

FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109



LEASE RATE \$16.00 SF/YR

OFFERING SUMMARY

Lease Type: NNN
NNN Fees: Approx. \$4.34/SF
Unit Size: 3,207 SF
Zoning: M-2
Market: Washington DC
Submarket: Rt 29/I-66 Corridor
Parcel ID: 7596-27-7753.01

PROPERTY OVERVIEW

Light industrial/flex condo available for lease. Unit consists of 3,207 SF and includes approximately 800 SF of office space (waiting/reception area, 1 office, 1 conference room & 2 restrooms) with the remainder being warehouse space. The property is sprinkled. M-2 Light Industrial zoning ideal for contractor or tradesman's shop/warehouse. Building signage available!

Disclosure: Owner/Agent

LOCATION OVERVIEW

Great location in Wellingford Business Center with frontage & visibility on Wellington Rd. (15,000 VPD). Easy access to Rt. 234 Bypass/PW Pkwy & I-66.

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

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



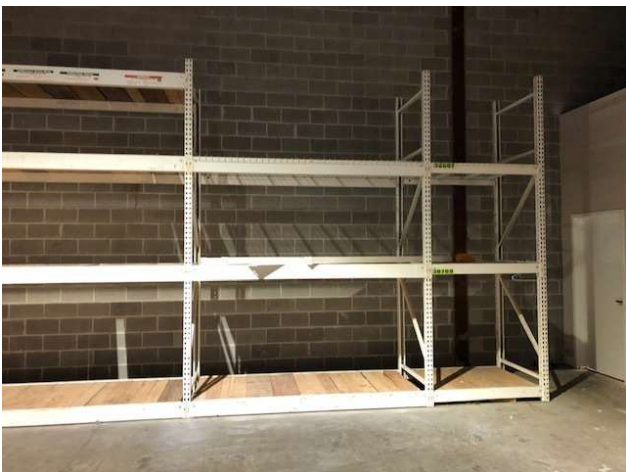
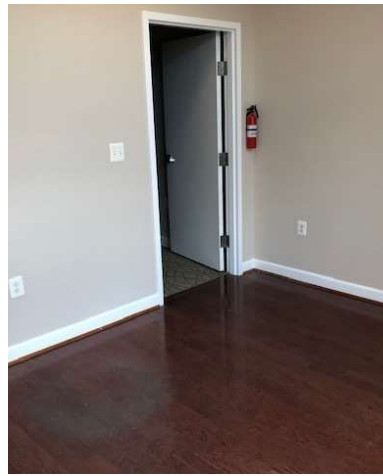
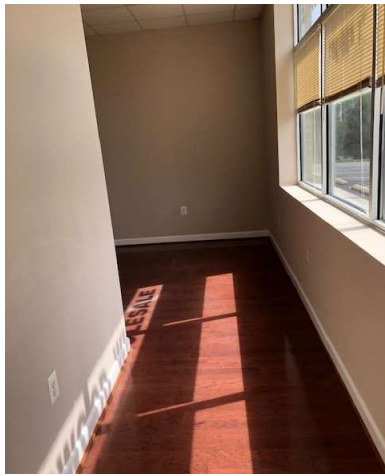
COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com

FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109

ADDITIONAL PHOTOS



PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

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



**WEBER
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

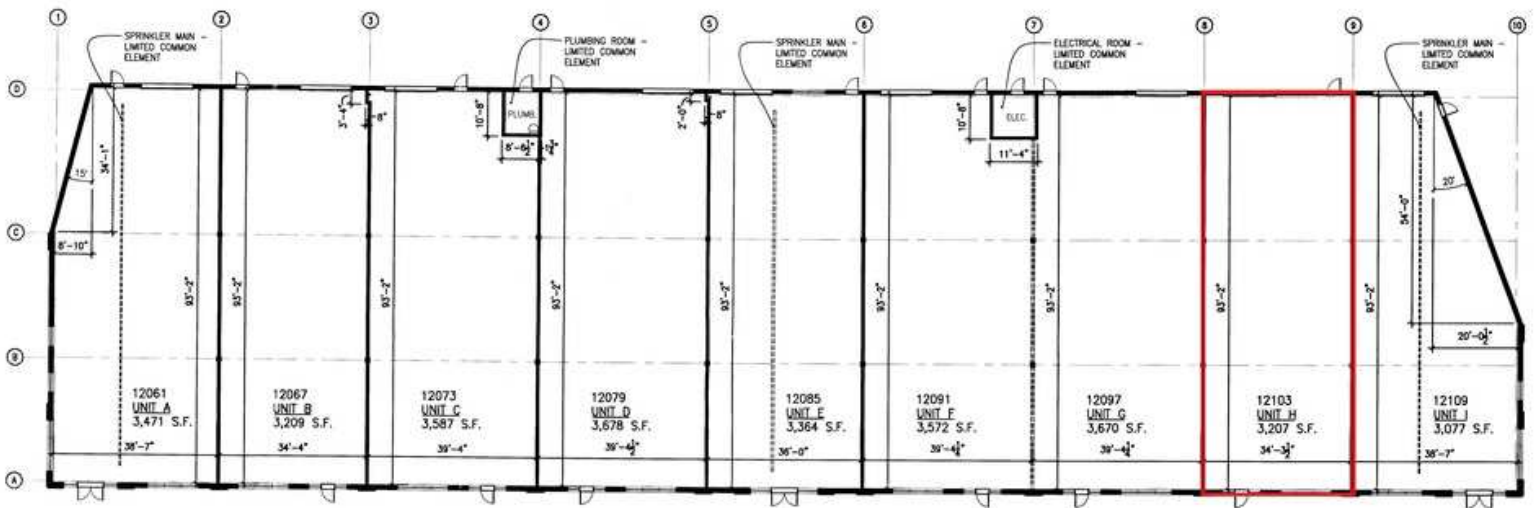
www.Weber-Rector.com

FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109

PARTITION PLAN



PARTITION PLAN

1/16"=1'-0"



BUILDING 1 THE WELLFORD BUSINESS CENTER CONDOMINIUM

12061-12109 CADET COURT
PRINCE WILLIAM COUNTY, VIRGINIA



PROJECT NO.: 03270-402
EXHIBIT F: 02.06.06
DRAWING TITLE:

PARTITION PLAN

EXHIBIT F
PAGE 2 OF 4

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@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

