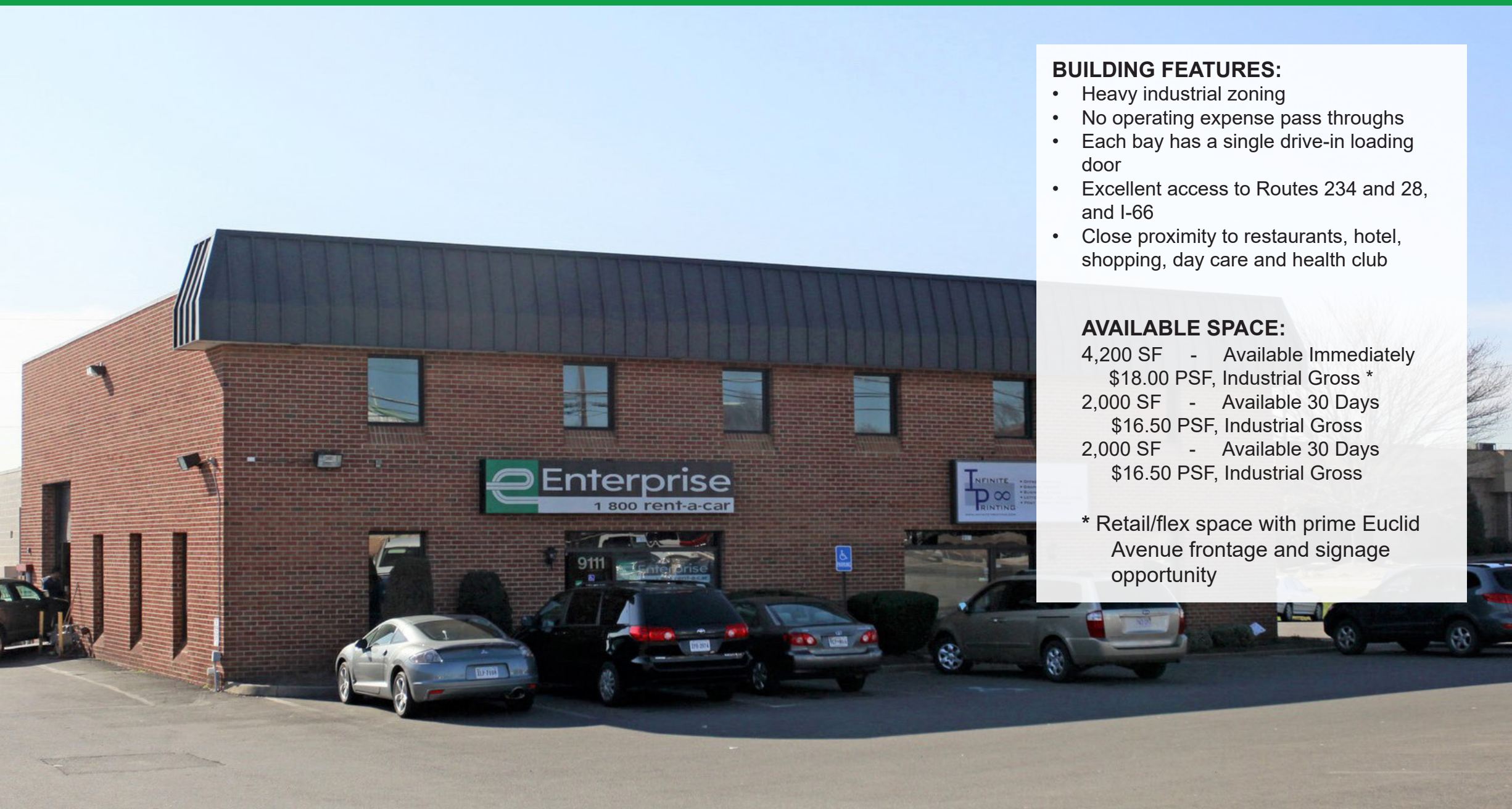


9111-9113 EUCLID AVENUE
MANASSAS, VA 20110

FOR LEASE



BUILDING FEATURES:

- Heavy industrial zoning
- No operating expense pass throughs
- Each bay has a single drive-in loading door
- Excellent access to Routes 234 and 28, and I-66
- Close proximity to restaurants, hotel, shopping, day care and health club

AVAILABLE SPACE:

- 4,200 SF - Available Immediately
\$18.00 PSF, Industrial Gross *
- 2,000 SF - Available 30 Days
\$16.50 PSF, Industrial Gross
- 2,000 SF - Available 30 Days
\$16.50 PSF, Industrial Gross

* Retail/flex space with prime Euclid Avenue frontage and signage opportunity

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For more information, please contact:

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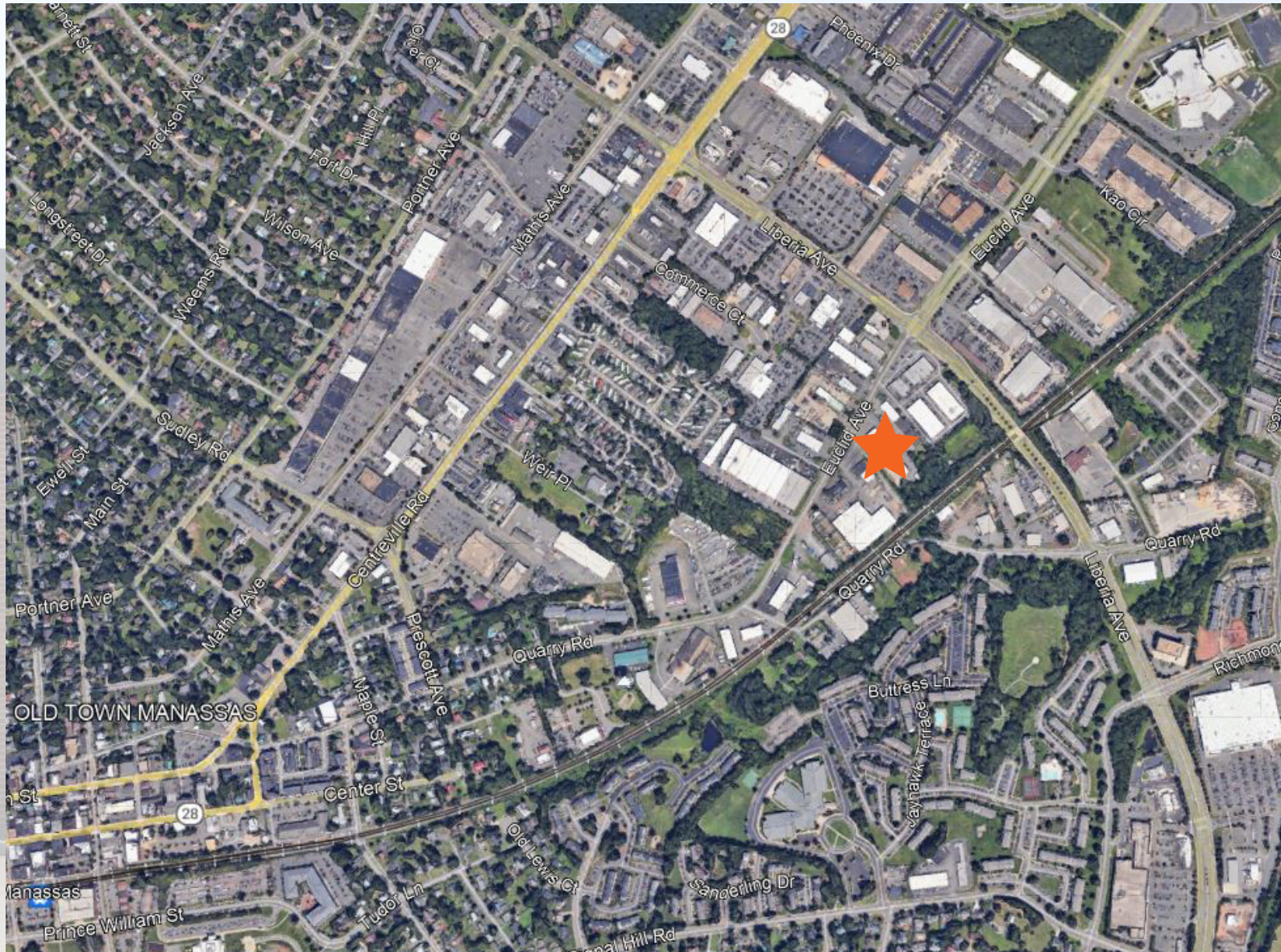
703.918.0221

NEWMARK

1420 Spring Hill Road, Suite 600, McLean, VA 22102

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