



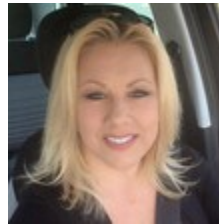
Suite 139

11900 Livingston Rd, Manassas, VA 20109



Stan Dull, Listing Agent

The Wiley Companies Corp
Cell (703) 926-2103



Audrey Lynn Deel-Schultz

Independence Business Center
10307 Piper Ln, Manassas, VA 20109
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(703) 366-3462 Ext: 806



Suite 139

\$16.99 /SF/YR

FOR LEASE: M1 Heavy Industrial zoned warehouse with office space. Build-out is approximately 1,500sq ft office and 1,510sq ft warehouse.

Current build-out provides reception area/lobby, individual offices and large work/conference area and warehouse. Warehouse bay door is 12' x 14' and the warehouse ceiling height is 24'. Approximately 2 miles from Rt. 66 and front of Unit 139 faces Prince William County Parkway. Perfect marketing opportunity for signage with visibility on Prince William Parkway. Current Tenant move out will coincide with NEW Tenant Lease. There are 6 designated parking spots for Unit 139. Owner looking for 3 to 5 year lease term. \$16.99sqft +NNN...

- Build out with Reception, Offices and Warehouse spaces
- Excellent condition
- Fronts Prince William Parkway/234 for business signage



Rental Rate: \$16.99 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 101,529 SF

