

FOR LEASE | INDUSTRIAL



13155 NOKESVILLE ROAD

NOKESVILLE, VA 20181



J. CARTER WILEY

703.753.9600

carter@thewileycompanies.com

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LOCATION DESCRIPTION

Located directly off of Nokesville Rd/Rt. 28. Less than 5 miles to Rt. 234 Bypass

PROPERTY HIGHLIGHTS

- Contractors Facility Available for Lease December 2025
- 6,000 SF Office (2 story, includes reception, conference area, and men's and women's restrooms)
- 7,800 SF Warehouse with drive thru capability
- 20' Ceiling Height
- Overhead Doors: Eight 10' x 14'; Two 10' x 10'

OFFERING SUMMARY

Lease Rate:	\$875,000 per year NNN
Building SF:	13,800 SF
Lot Size:	10.48 Acres
Outdoor Storage:	+/- 4 Acres
Zoning:	M-1
APN:	7496-38-8309



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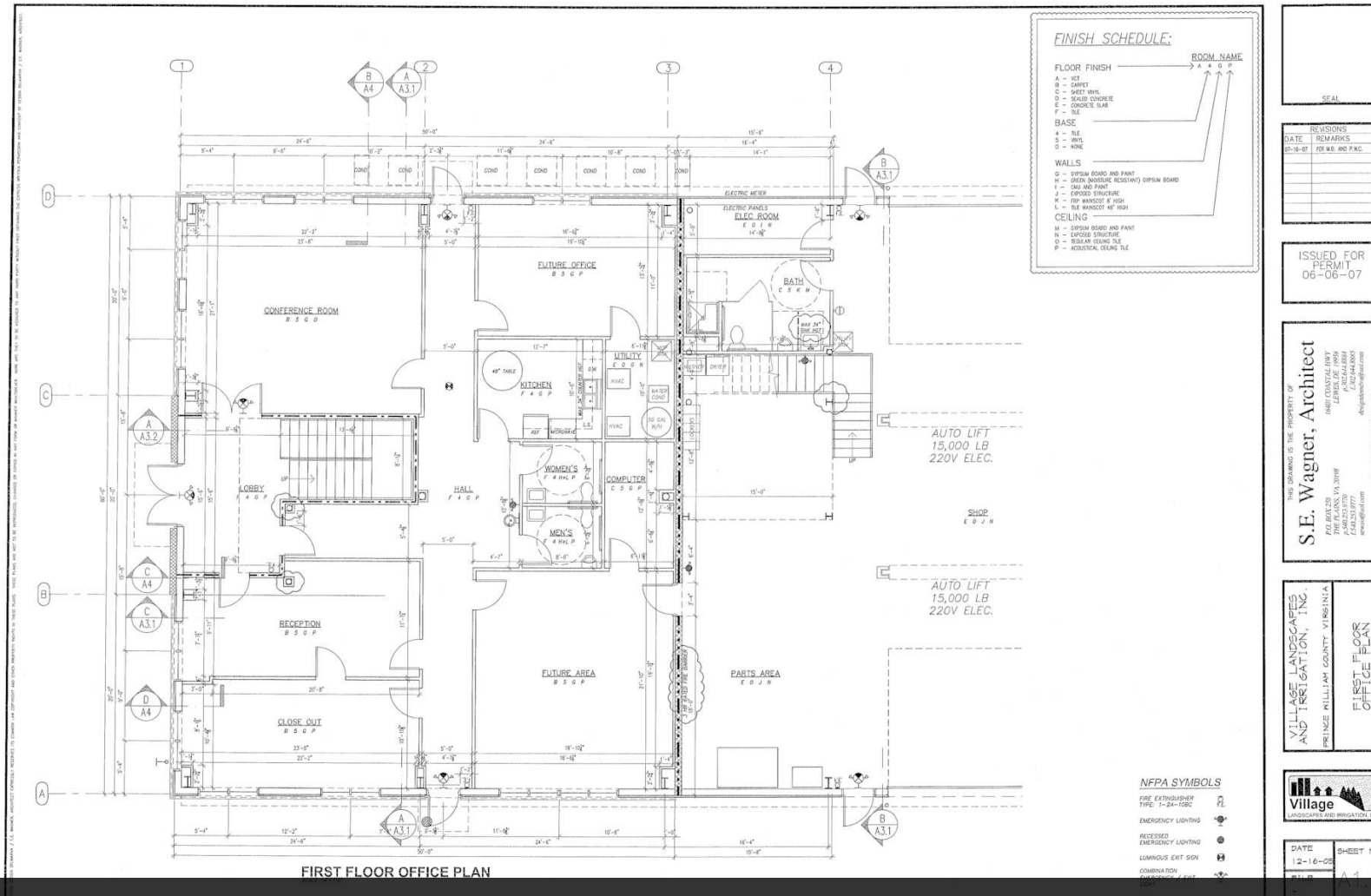
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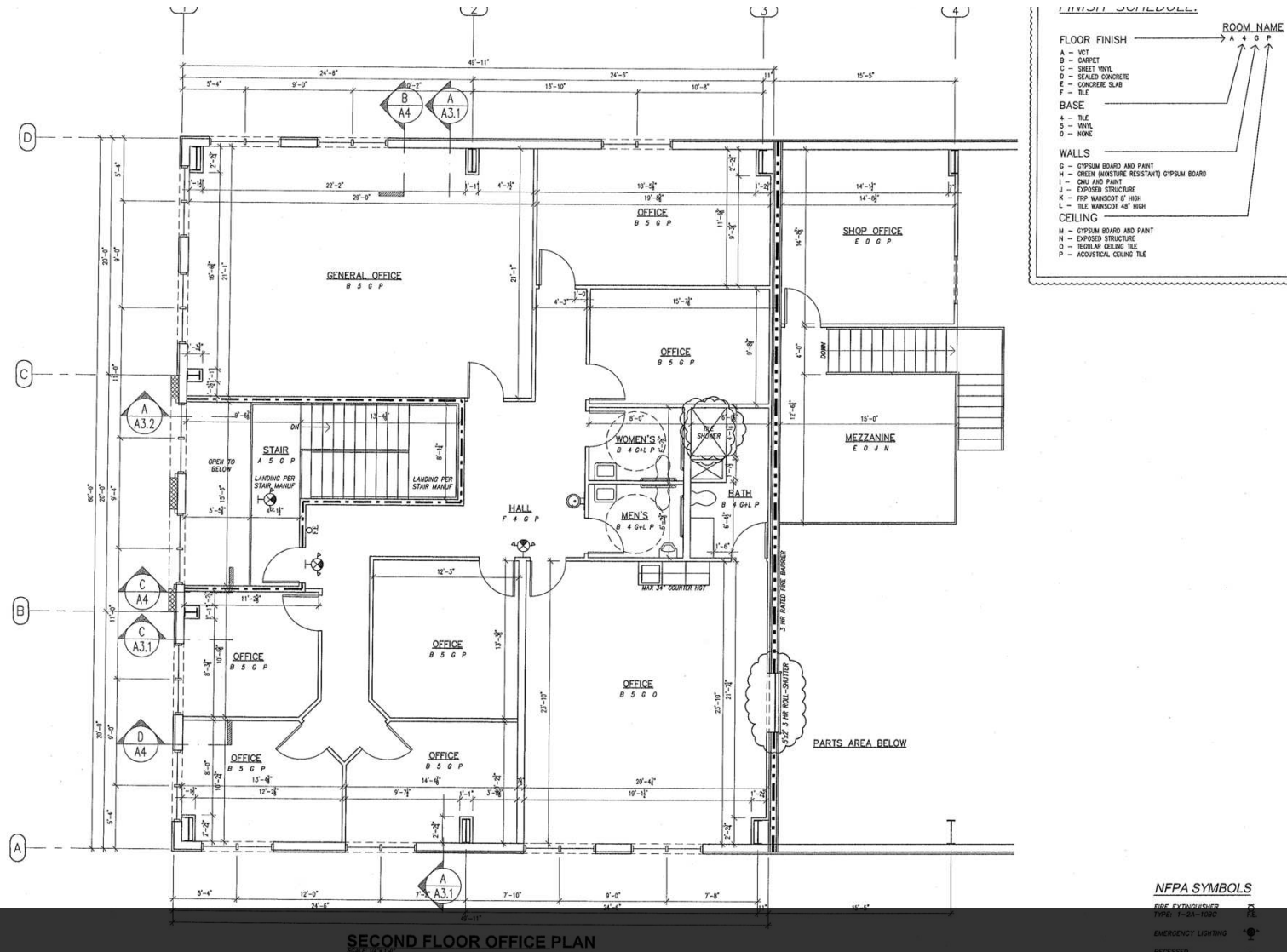
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2nd Floor Office



