



LEASE

Final Existing Units

- LOCATION:** Wellington Plaza at Flannery Court, Manassas, VA
- BUILDING:** One story office/warehouse, drive-in loading
- ZONING:** M-2 light industrial in Prince William County, VA
- Units:** 8120 end unit has 2,275 square feet with one rest-room about 40% finished, open, air conditioned office and remainder warehouse.
- New Building:** Two finished units 2,700 square feet; each with two offices, one restroom, 5 ton air conditioner, automatic drive in door, fully sprinkled.
- Three adjacent units 8100, 8104 & 8108 totaling 8,100 square feet ready for design and build out. Three drive in doors, 220v200 amps/unit.
- LEASE RATE:** \$9.75 NNN per square foot per year. Basic build out. NNN expenses for 2017 are \$3.25 per square foot.
- PARKING:** 2.4 per 1000 square feet.
- COMMENTS:**
- . Three units available immediately
 - . Great access to Wellington Road & PW Parkway.
 - . Attractive brick exterior.
 - . Wet Sprinkler system.
 - . Owner can build to suit for your needs.

Exclusive Agent

KW Commercial

Fred Bishopp

Director Commercial Operations

cell (703) 517-2619 FredBishopp@hotmail.com

8100 Ashton Avenue, Suite 130, Manassas, Virginia 20109

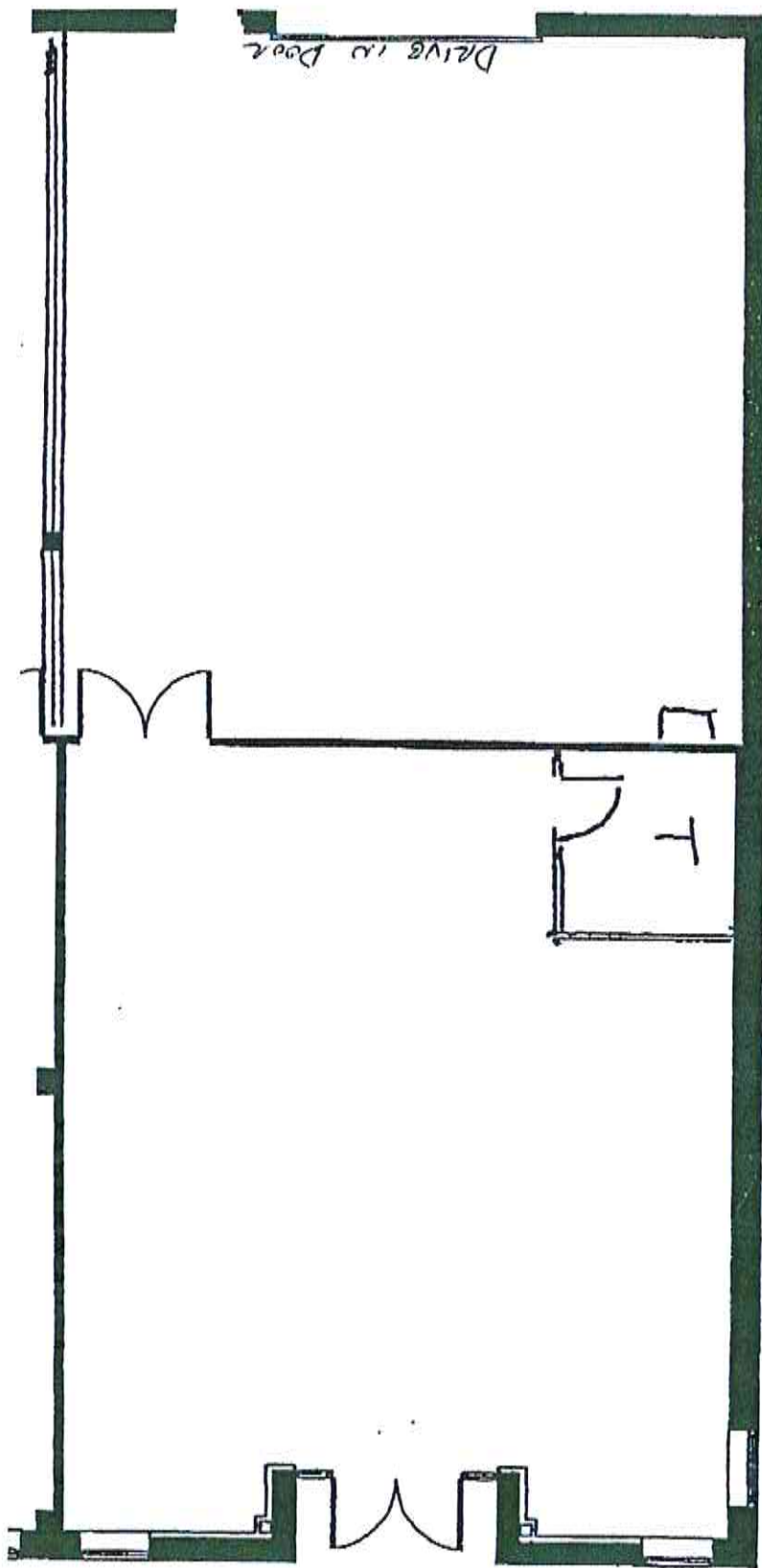
Office (703) 330-2222 Fax (703) 330-2146