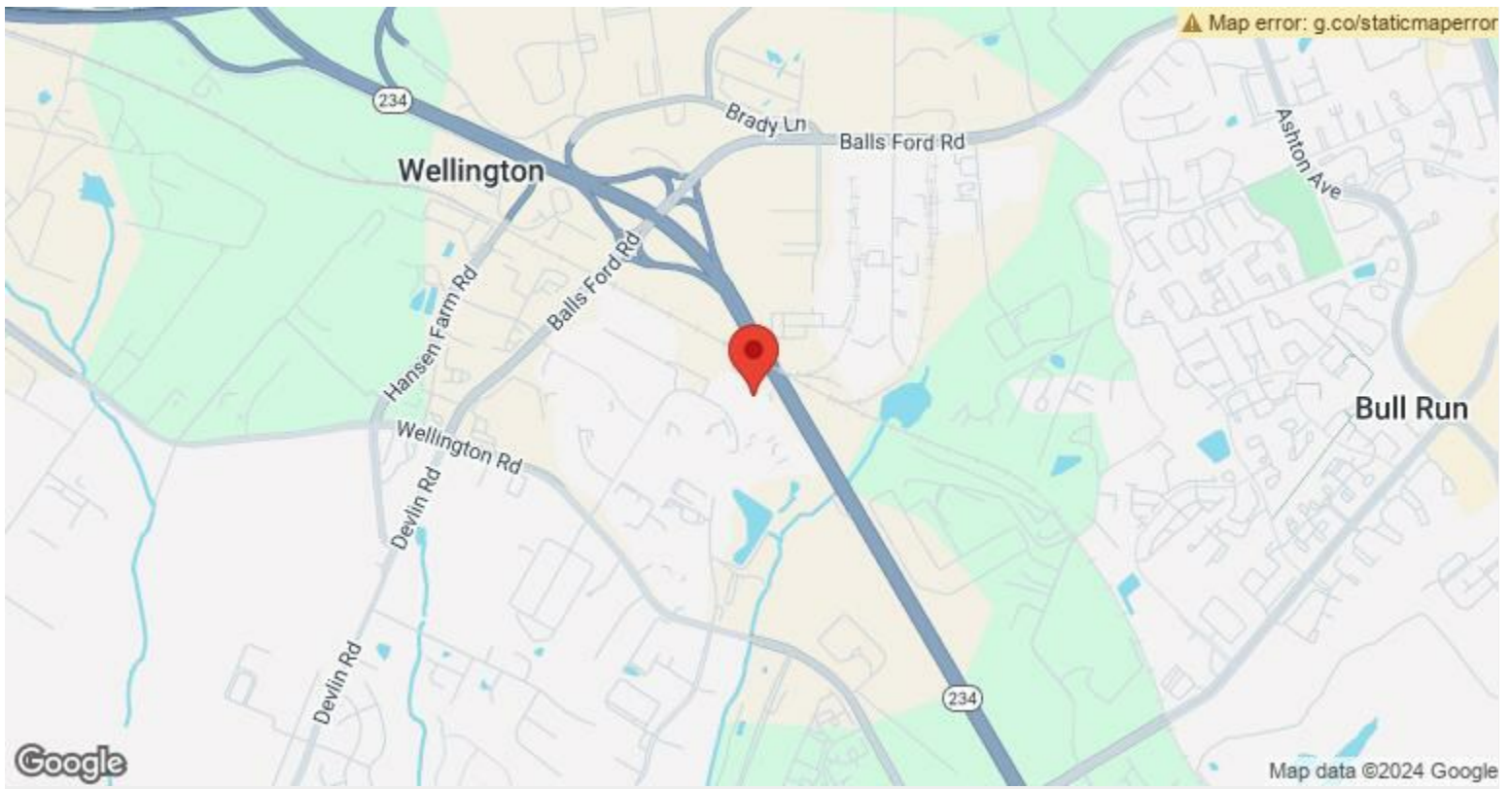
Year Built: 2007

Rental Rate Mo: \$1.42 /SF/MO

1st Floor Ste 139

Space Available	3,010 SF
Rental Rate	\$16.99 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

M1 Heavy Industrial zoned warehouse with office. Build-out currently provides reception area, individual offices and large work/conference area plus warehouse. Warehouse bay door is 12' x 14' and the warehouse ceiling height is 24'. Approximately 2 miles from Rt. 66. Perfect marketing opportunity for signage with visibility on Prince William Parkway. Current Tenant move out will coincide with NEW Tenant Lease. Designated parking.