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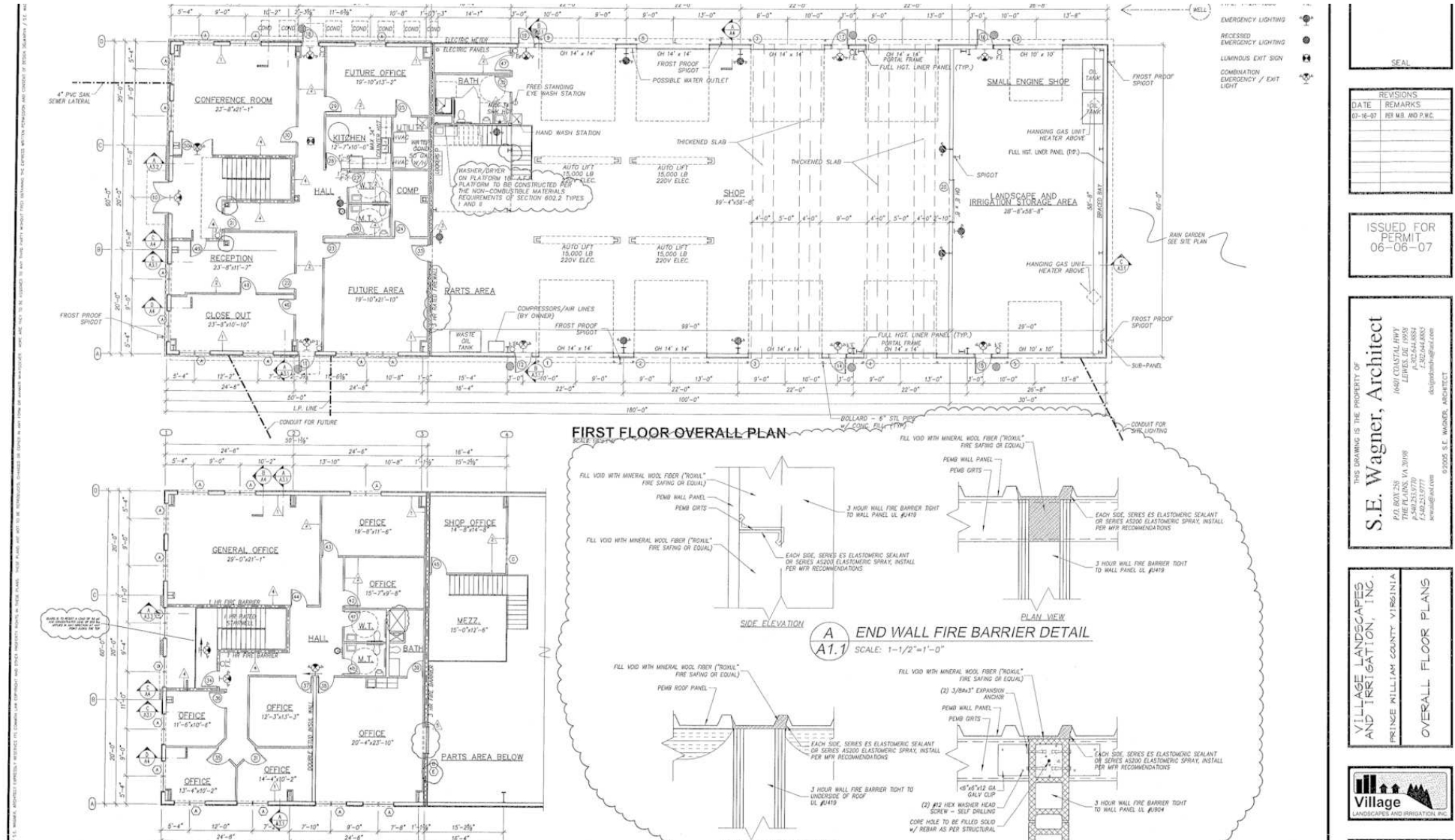
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