

For Lease | Warehouse

NEW 16,120 SF Warehouse for Lease in Gainesville/Manassas

11982 Wilton Meadows Drive Manassas, VA 20109

16,120 SF new warehouse building for lease in Manassas off Wellington Road near Gainesville



FOR LEASE

Building construction is complete and ready for immediate occupancy

- Two shared loading docks and three 14'x14' drive-in doors.
- Sub-dividable to 4,030 SF bays (3,030 SF warehouse with 1000 SF mezzanine). Each Bay comes with 7 parking spots
- 18'-22' ceiling heights.
- Each bay has 200 amps of 3 phase electrical power.
- Zoned M-2 in Prince William County.
- Located off Wellington Rd near Jiffy Lube Live.
- Fiber optic internet available.

Lease Rate: \$15.75 PSF, NNN



Ed Wright

ebw@wright-realty.com

703.282.2372

Offering subject to errors, omissions, prior sale, change in price, or withdrawal notices

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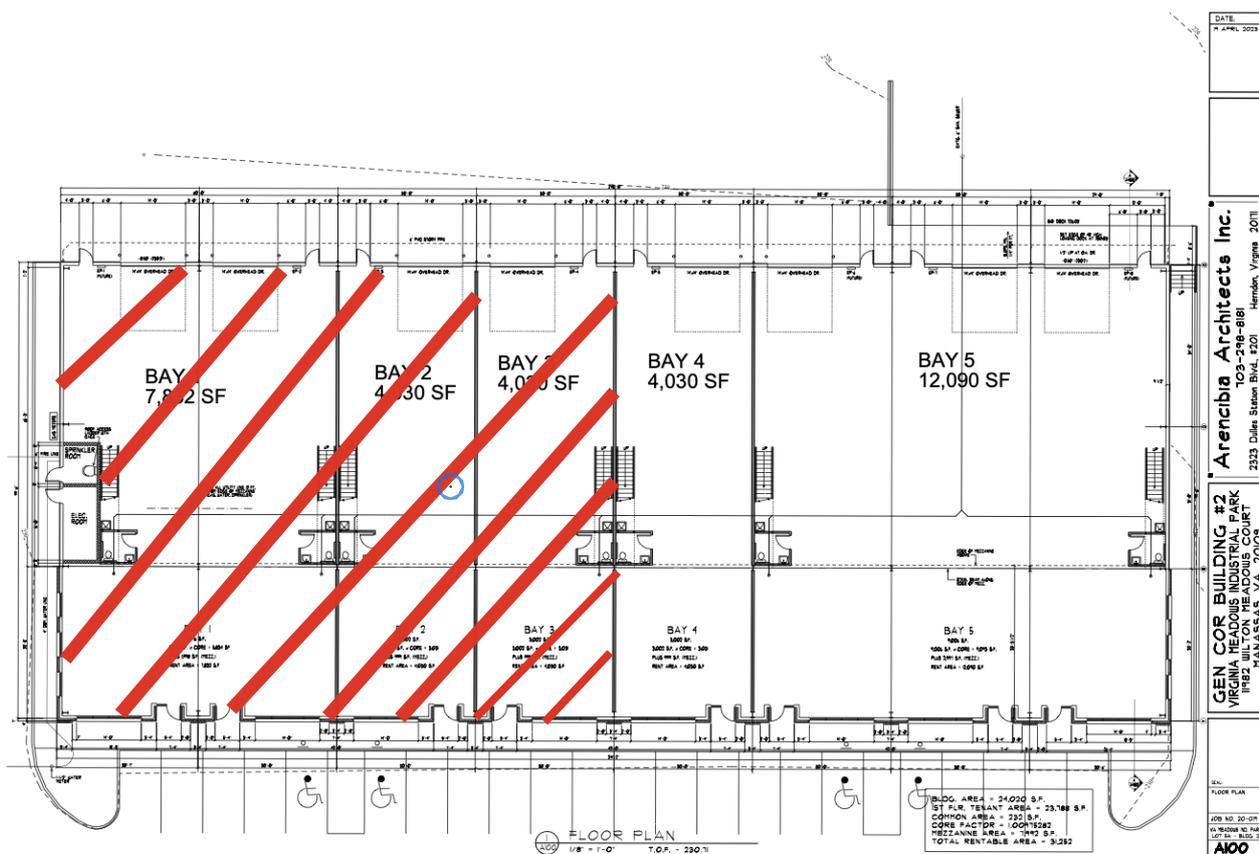
[Property Website](#)