8060-8084 Flannery Ct



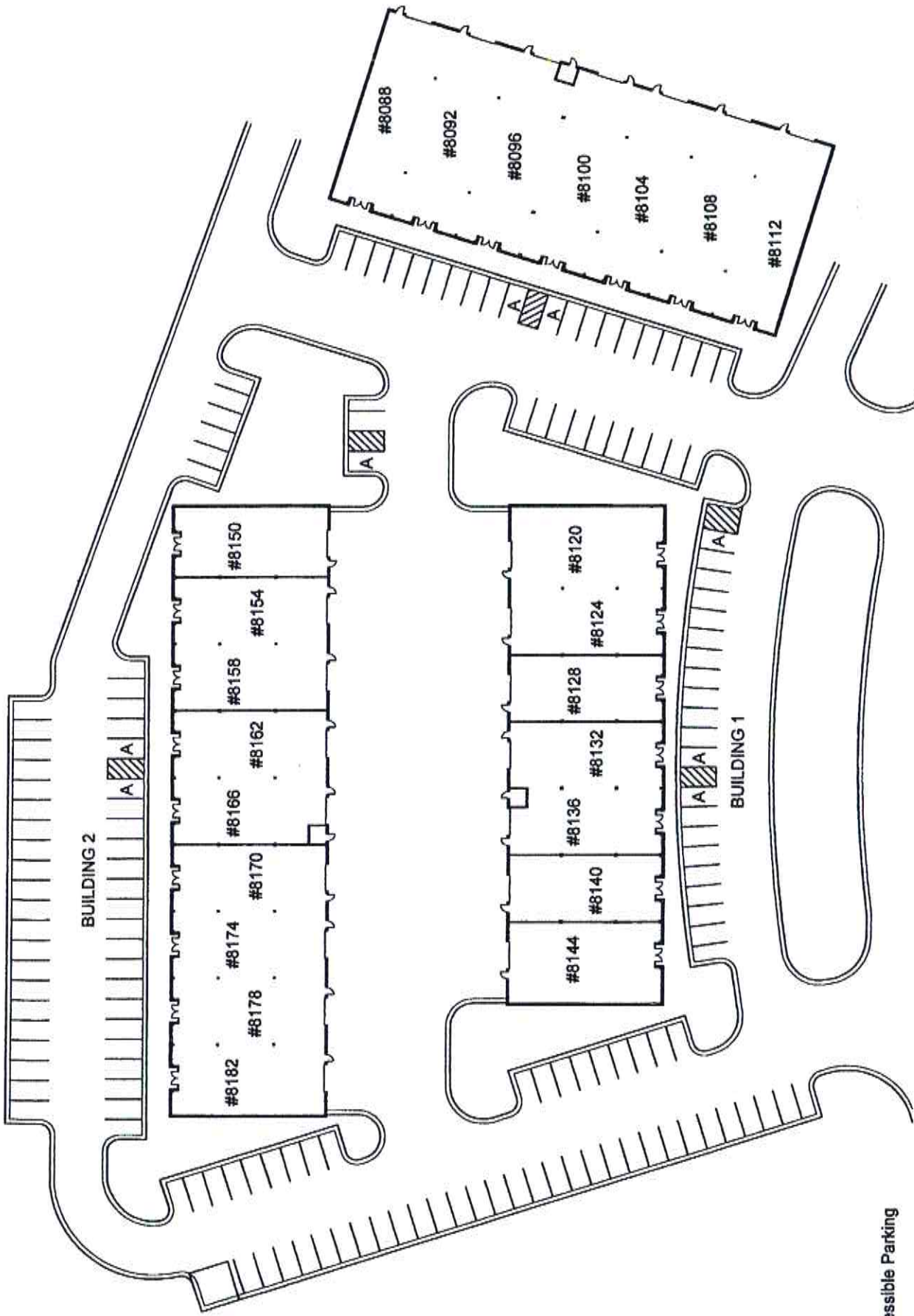
8060-8084 Flannery Ct



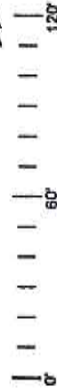


8120

2275 S. F.



A=Accessible Parking



BUILDING MANAGER

Ravenwood Management
11244 Waples Mill Road
Suite F-1
Fairfax Virginia 22030

ADDRESS

Wellington Plaza at Flannery Court
