

FOR LEASE

FLEX SPACE

8616 PHOENIX DRIVE MANASSAS, VA 20110



LEASE RATE \$15.00 SF/YR

OFFERING SUMMARY

Lease Type:	NNN (\$3.32/SF)
Available SF:	5,814 SF
Ceiling Height:	24'
Rack Height:	16'
Parking:	10 spaces
Building Size:	59,600 SF
Zoning:	I-1
Market:	Washington DC
Submarket:	Manassas

PROPERTY OVERVIEW

This flexible single-story warehouse offers 5,814 SF for sublease through 5/31/27 with potential for extension. Featuring 24' ceilings, 16' installed racking, and a roll-up door with direct access to a loading dock, the space is ideal for warehousing, distribution, or light industrial use. Interior improvements include a professional reception area, private office space, a kitchen, separate men's and women's restrooms, spacious assembly areas, and multiple storage closets. The property also provides 10 dedicated parking spaces for employees and visitors.

This is a NNN lease, with tenants responsible for NNN fees of \$3.32/SF, as well as their own electricity, natural gas, and internet expenses.

LOCATION OVERVIEW

Ideally located in the established industrial corridor along Phoenix Drive in the City of Manassas, this property offers both strategic positioning and convenience. Just half a mile from Rt. 28/Centreville Rd., the site provides easy access to I-66. It's also just down the street from the bustling Liberia Avenue retail corridor, which offers a wide variety of restaurants, shops, and services for employees and clients.

PRESENTED BY:

CARMELA PATRICK

COMMERCIAL AGENT

703.330.1224

carmela@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

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ADDITIONAL PHOTOS



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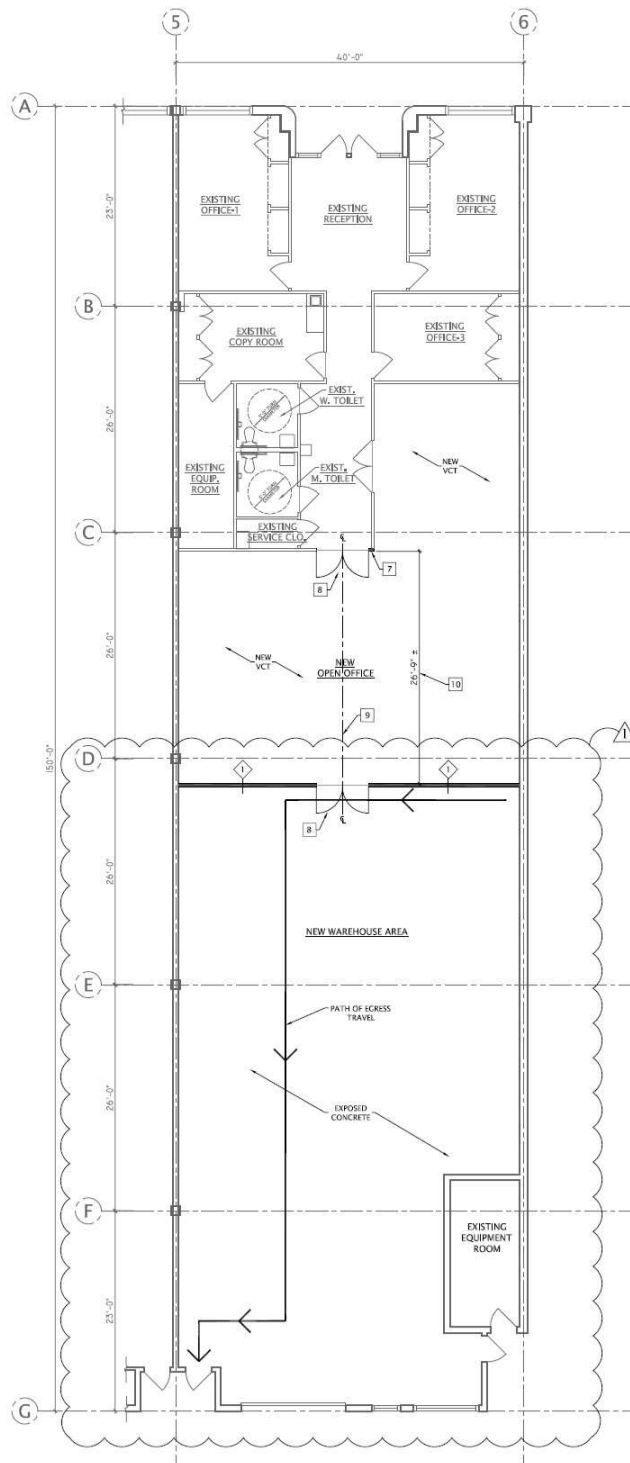
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FLOOR PLAN