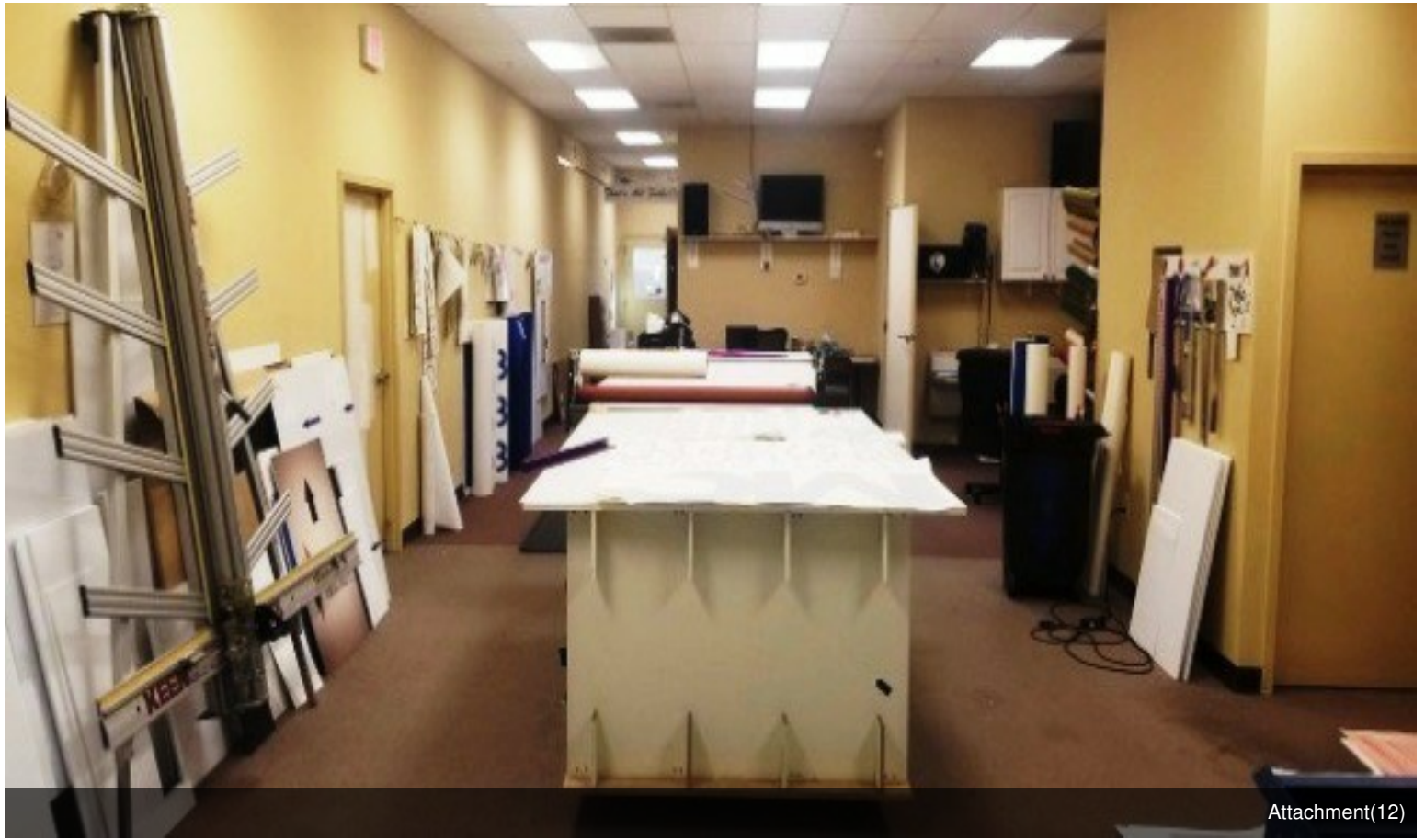


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