Manassas Virginia 20109

Drawing:

Date:

Rev:

Scale:

Site Plan
March 17 2009

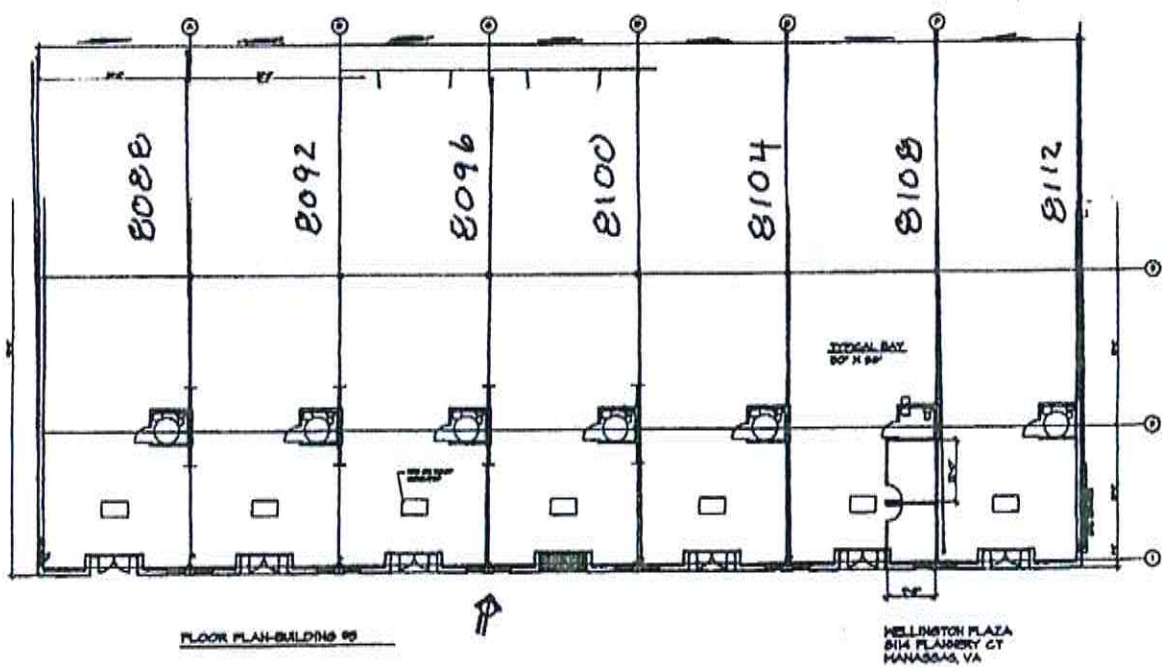
1" = 60'



Harrell+Company

11244 Waples Mill Road
Suite E-1
Fairfax Virginia 22030
703.352.4141

BLDG 3
BAY SIZE = 2700 SF



DRIVE IN LOADING DOCKS

BLDG 4
BAY SIZE = 2700 SF

