

**FOR SALE**

## **FLEX INDUSTRIAL CONDO**

8508 VIRGINIA MEADOWS DR MANASSAS, VA 20109



**SALE PRICE**      **\$1,125,000**

### **OFFERING SUMMARY**

Year Built: 2006  
Building Size: 3,752 SF  
Zoning: M-2  
Condo Fees: \$280/Month  
Market: Washington DC  
Submarket: Rt 29/I-66 Corridor  
Price / SF: \$299.84  
Parcel ID: 7596-35-1274.01

### **PROPERTY OVERVIEW**

A 3,752 SF flex industrial condominium perfect for a service business or investor with approximately 2,315 SF of class A finished office space across two floors and 1,037 SF of warehouse with a 14 ft tall drive-in bay door. The property, located in Prince William County, is zoned M-2; Light Industrial, which supports a wide range of uses (see the last page of flyer for the use table). Currently leased to a tenant that is corporately backed by Konica Minolta, a global technology company. The lease runs until 10/31/26, with the tenant having the option of renewing or extending this lease, at the Landlord's discretion, by giving 90 days advance written notice to the Landlord. The current lease rate is \$19.50/sf NNN, and any renewals or extensions by the existing tenant would be subject to a 5% base rent increase per year. The current cap rate is 6.5%.

### **LOCATION OVERVIEW**

Located within Virginia Meadows Industrial Park in Manassas, the property sits just off Wellington Road. The location offers convenient access to Rt. 234 Bypass/Prince William Pkwy, I-66, & Rt. 29 providing efficient connectivity throughout Northern Virginia. The surrounding area is characterized by a strong concentration of flex and light industrial users with continued demand for small-bay industrial space.

### **PRESENTED BY:**

**RYAN ARCHIBALD**  
**INVESTMENT SALES & LEASING**  
703.420.8267  
ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

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## ADDITIONAL PHOTOS



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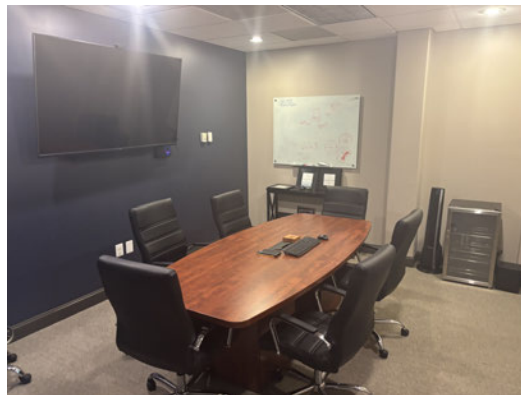
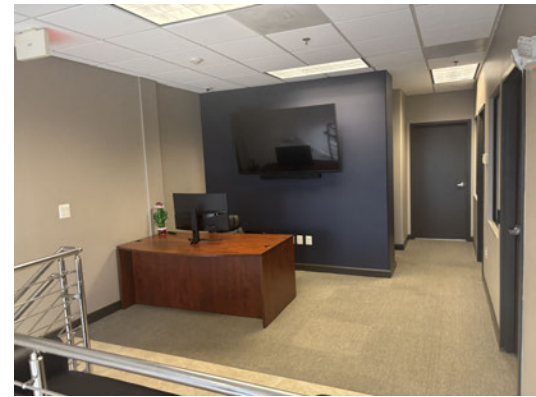
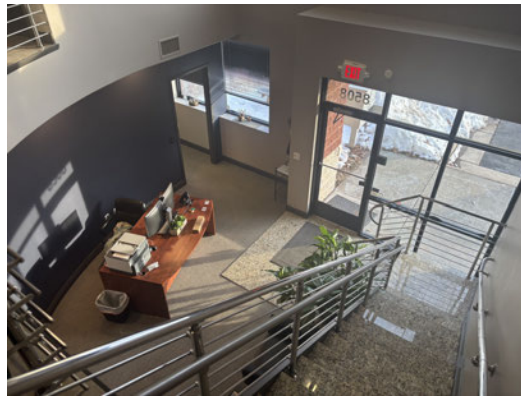
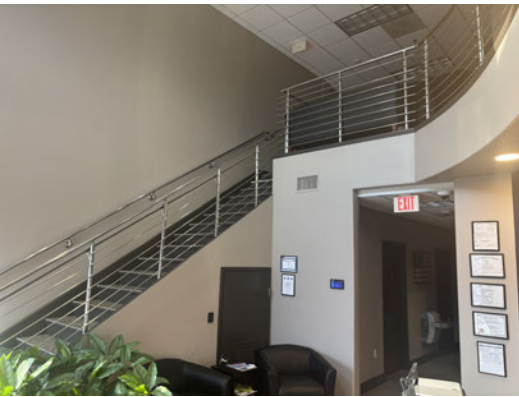