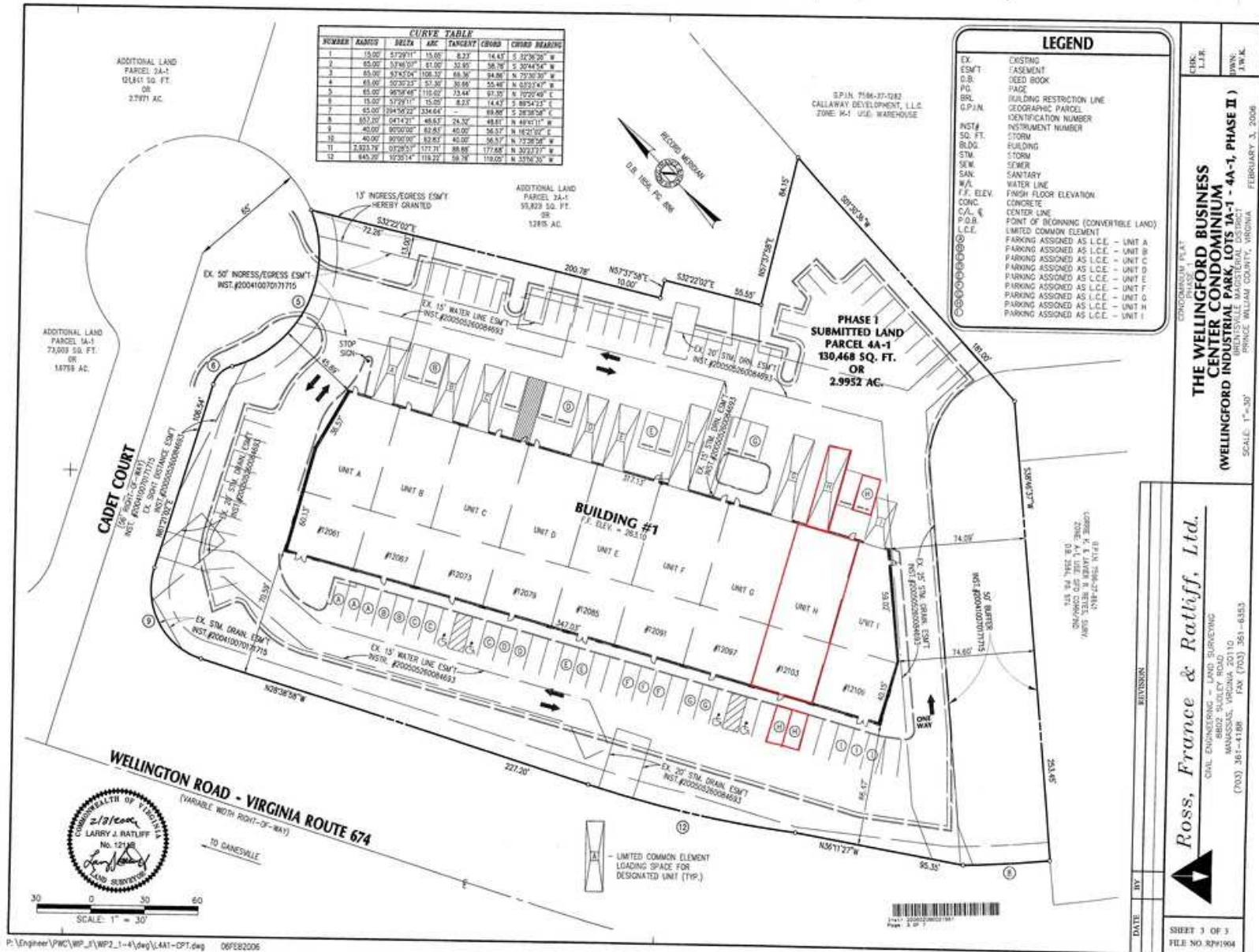
www.Weber-Rector.com

FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109

PARKING PLAN



PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER

703.366.3189

colem@weber-rector.com

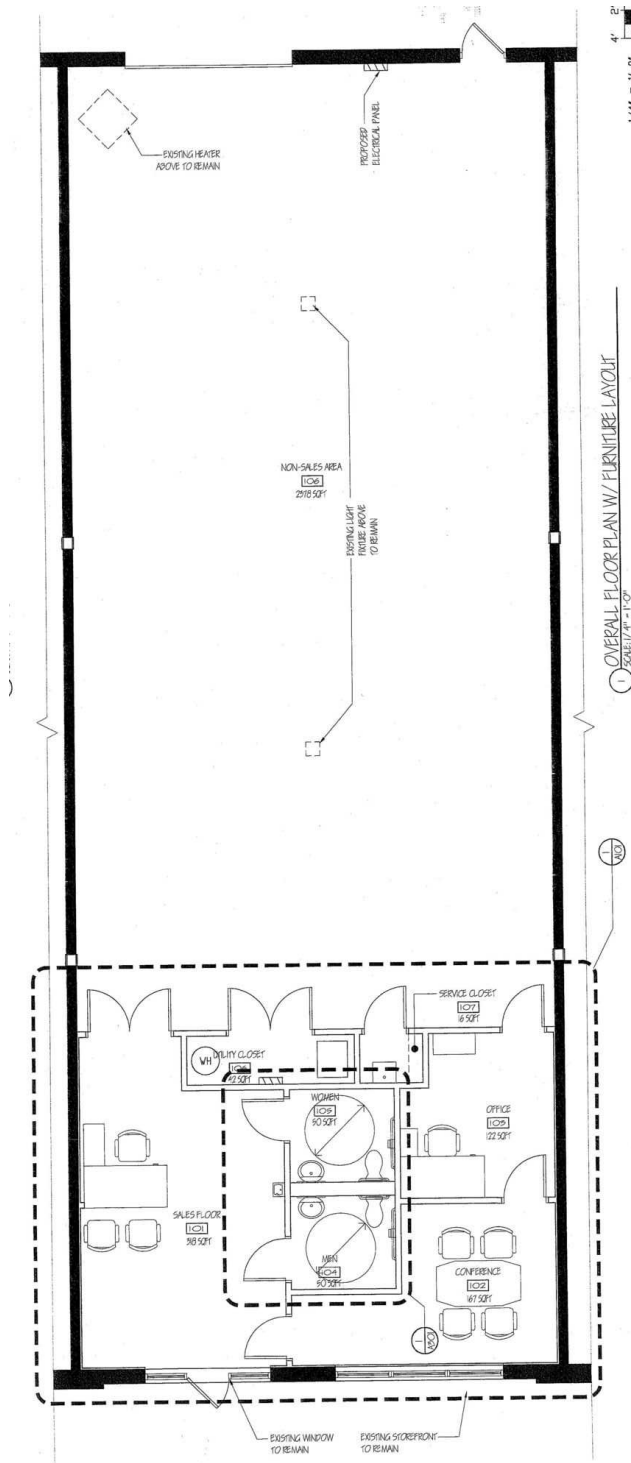
Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109