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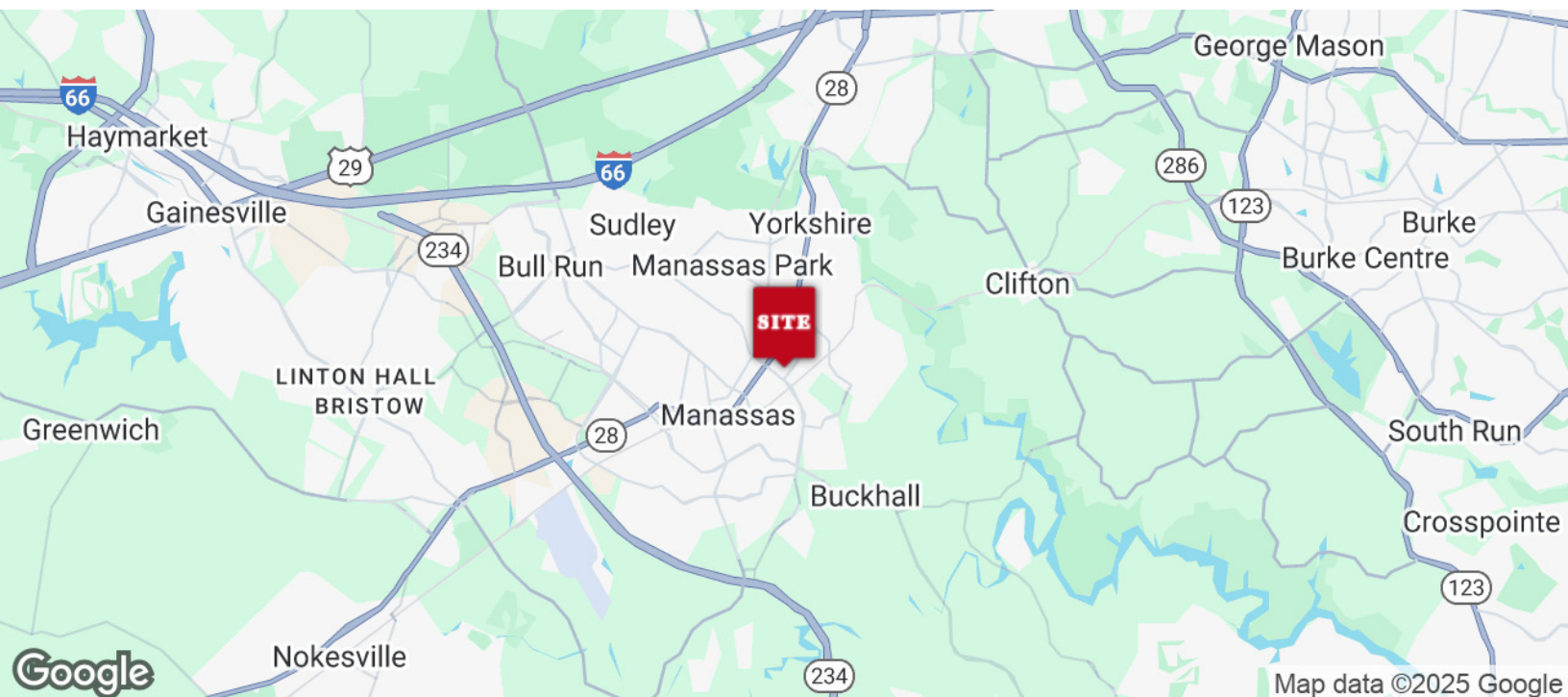
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LOCATION MAP



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ZONING INFORMATION

City of Manassas I-1 By-Right Uses	
Broadcasting or Telecommunication Tower, Co-location	Business or Trade School (less than 50 persons)
Public Facility	Public Utility
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater) Subject to Sec. 130-103	Airport or Aviation Facility
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)	Business Support Service
Catering Facility	Construction Material Sales
Consumer Repair or Contractor/Tradesperson Services	Craft Shop
Financial Institution	Garden Center
Mini-Warehouse or Self-Storage	Motor Vehicle Parts/Supply Establishment
Office, General	Parking Structure, Multilevel
Personal Improvement Service	Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop) Subject to Sec. 130-103
Specialty Food Shop	Laboratory
Laundry, Commercial	Manufacturing, Light
Research & Development	Warehousing & Distribution
Wholesale Trade	Accessory Uses. Subject to Sec. 130-57
Caretaker Quarters	

[Click here for the City of Manassas zoning district regulations.](#)

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