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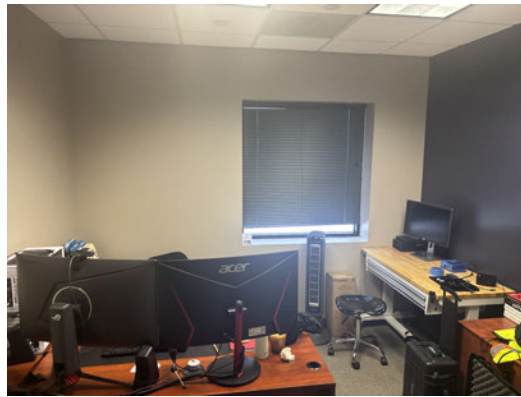
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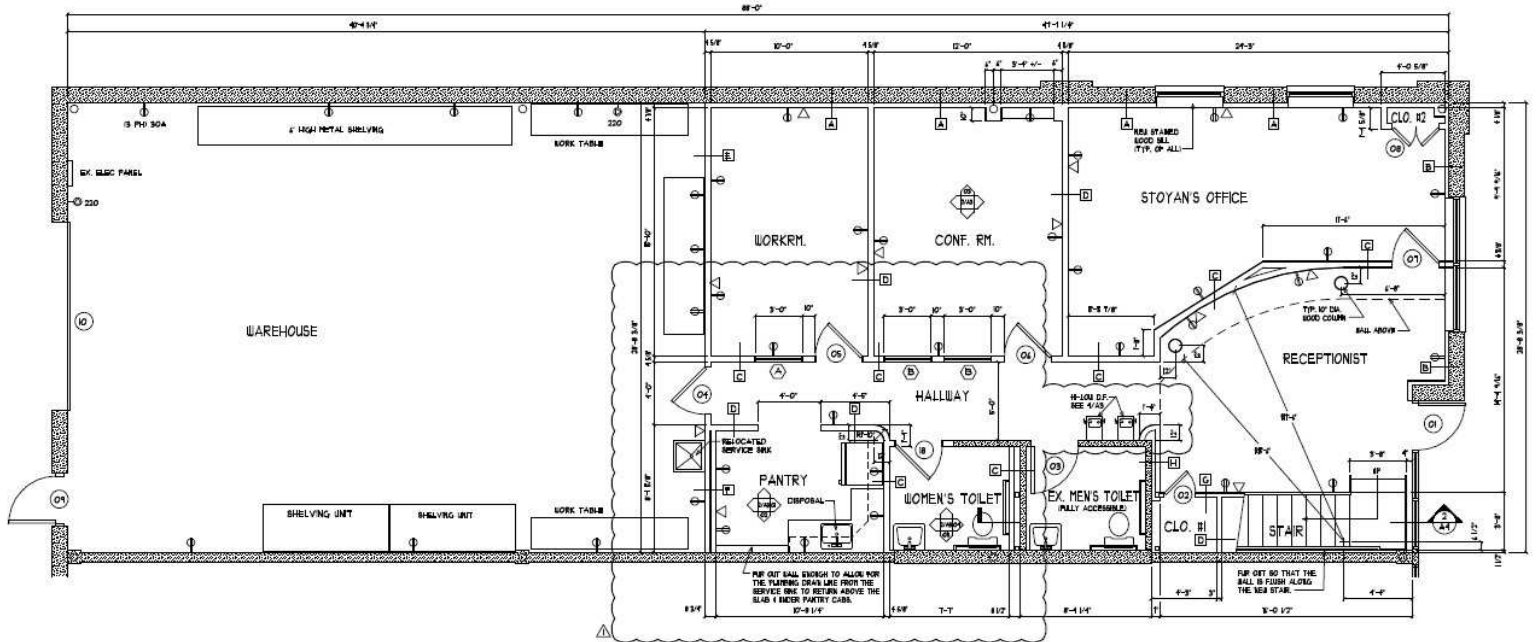