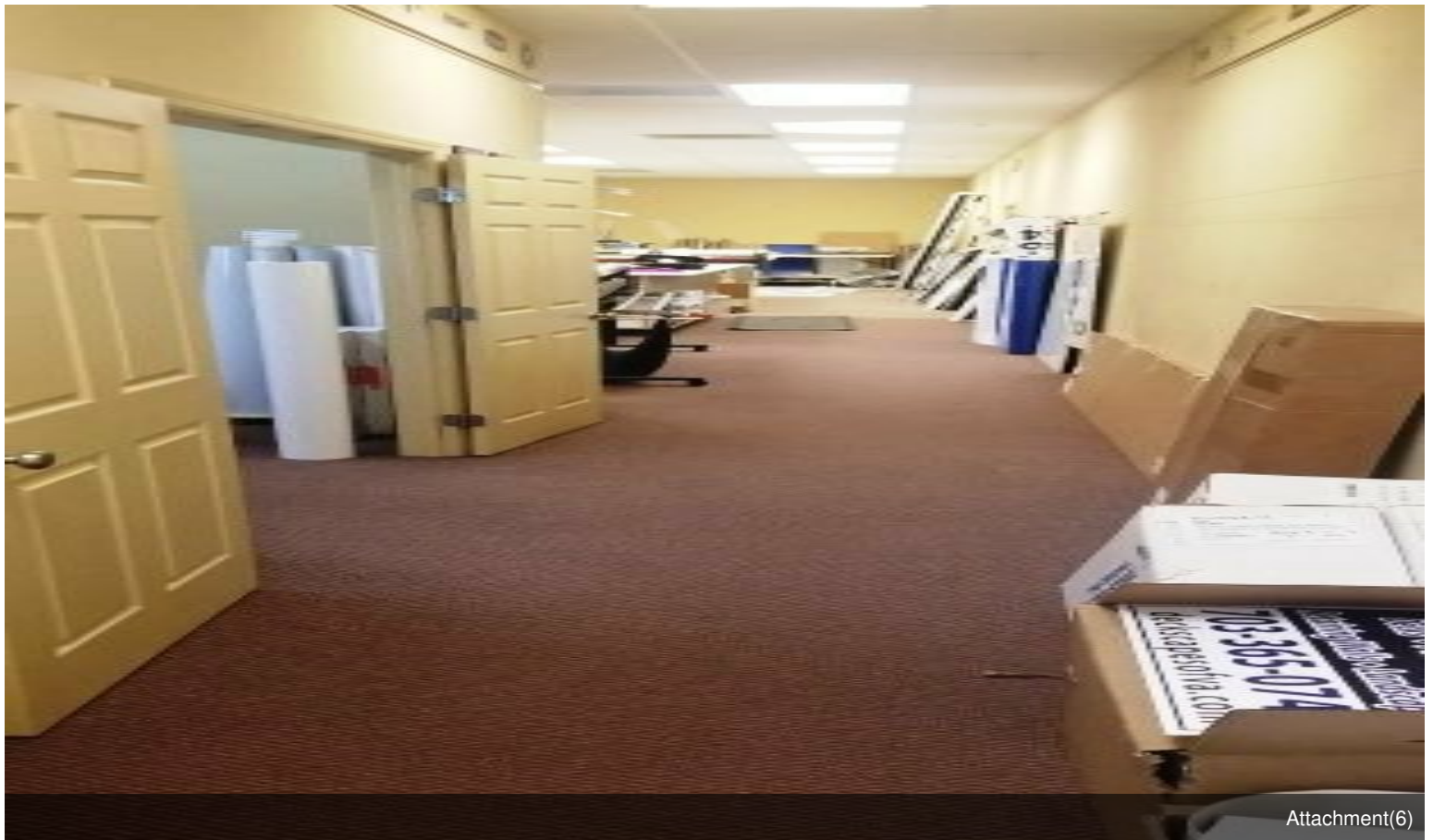
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Property Photos