[Map Link](#)



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DATE: 4 APRIL 2023
Arenobia Architects Inc.
 109-248-8181 Herndon, Virginia 20111
 2525 Dulles Station Blvd., #201 Manassas, VA, 20109
CEN COR BUILDING #2
 VIRGINIA MEADOWS INDUSTRIAL PARK
 11982 WILTON MEADOWS COURT
 MANASSAS, VA, 20109
 SCALE: FLOOR PLAN
 JOB NO: 20-018
 AS PERMITTED BY THE
 LOCAL AUTHORITY

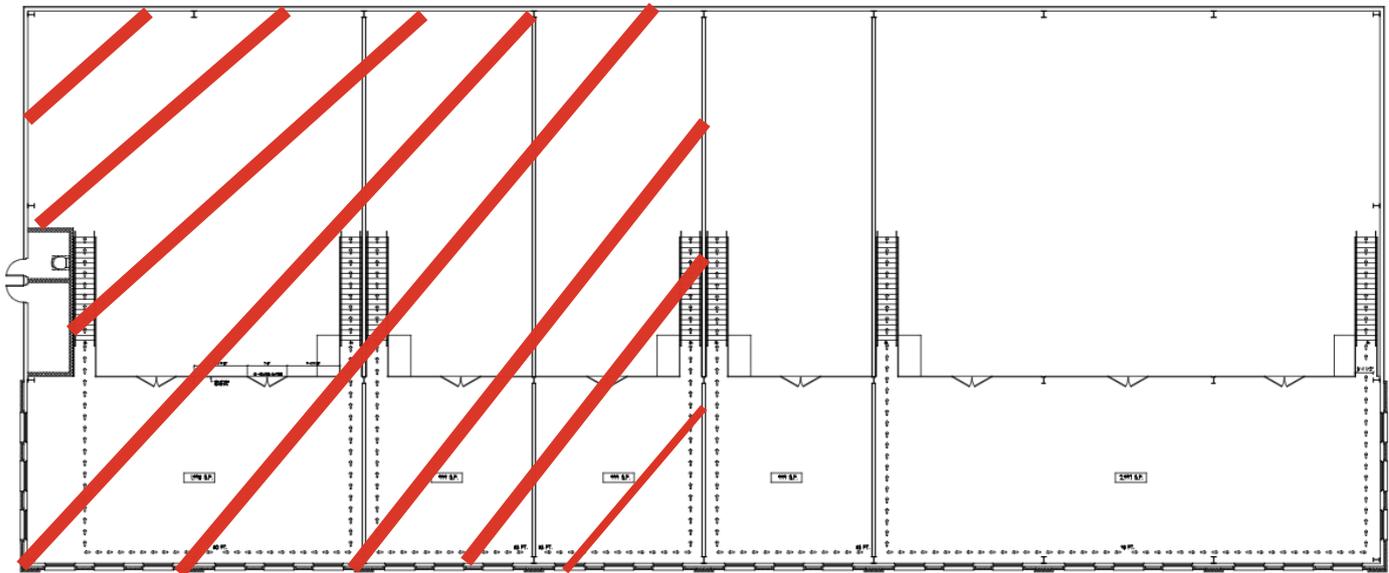


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MEZZANINE FLOOR PLAN
1/8" = 1'-0"

DATE
7 APRIL 2023

Arencibia Architects Inc.
TOS-218-8181
Herndon, Virginia 20111
2323 Dulles Station Blvd., #201
MANASSAS, VA, 20109

