

INDUSTRIAL SPACE FOR LEASE

HEAVY INDUSTRIAL WAREHOUSE SPACE
9199 Enterprise Court, Manassas Park, Virginia
Prime Industrial Space Priced to Move

OPPORTUNITY

- 4,288 SF AVAILABLE



HIGHLIGHTS

- End unit Heavy Industrial space available May 2026
- 2.1 parking spaces per 1,000 SF
- Exterior building and monument signage available
- 20'-24' ceiling height
- 2 Drive-in doors
- Each bay has 200 AMP electrical service (400 AMP)
- Flexible Heavy Industrial zoning
- Easy access to Route 28, I-66, and Route 234 business
- Local professional property management
- Numerous restaurants and amenities nearby

RENTAL RATE

\$17.00 PSF, NNN
NNN: \$5.51 PSF
(Opex: \$2.47 and Taxes: \$3.04 PSF)

TERM

3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

EDGARD LACAYO, MBA

Vice President

☎ | 202.914.6230

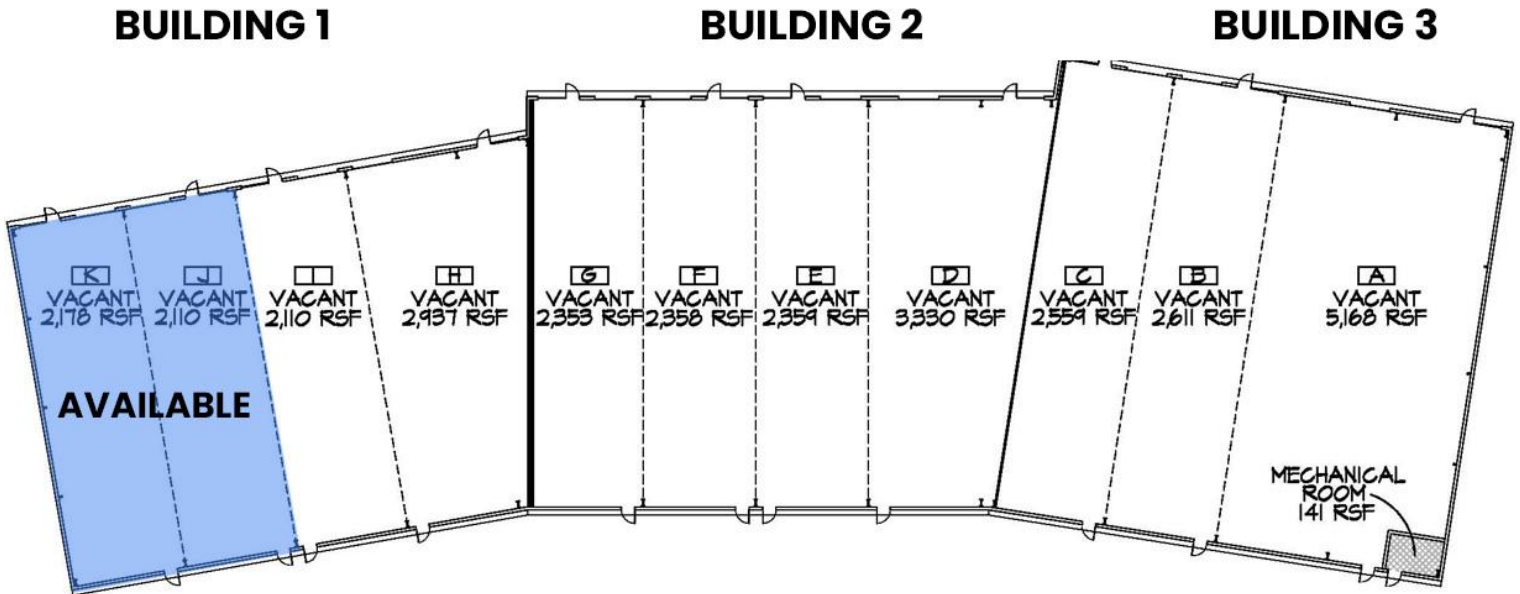
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FLOOR PLAN



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EXTERIOR PHOTOS



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