



GODWIN INDUSTRIAL PARK

9823 Godwin Dr, Manassas, VA 20110



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GODWIN INDUSTRIAL PARK

Rental Rate: \$16.00 /SF/Yr

Property Type: Industrial

Property Subtype: Warehouse

Building Size: 29,349 SF

Lot Size: 82,814 SF

Year Built: 2003

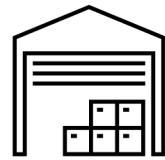
Triple Net Charges (NNN): \$2.95 USD/SF



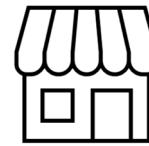
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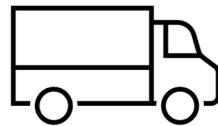
BUILDING HIGHLIGHTS



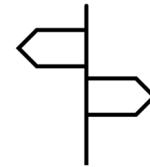
"Class A"
Warehouse Space



Close Proximity to
Restaurants & Retail

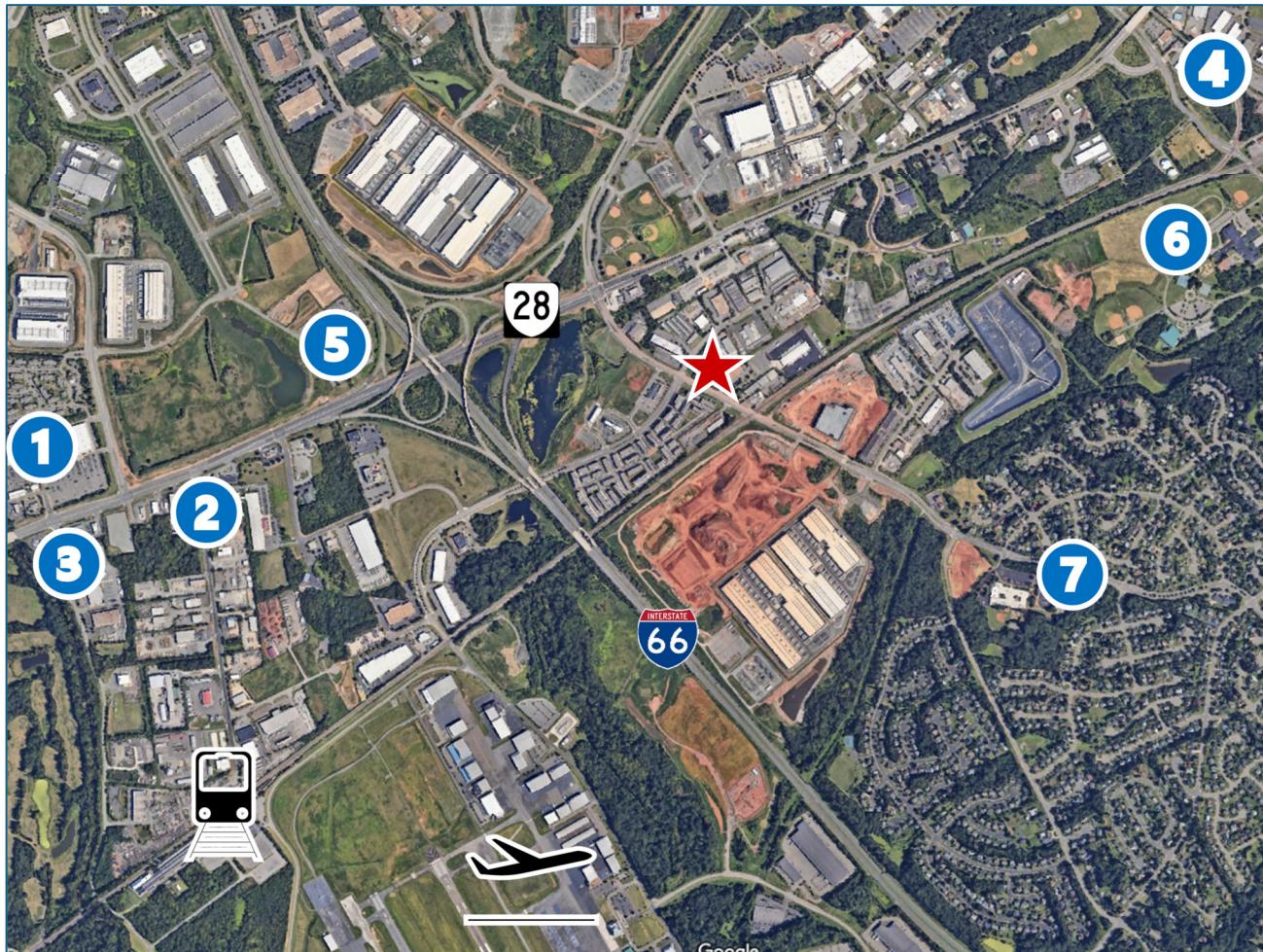


Ample Parking & Truck
Maneuvering with Good
Access / Pull In



Building Signage
Available

AMENITIES



Your commute:



Manassas
Regional Airport



I-66



VRE / Broad Run
Train Station



Route 28

RETAIL

- 1 Pet Smart
- 1 Target
- 1 T.J. Maxx

- 2 7-Eleven
- 2 Autobell Car Wash
- 2 Citibank ATM
- 1 CVS
- 2 Divine Nail Spa
- 1 Firestone Complete Auto Care
- 3 PNC ATM
- 1 The UPS Store
- 1 Verizon
- 3 Virginia Tire & Auto of Bristow

RESTAURANTS

- 2 Burger King
- 2 Chick-fil-A
- 1 Domino's Pizza
- 4 Heritage Brewing Co.
- 1 Starbucks
- 2 Taco Bell
- 5 The Black Sheep Restaurant
- 1 Tropical Smoothie Café
- 3 Wawa
- 5 2 Silos Brewing Co.