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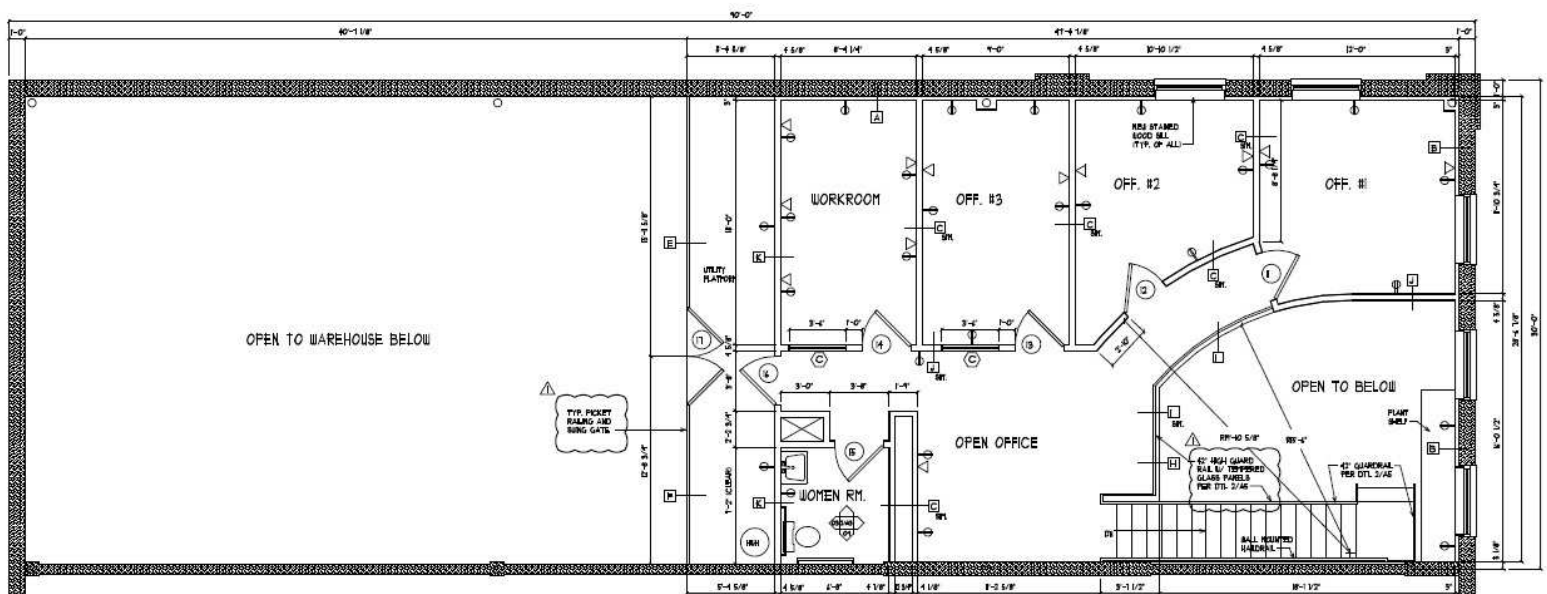
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## FLOOR PLANS



① FIRST FLOOR PLAN



② SECOND FLOOR PLAN

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## **LEASE INFORMATION**

### **OVERVIEW**

- Rental Rate - \$19.50/SF NNN
- Payable in monthly installments of \$6,097.00
- Annual Base Rent - \$73,164
- NNN Fees - \$924.54/Month
- Expiration Date - 10/31/26

### **EARLY TERMINATION INFORMATION**

Section 16 of the Existing Lease reads as follows:

Tenant shall have the option of renewing or extending this lease, at Landlord's discretion, by giving written notice to do so to the Landlord ninety (90) days prior to the expiration of the original lease period. If written notice of intent to review is not given ninety (90) days prior to Lease expiration then it is mutually agreed that the Lease will not be renewed and the Landlord has the right to offer property for lease to others. In the event that the Lease is renewed or extended, Tenant may do so on an annual basis. All rents shall be increased annually at the rate of five Percent (5%) over the immediately preceding year's annual rate, such adjustments shall commence on the first day of the renewal period and each anniversary thereafter.