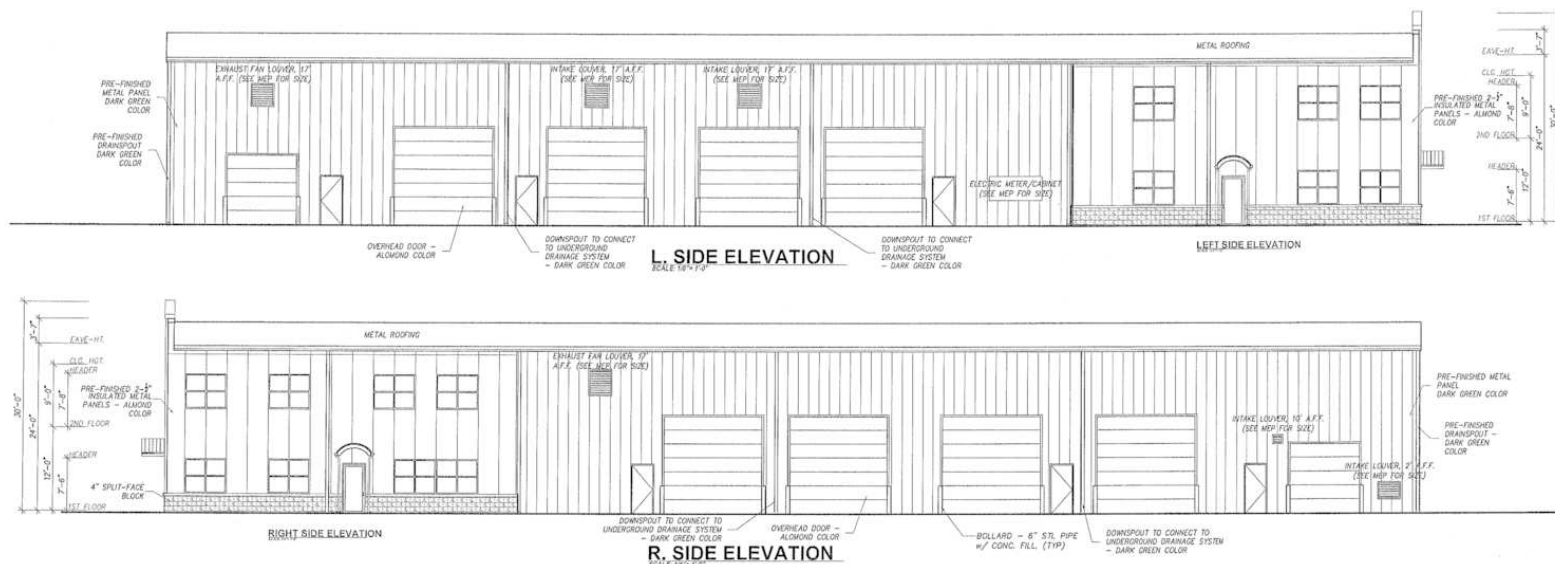
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SEAL

