



9208 Enterprise Ct

9208 Enterprise Ct, Manassas Park, VA 20111

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9208 Enterprise Ct

Upon Request

A versatile 25,000-SF industrial warehouse that includes 5,000-SF of Retail Showroom/Office space. On a 1.9-acre lot, 9208 Enterprise Ct offers a rare owner-user opportunity in Manassas Park with 18-foot clear height, four dock-high loading doors, and flexible I-1 zoning.

Built in 1988 and maintained as a Class B industrial asset, it's well-suited for distribution, light manufacturing, storage, or service-based operations.

Key Features:

Industrial Functionality

Clear Height: 18' — ideal for racking, equipment, or high-volume storage.

Loading: 4 dock-high doors, supporting efficient shipping/receiving operations.

Open floor plate suitable for warehousing, assembly, or logistics workflows.

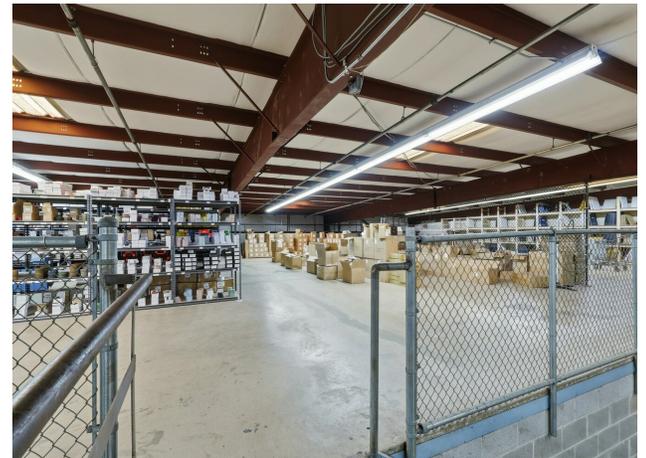
Site & Infrastructure

1.9-acre parcel provides maneuvering room for trucks and potential outdoor storage (subject to zoning).

I-1 zoning allows a wide range of industrial uses, giving future owners operational flexibility.

Ample on-site parking for staff and fleet vehicles.

Ideal...



Price: Upon Request

Property Type: Industrial

Property Subtype: Warehouse

Building Class: B

Sale Type: Owner User

Lot Size: 1.90 AC

Gross Building Area: 27,566 SF

Rentable Building Area: 25,000 SF

No. Stories: 1

Year Built: 1988

Tenancy: Single

Parking Ratio: 1.2/1,000 SF

Clear Ceiling Height: 18 FT

No. Dock-High Doors/Loading: 4

Zoning Description: I-1