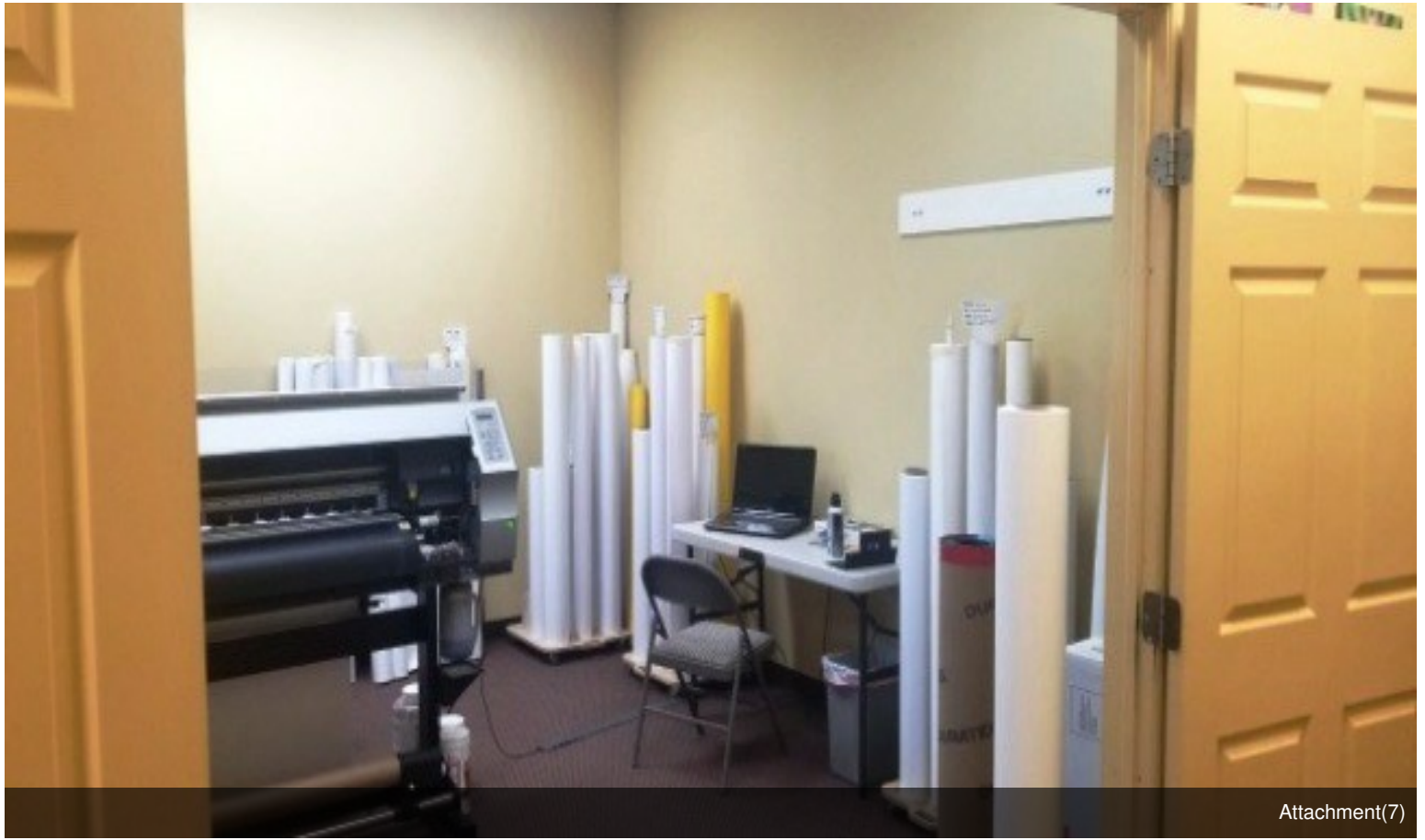


Attachment(12)



Attachment(6)