ENTIRE UNIT FLOOR PLAN



(Not to Scale)

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@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

www.Weber-Rector.com

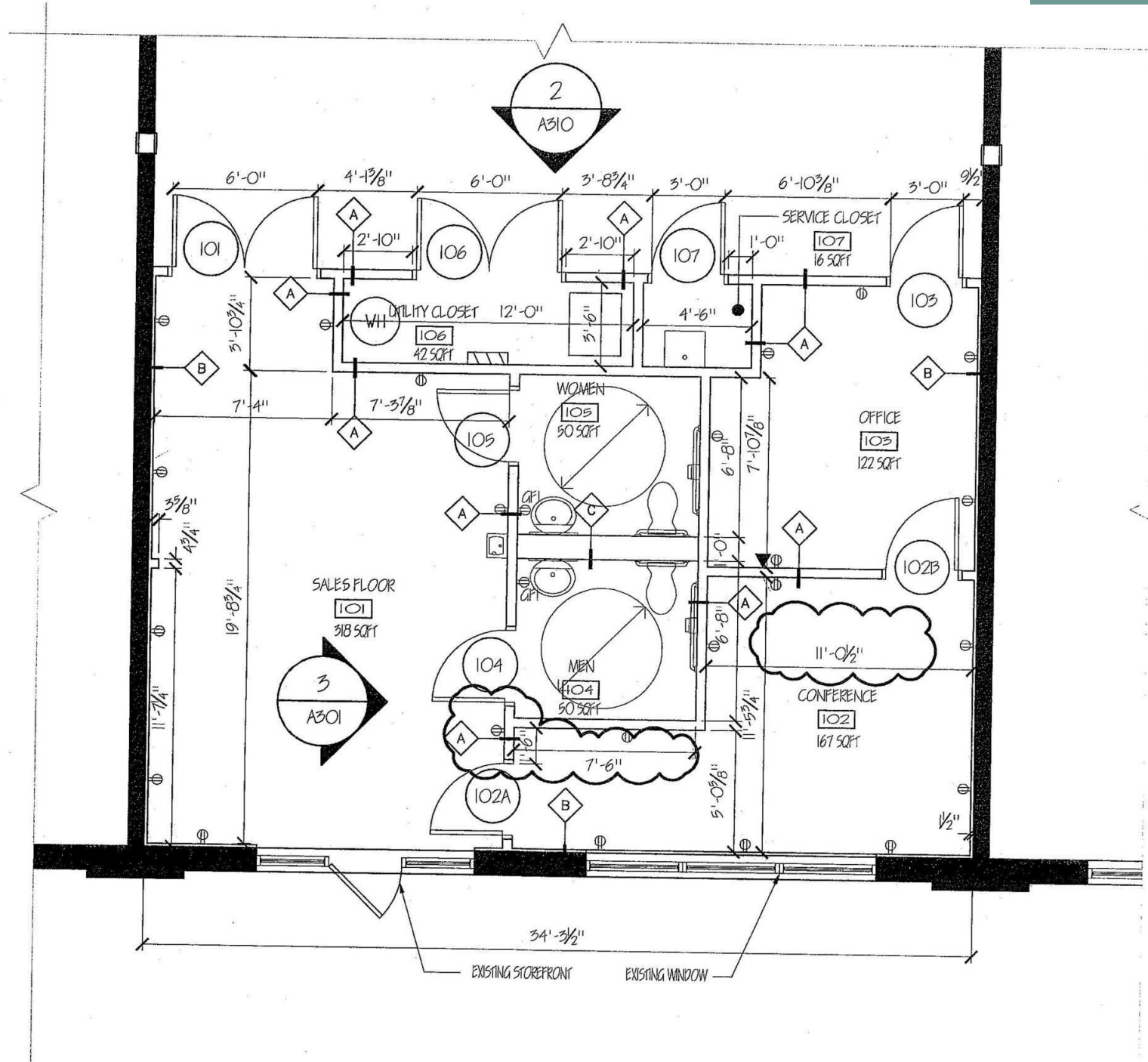
FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109

