

For Lease | Warehouse

## NEW 4,030 SF Warehouse Unit for Lease in Gainesville/Manassas

11962 Wilton Meadows Drive Manassas, VA 20109



# FOR LEASE

### Building construction is complete and ready for immediate occupancy

- One shared loading dock and one 14'x14' drive-in doors.
- 4,030 SF bay (3,030 SF warehouse with 1000 SF mezzanine).
- Six Parking Spaces
- 18'-22' ceiling height.
- 200 amps of 3 phase electrical power.
- Zoned M-2 in Prince William County.
- Located off Wellington Rd near Jiffy Lube Live.

Fiber optic internet available

**Lease Rate: \$15.75 PSF, NNN**



**Ed Wright**

[ebw@wright-realty.com](mailto:ebw@wright-realty.com)

703.282.2372

Offering subject to errors, omissions, prior sale, change in price, or withdrawal notices

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[Property Website](#)

[Map Link](#)

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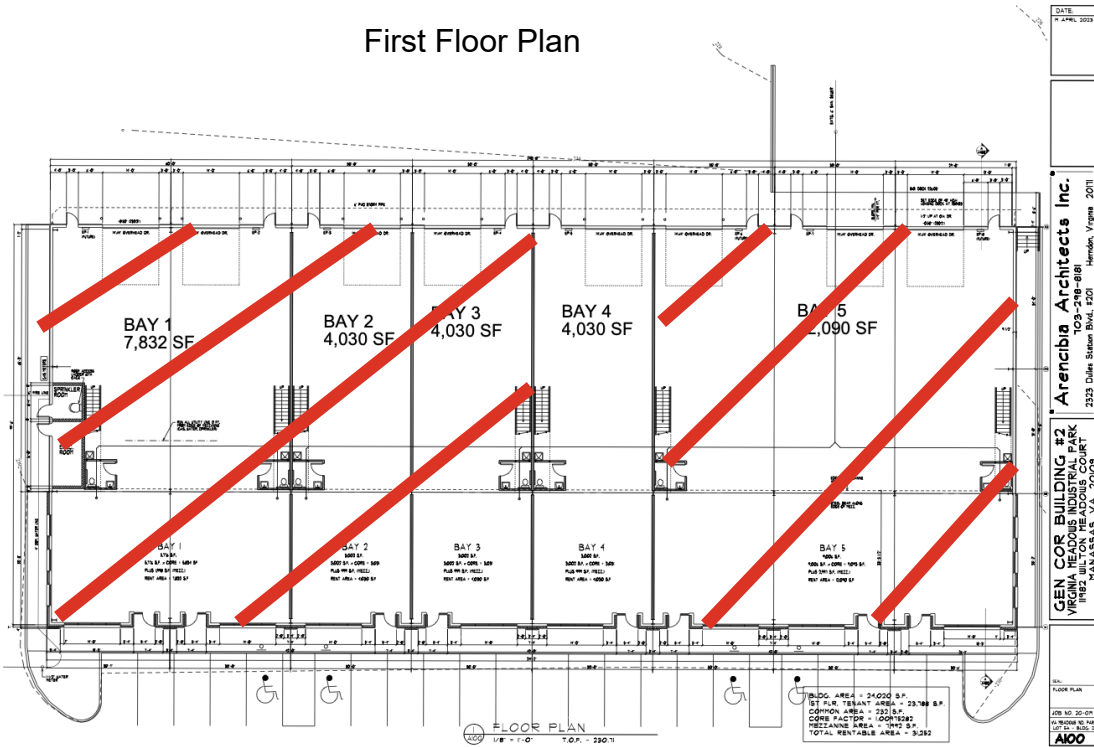
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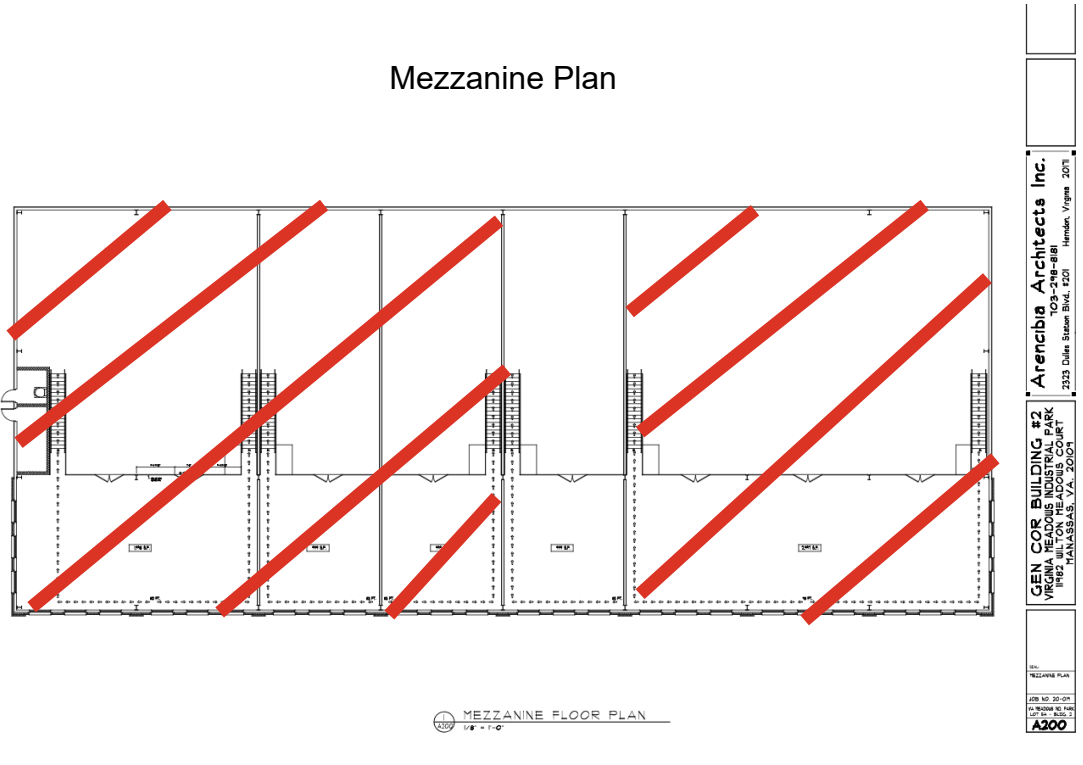
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### First Floor Plan