Property Photos

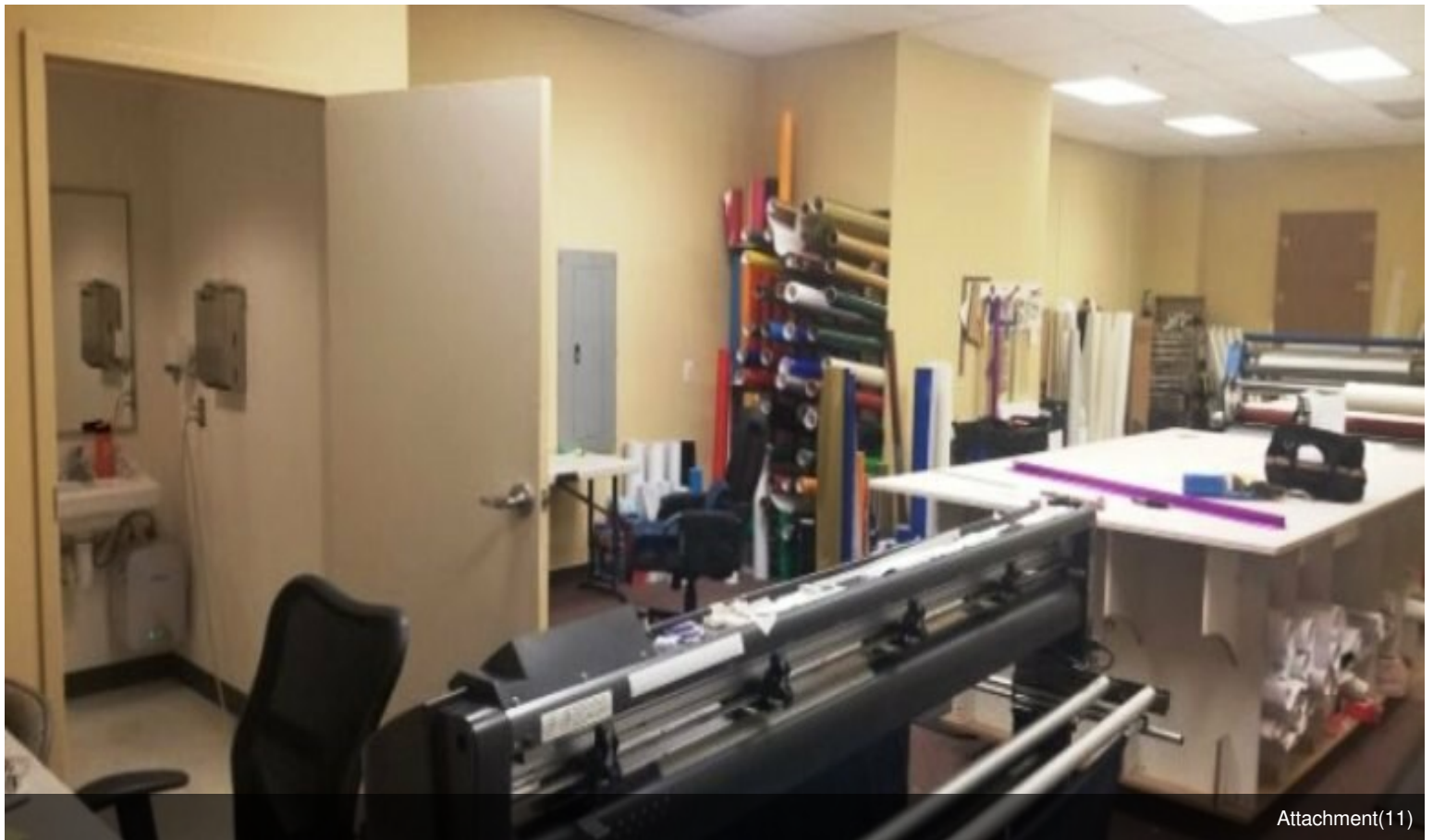


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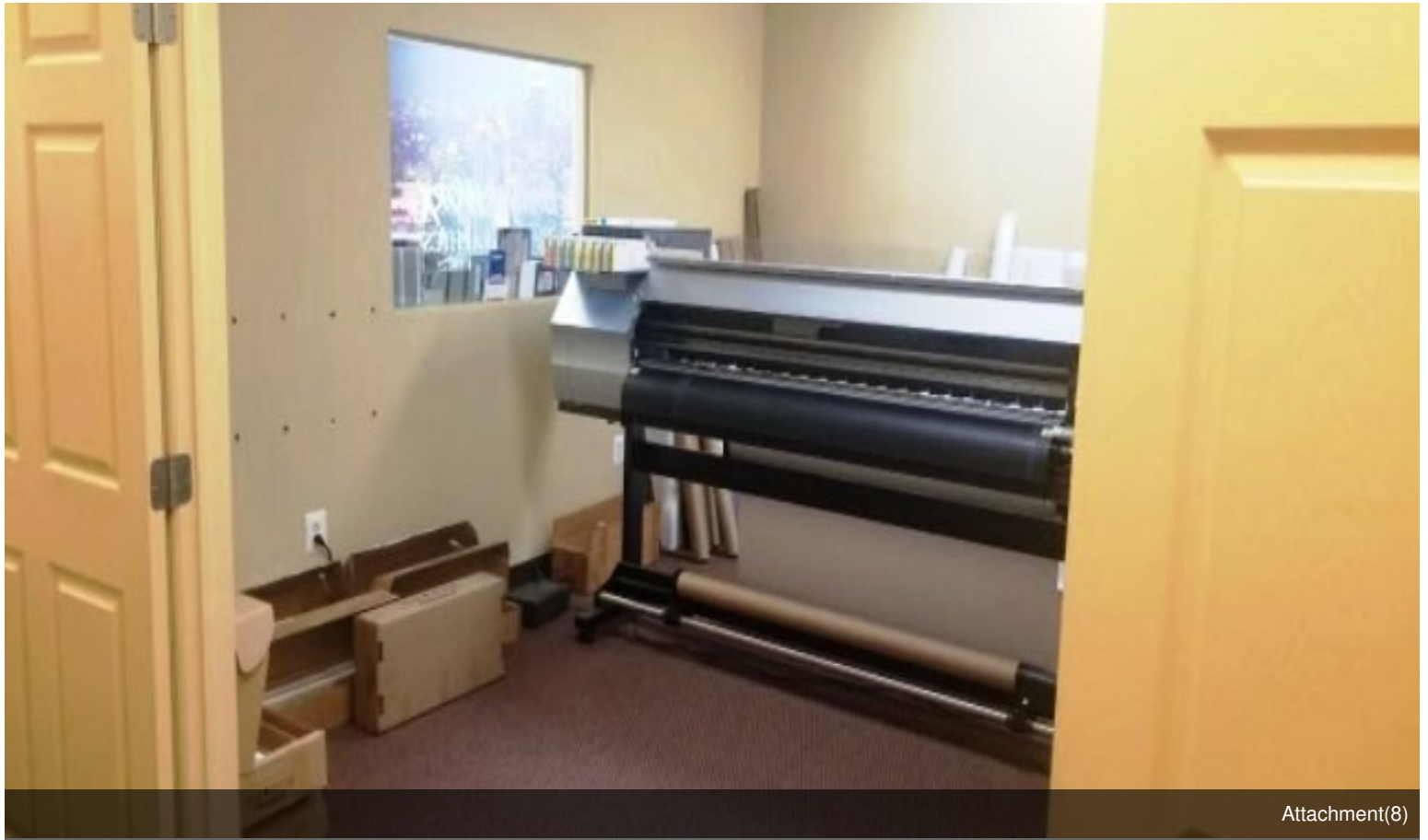