RECREATION

- 6 Dean Park
- 2 K Sports Complex
- 7 Lee Manor Park
- 6 Lucky's Dog Park
- 6 Winters Branch Trail

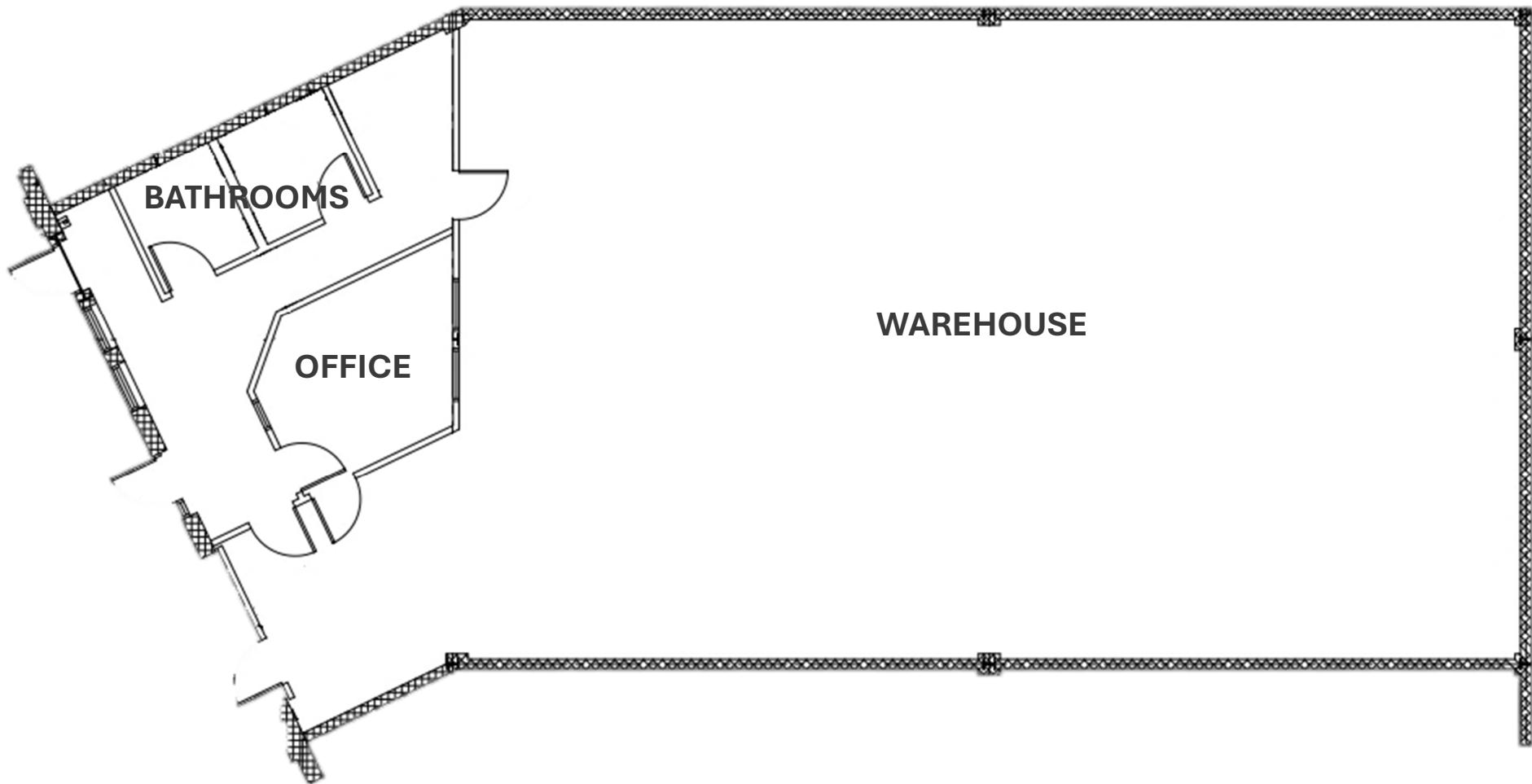
AVAILABLE SPACE – 9823

Space Available	3,239 SF
Rental Rate	\$16.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable
Zoning	All uses permitted by right in the I-2, I-1, B-4, and B-1, B-2 and B-3 (include retail uses)

INCULDES:

- ✓ small office
- ✓ two restrooms
- ✓ frontage, signage and visibility
- ✓ fully airconditioned (including the warehouse)
- ✓ NEW Hi-Lo water cooler
- ✓ service sink
- ✓ NEW 10 x 12 overhead door with exit type wicket door
- ✓ painted walls and concrete floor in sales area

FLOOR PLAN- 3,239 SF



INTERIOR & EXTERIOR IMAGES



For more information, please contact:

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