



9101 Industry Dr

9101 Industry Dr, Manassas Park, VA 20111



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9101 Industry Dr

\$4,400,000

Prime Investment Opportunity in a great location. 1.63 Acres featuring an Industrial Warehouse with 2 bays, Outside Storage Yard Areas, 3 Phase Electric, DEMAG Lift System, Offices, Reception Area, Upper-Level Storage, Sales Room, Room to Expand, 2 Entrances (Off Euclid Ave and Industry Dr) Perfect for Owner or Investor....

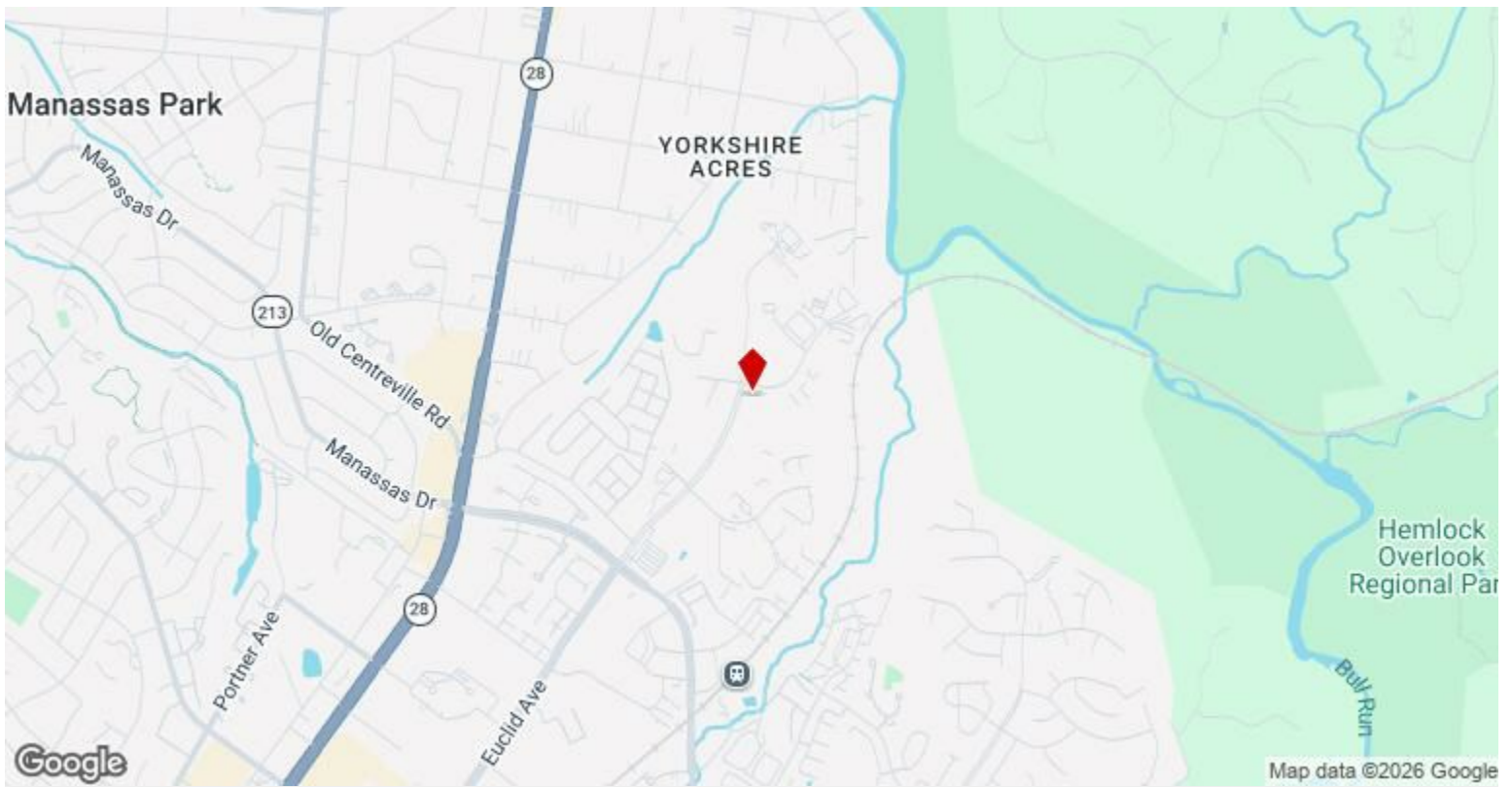
- 3 Phase Electric
- DEMAG Lift System
- Large Warehouse with Offices, Sales Room, and Upper Level Storage