REVISIONS	
DATE	REMARKS
07-18-07	PER N.E. AND P.W.C.

ISSUED FOR PERMIT
06-06-07

THIS DRAWING IS THE PROPERTY OF
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PRINCE WILLIAM COUNTY, VIRGINIA
LEFT AND RIGHT SIDE ELEVATIONS



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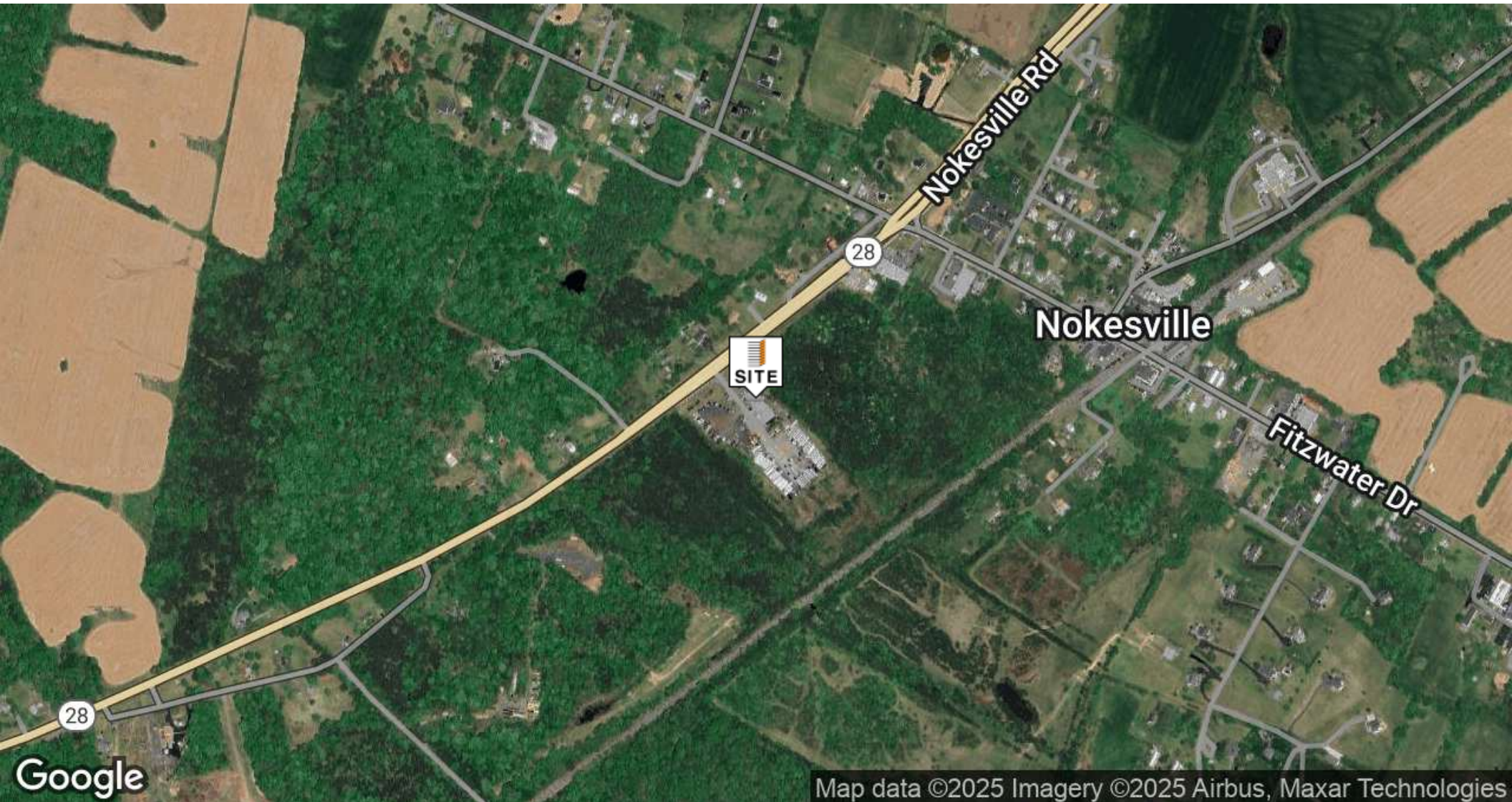
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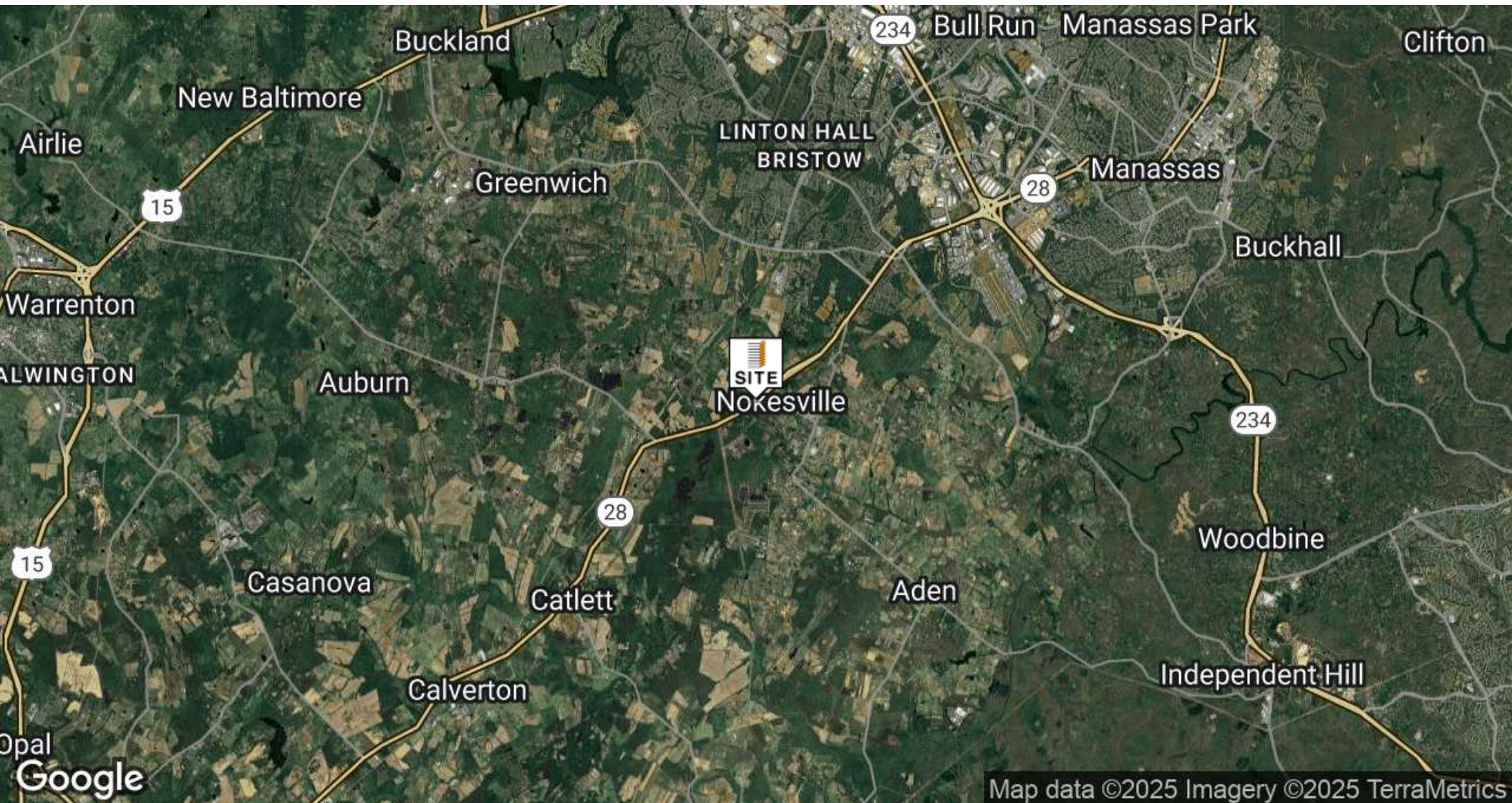
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