

**FOR LEASE**

# HEAVY INDUSTRIAL WAREHOUSE BAYS

10460 COLONEL CT MANASSAS, VA 20110



**LEASE RATE     \$15.00 SF/YR**

## OFFERING SUMMARY

Lease Type:            NNN  
NNN Fees:             Est. \$3.15/SF  
Available SF:         4,270 - 8,540 SF  
Year Built:            2003  
Building Size:        30,030 SF  
Zoning:                I-2  
Parcel ID:             102-06-00-5

## PROPERTY OVERVIEW

Warehouse bays available for lease ranging from 4,270 SF - 8,540 SF. Each unit is a drive-thru bay. Highly sought-after I-2; Heavy Industrial zoning in the City of Manassas. SUP in place for automotive and repair shops of all types!  
\*Showings are by appointment only!

## LOCATION OVERVIEW

Well located heavy industrial bays just 0.5 mile from the Rt. 28 - Godwin Dr. intersection. Just 2.5 miles from Old Town Manassas. Easy access to Rt. 234 Bypass/Prince William Pkwy.

### PRESENTED BY:

<b>COLEMAN RECTOR</b> <i>PRINCIPAL BROKER</i> 703.366.3189 coleman@weber-rector.com	<b>CHUCK RECTOR</b> <i>PRINCIPAL</i> 703.330.1224 chuck@weber-rector.com	<b>BRIAN SNOOK</b> <i>COMMERCIAL AGENT</i> 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.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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ADDITIONAL PHOTOS



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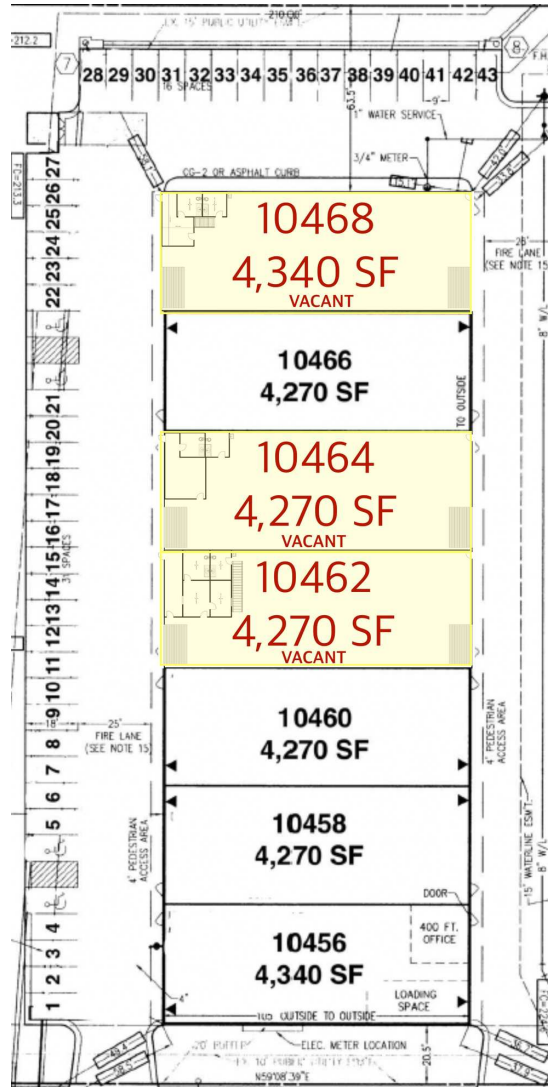
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## PLANS



### LEGEND

Available

### AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
10468 Colonel Ct	4,340 SF	NNN	\$15.00 SF/yr	Available Immediately
10464 Colonel Ct	4,270 - 8,540 SF	NNN	\$15.00 SF/yr	Available Immediately Can be combined with 10462
10462 Colonel Ct	4,270 - 8,540 SF	NNN	\$15.00 SF/yr	Available Immediately Can be combined with 10464

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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

NOTE: SUP in place for Automotive Repair of ALL types! Click [here](#) for more information on the City of Manassas zoning ordinance.

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 **WEBER  
RECTOR**  
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