### Mezzanine Plan



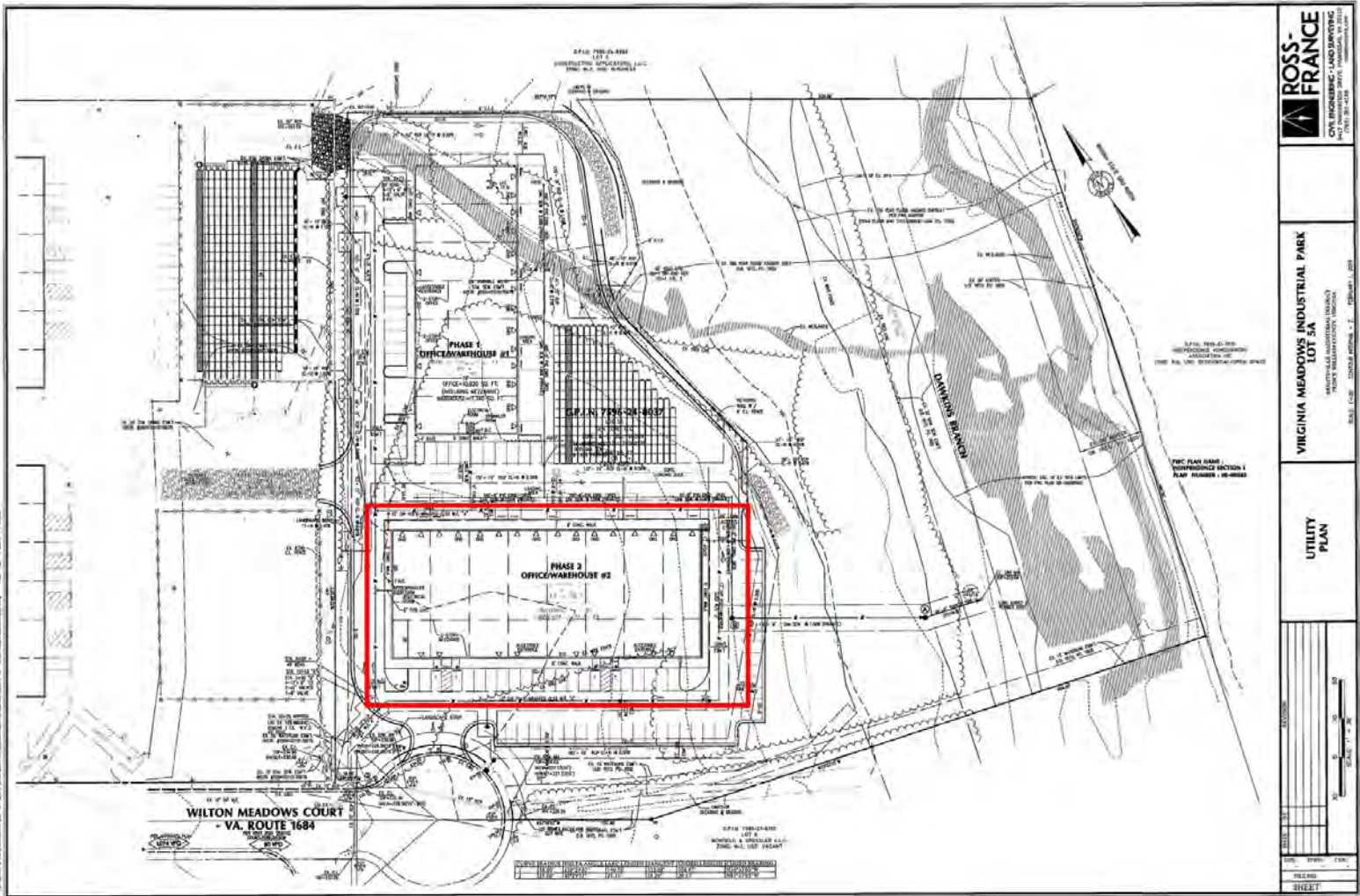
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