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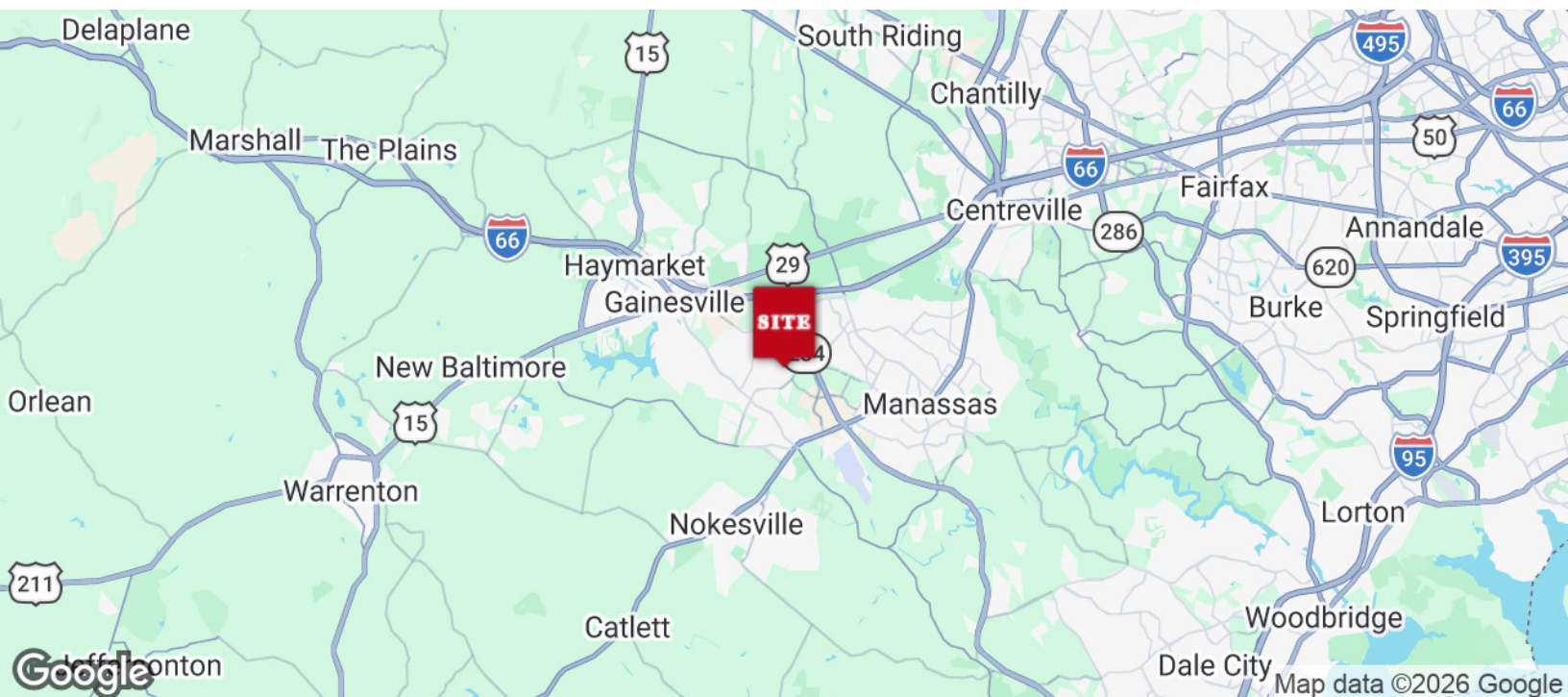


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## LOCATION MAP



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## ZONING INFORMATION

Prince William County M-2 By Right Uses	
Alarm systems operations, office.	Ambulance service, commercial.
Artist or photographer's studio, commercial.	Assembly (non-HAZMAT).
Bakery, industrial.	Brewery and bottling facility.
Business school.	Catering, commercial (off premises).
Cold storage.	College, university or seminary.
Computer and network services.	Contractor or tradesman's shop (limited), no trash or refuse removal service.
Data center, within the Data Center Opportunity Zone Overlay District.	Distillery (not to exceed production of 5,000 gallons per year).
Distributions and fulfillment center, less than 80,000 SF, outside of the E-Commerce Overlay District.	Distribution and fulfillment center, less than 250,000 SF, inside of the E-Commerce District.
Electronic equipment and component manufacturing, assembly, processing, and distribution.	Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
Gunsmith shop.	Institute for special education and training.
Institutional food service.	Janitorial service.
Locksmith.	Medical or dental laboratory.
Motor vehicle service (limited).	Neighborhood retail and fulfillment center.
Office.	Pharmaceutical product manufacturing (non-HAZMAT).
Photographic processing laboratory.	Publishing and printing.
Radio or TV broadcasting station.	Railroad passenger station.
Recording studio.	Recycling collection points, subject to the standards in section 32-250.84.
Research and development (non-HAZMAT).	School of special instruction.
Self-storage center, in accordance with the provisions of section 32-400.14.	Solar energy facility.
Tool and equipment rental, service and repair (minor).	Trade or convention center.
Trade, technical or vocational school.	Travel agency.
Veterinary hospital.	Warehouse (non-HAZMAT).
Wholesaling (non-HAZMAT).	

[Click here for the full PWC M-2 Zoning Ordinance.](#)

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