Price:	\$4,400,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.63 AC
Gross Building Area:	9,735 SF
Rentable Building Area:	8,000 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1987
Tenancy:	Single
Parking Ratio:	2.5/1,000 SF
Clear Ceiling Height:	20 FT
No. Drive In / Grade-Level Doors:	3

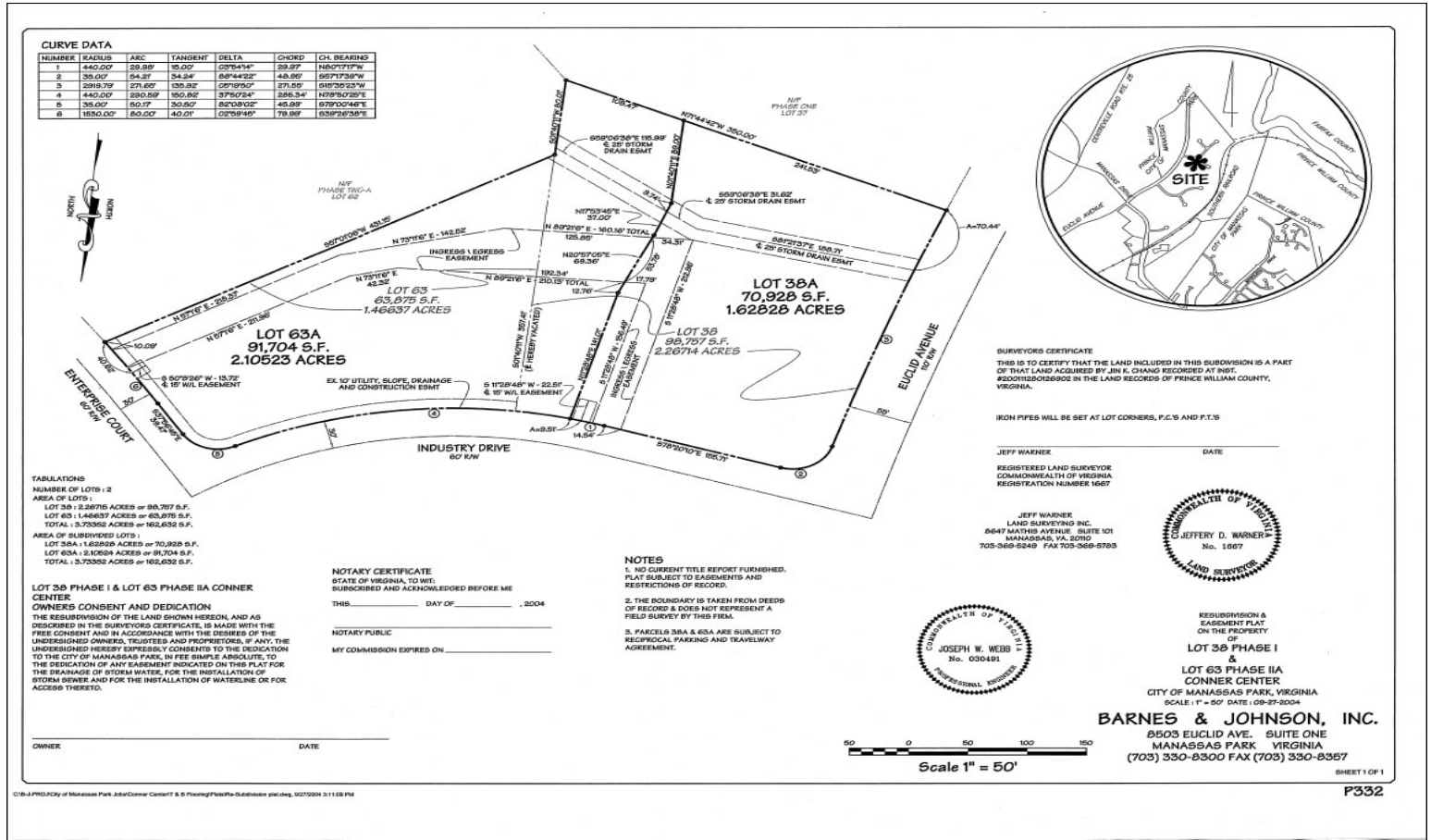
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Complete Diesel	-	November 2026



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Property Photos



Property Photos



Building Photo



Building Photo

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Building Photo



2007/03/06 Building Photo

Property Photos



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Building Photo