

FOR SUBLEASE

# 10105 RESIDENCY ROAD

Manassas, VA



## PROPERTY HIGHLIGHTS

- Zoned M1 - Heavy Industrial, Prince William County
- Office, Warehouse, and Yard Spaces Available
- Immediate Access to Routes 28 and 234
- Abundant Parking

### RATE:

Office and Warehouse: \$16/NNN  
Operating Expenses: \$2.85/SF  
Parking/Yard: \$6/SF

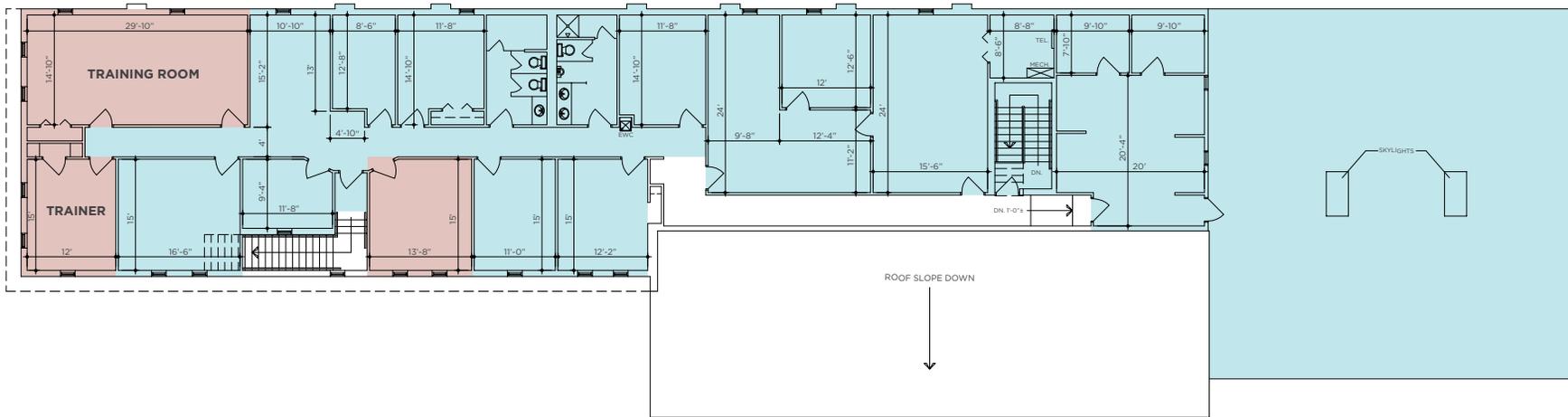
### TERM:

Through September 30, 2030

# BUILDING PLAN

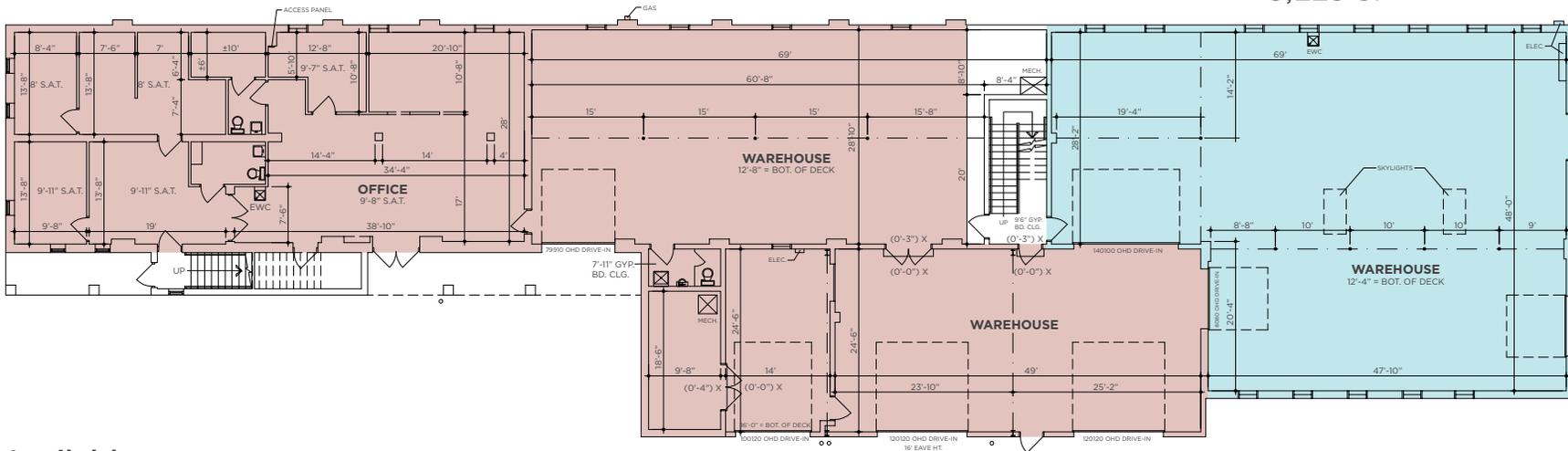
## SECOND FLOOR OFFICE

6,839 SF



## FIRST FLOOR WAREHOUSE

3,118 SF

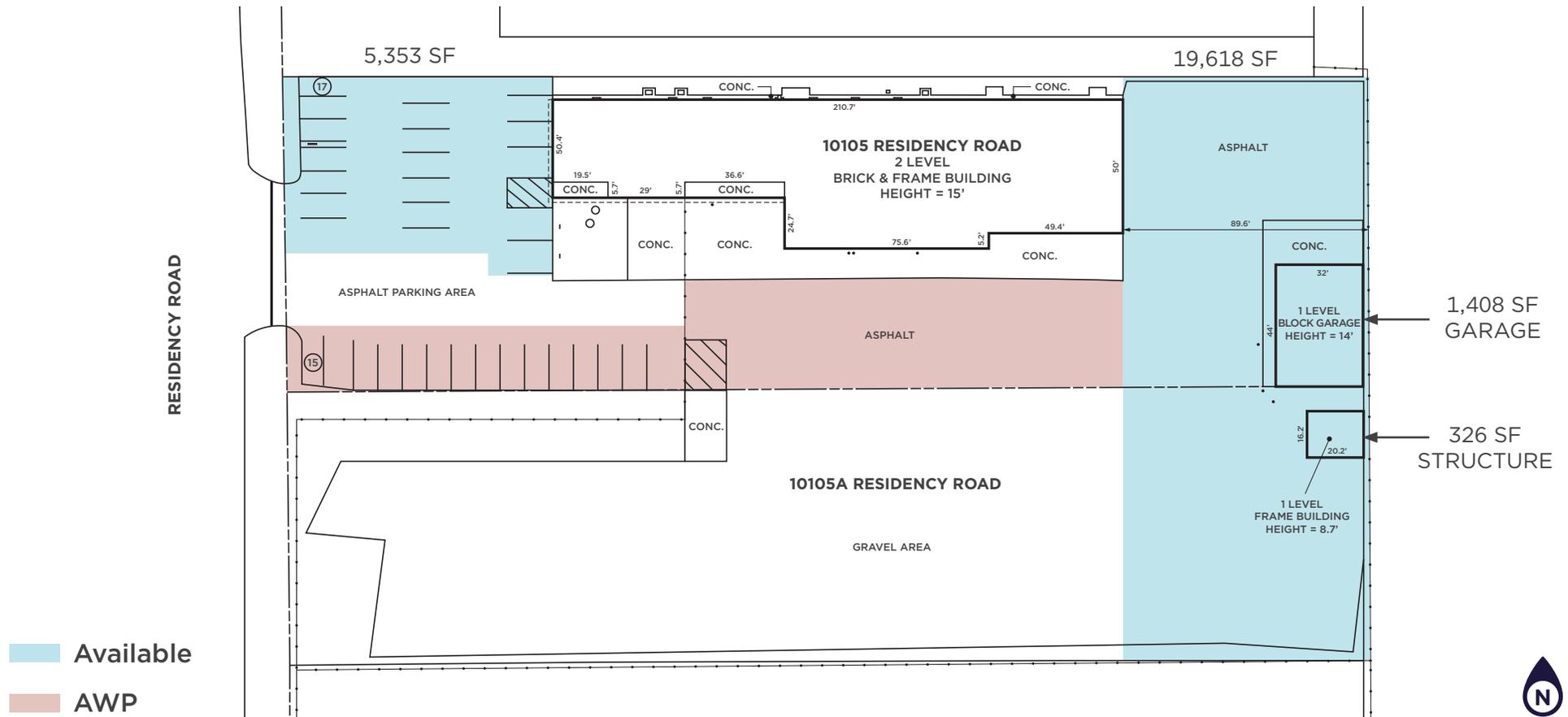


Available

AWP



# YARD PLAN



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