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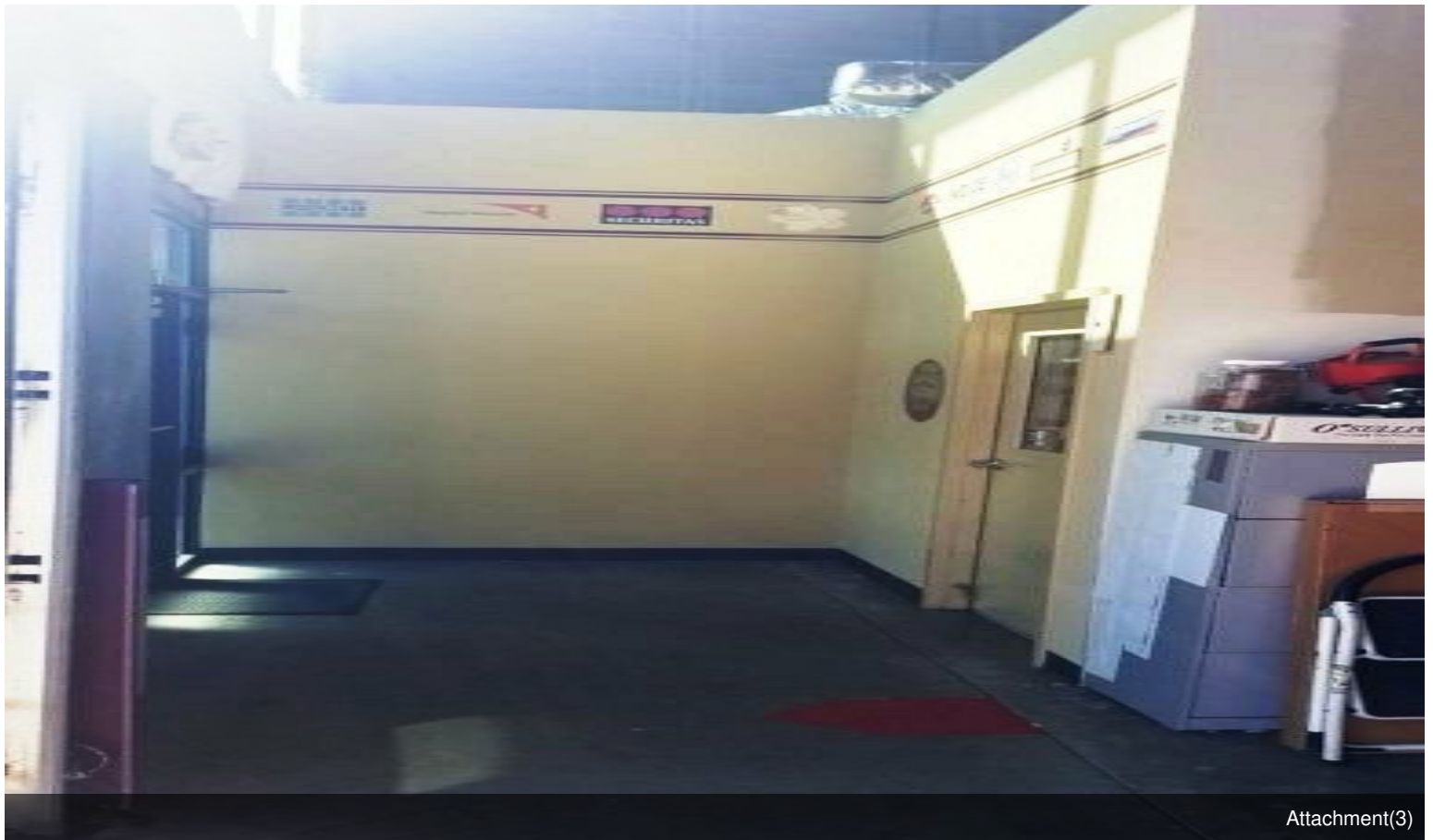
Property Photos