GEN COR BUILDING #2
VIRGINIA MEADOWS INDUSTRIAL PARK
11982 WILTON MEADOWS COURT
MANASSAS, VA, 20109

SCALE
MEZZANINE PLAN

JOB NO. 20-01
BY: EDWARD W. WRIGHT
DATE: 04-07-23
A200

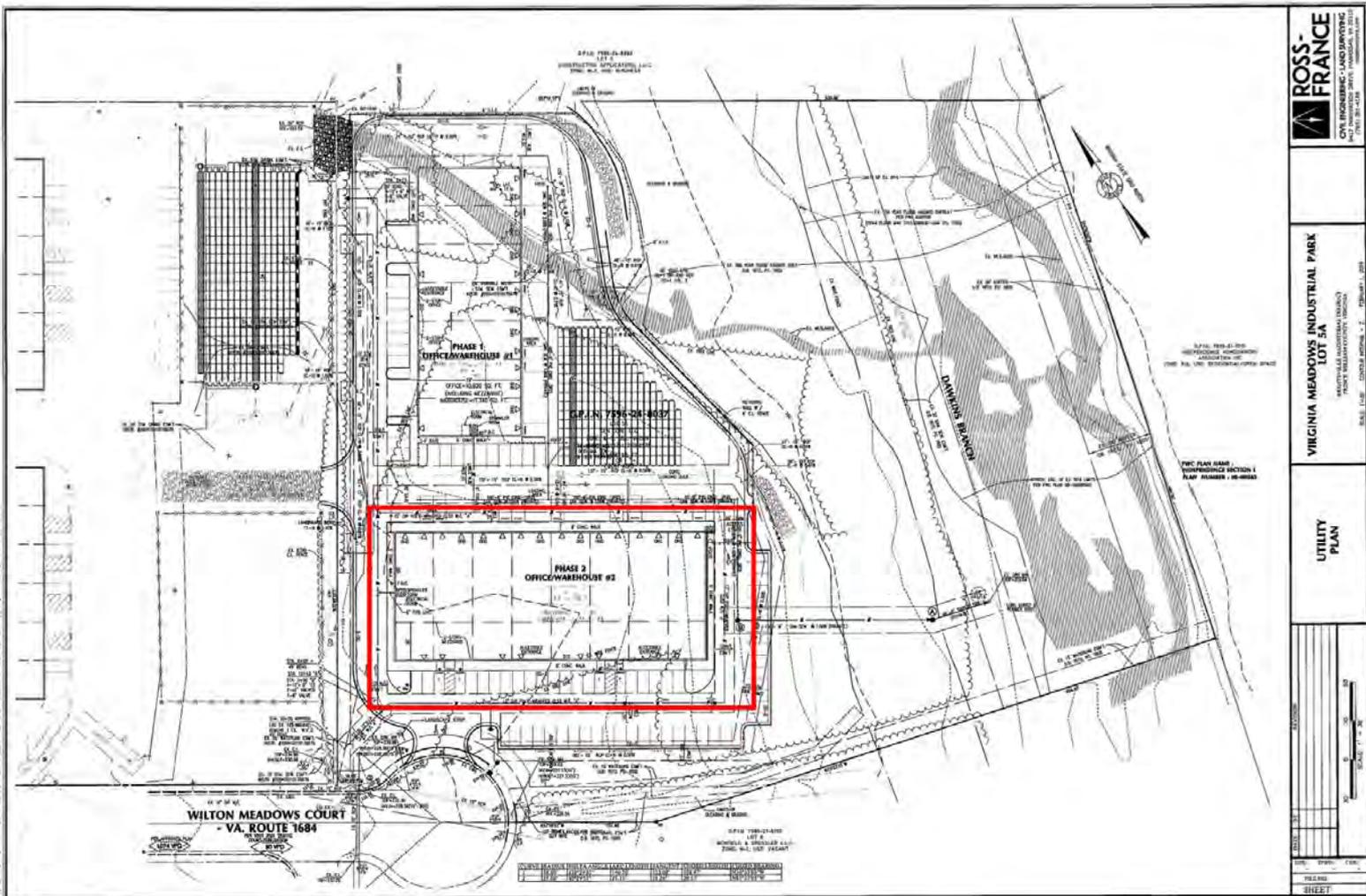


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