

DELIVERING JANUARY 2021

BECKNELL

66

20,000 - 108,396 SF  
AVAILABLE

8511 Virginia Meadows Drive, Manassas, VA 20109



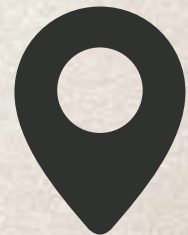


# CLASS A INDUSTRIAL SPACE FOR LEASE OFF I-66

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## PROPERTY INFORMATION

- 12.12 acres
- M-2 Industrial Zoning
- 108,396 SF Class A Industrial Building
- Delivering January 2021



Located in the center of the  
Western Prince William County  
industrial and data center corridor

# THE OPPORTUNITY

Buckeye Timber Dr

**ESFR**  
sprinkler  
system

**AMPLE**  
parking

**32'**  
clear ceiling  
heights

**LED**  
lighting

**2**  
drive-ins

**29**  
loading  
docks

**60'**  
speed bay

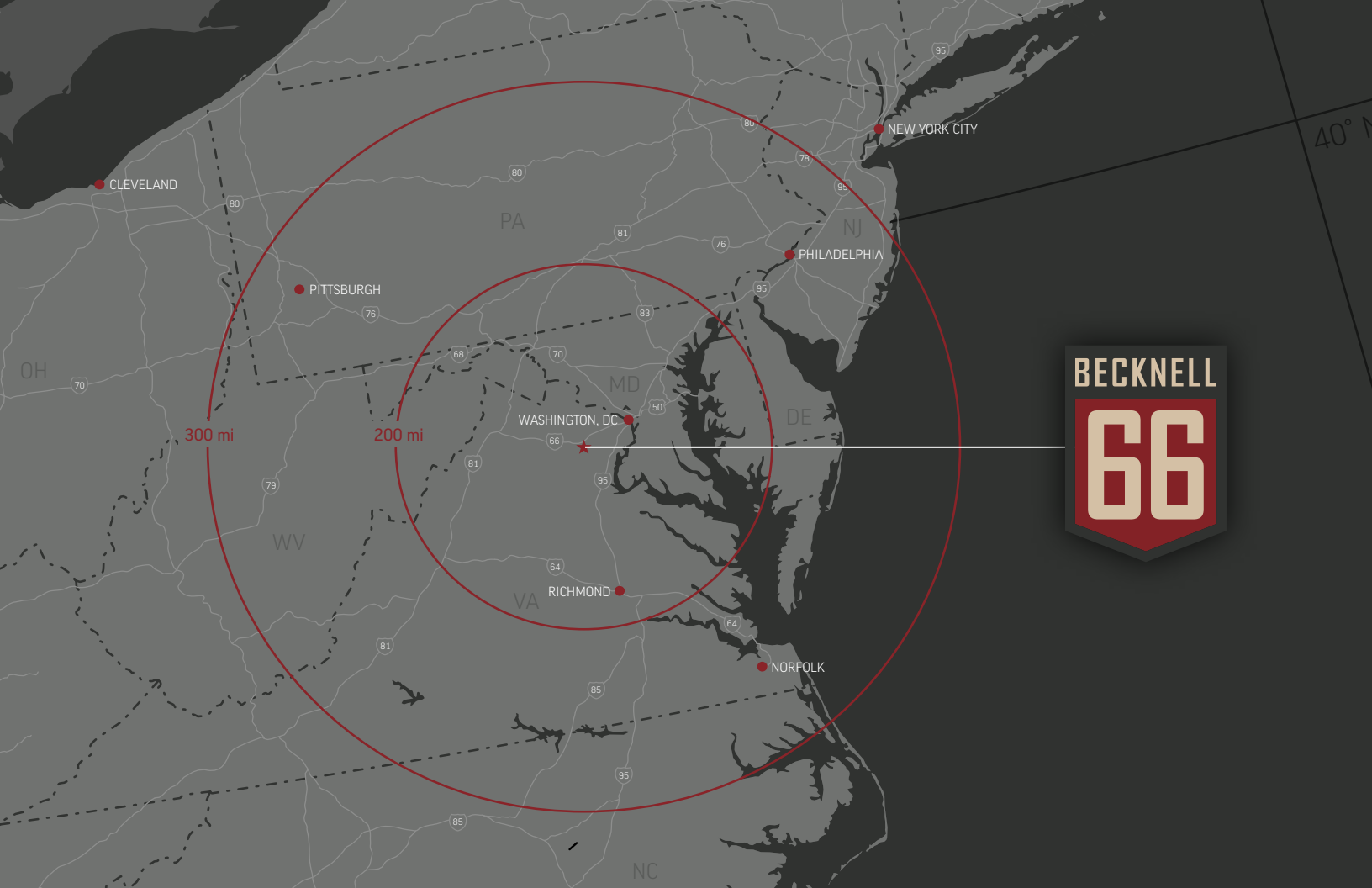
**108,396 SF**  
divisible to 20,000 SF

Virginia Meadows Dr  
Virginia Meadows Dr

Virginia Meadows Drive

# LOCATED OFF I-66





## ACCESS

2

miles to  
I-66

2.5

miles to  
Route 28

6

miles to  
Manassas Regional  
Airport

13

miles to  
Dulles International  
Airport

21

miles to  
I-95

38

miles to  
Ronald Reagan  
Washington Airport

BECKNELL

66

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