Property Photos



Attachment(8)



Attachment(3)

Property Photos



Attachment(4)

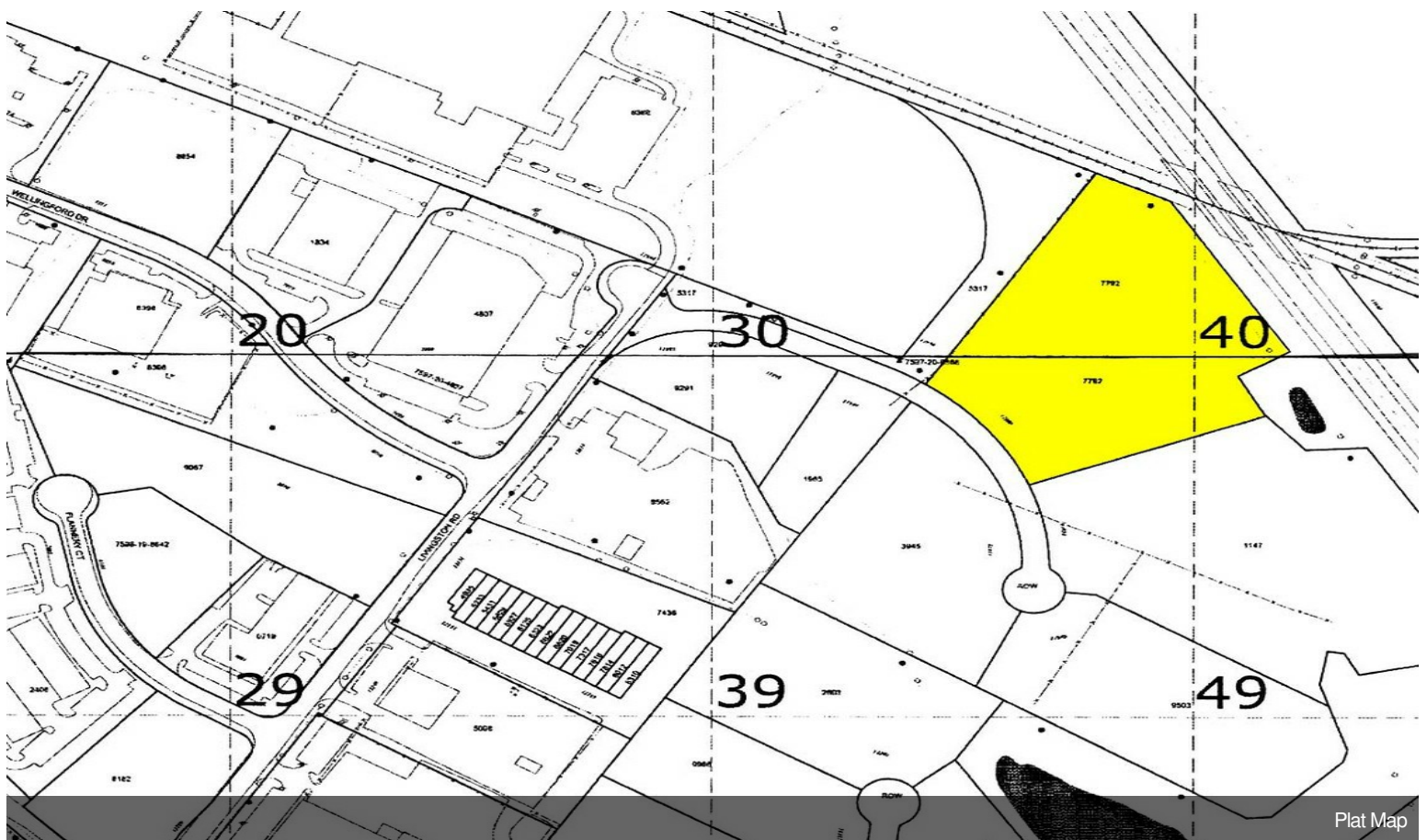


Attachment(2)

Property Photos



Attachment(13) (1)



Plat Map

Property Photos



Aerial