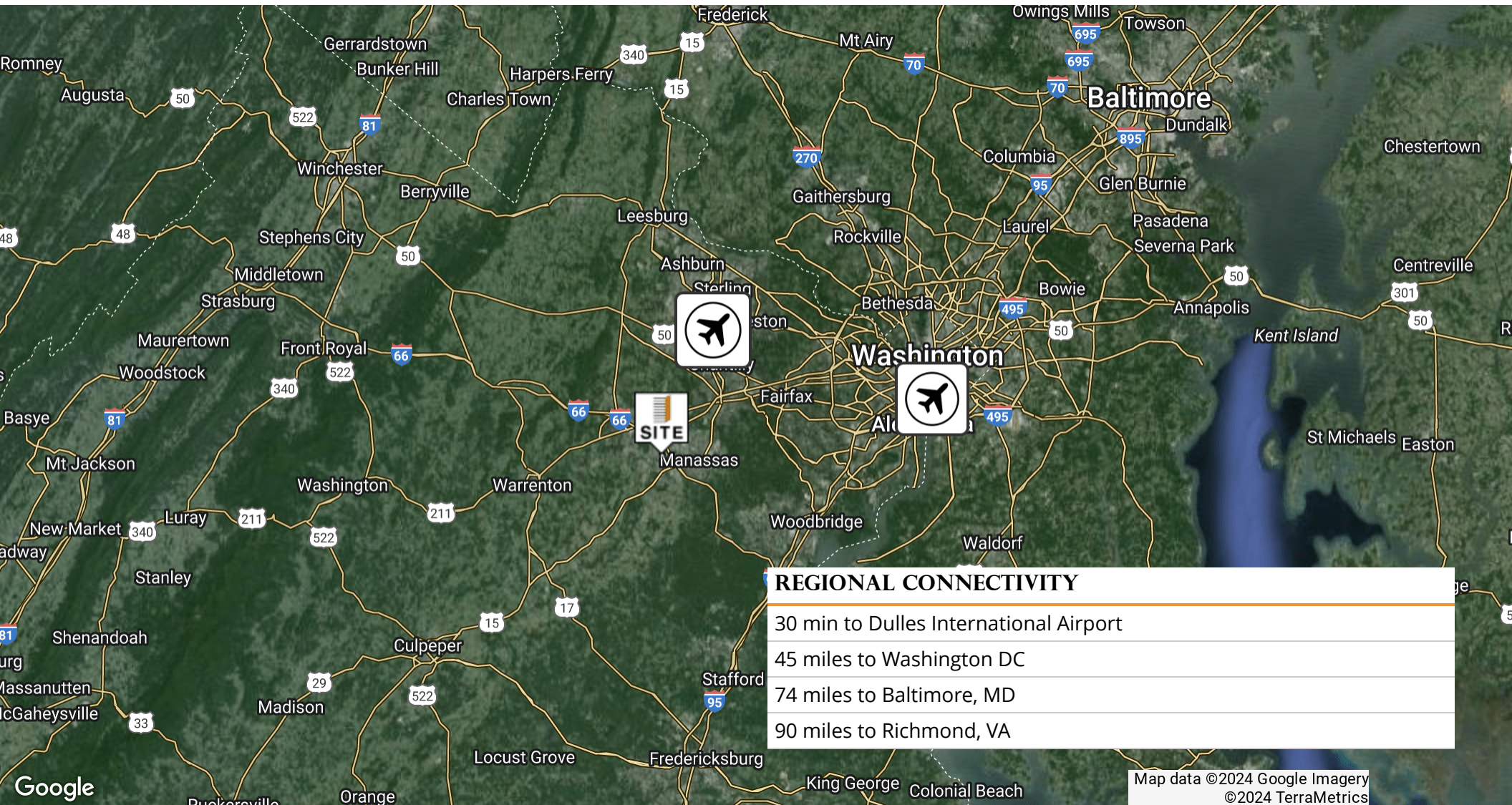
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