OFFICE AREA FLOORPLAN

(Not to Scale)



PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@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

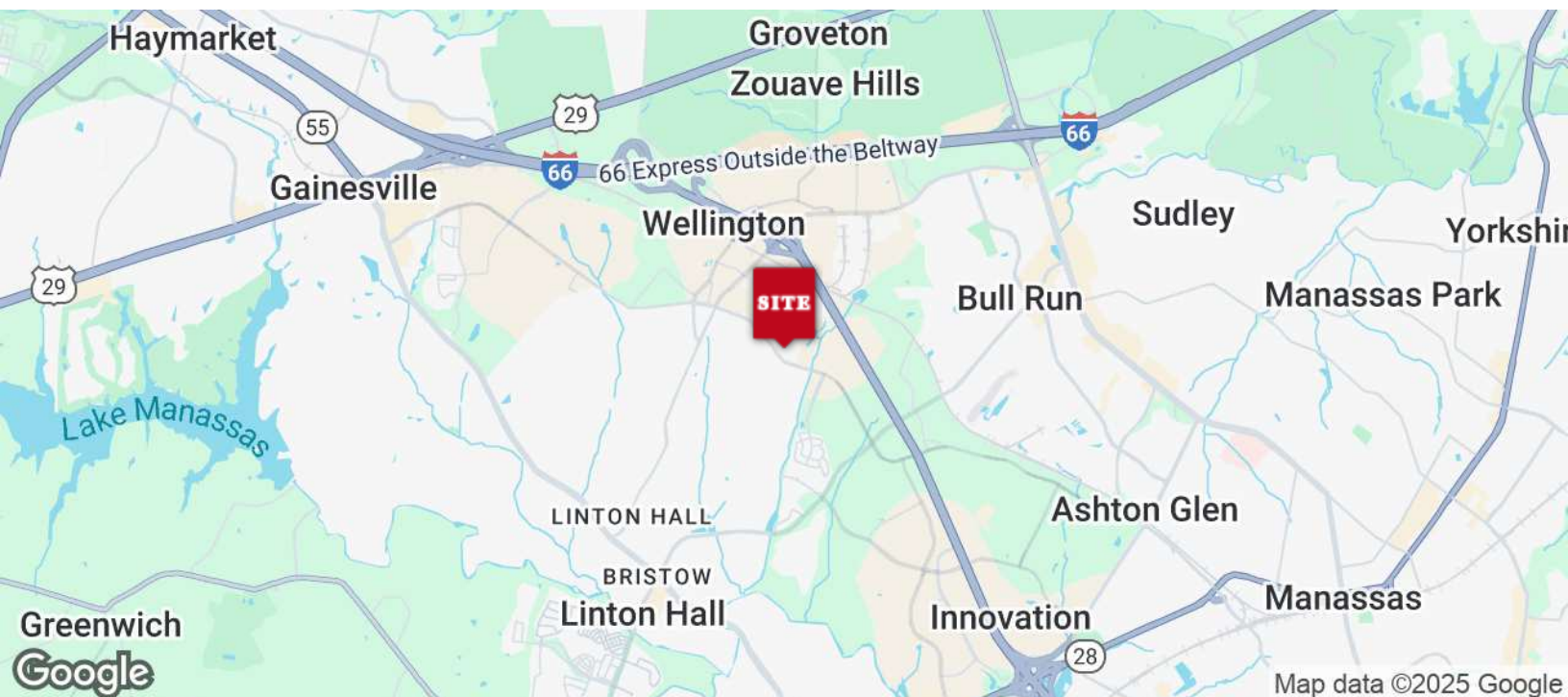
www.Weber-Rector.com

FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109

LOCATION MAPS



PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@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

www.Weber-Rector.com

FOR LEASE

LIGHT INDUSTRIAL CONDO WITH RETAIL VISIBILITY!

12103 CADET CT. MANASSAS, VA 20109

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).
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).	Office.
Package, telecommunication, and courier service.	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.	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).

**Stricken through uses are prohibited by the Condo Association.*

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

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@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

www.Weber-Rector.com