

21,872 SF AVAILABLE



DOGWOOD
INDUSTRIAL PROPERTIES



11450 UNIVERSITY BLVD
MANASSAS, VA



JLL
METRO DC
INDUSTRIAL

John Dettleff
703 485 8831
john.dettleff@jll.com

Dan Coats
703 891 8410
dan.coats@jll.com

Abbot Wallenborn
703 891 8437
abbot.wallenborn@jll.com



Sam Haas
443 878 3499
sam.haas@jll.com

SPACE OVERVIEW



now
available



21,872 SF
end-cap



50'x52'
columns
w/60' speedbay



2,030 SF
spec office



2" water
service line



32' clear



8" sewer
service line



Washington
Gas



9 loading
docks
equipped with
shelters and
bumpers



Comcast
and Verizon



NOVEC



120'
truck court
depth



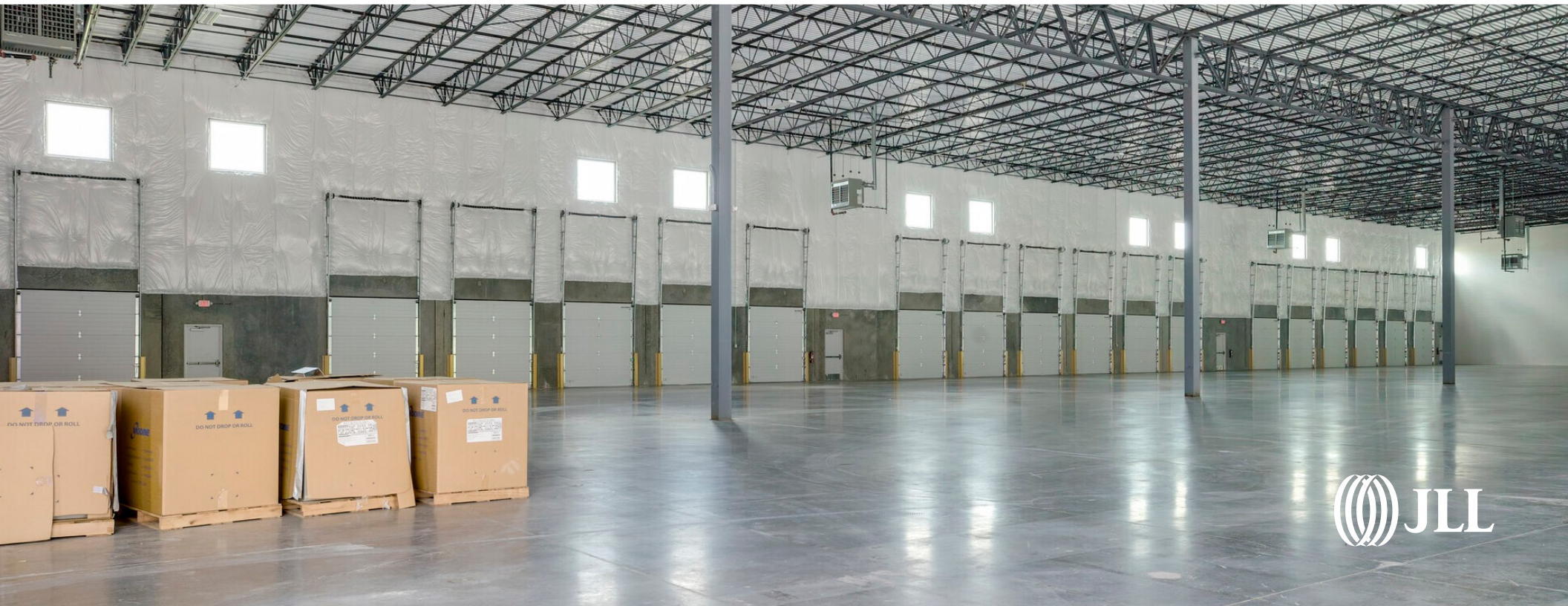
M1 zoning
heavy
industrial



SPACE PLAN



2,030 SF OFFICE





REGIONAL MAP



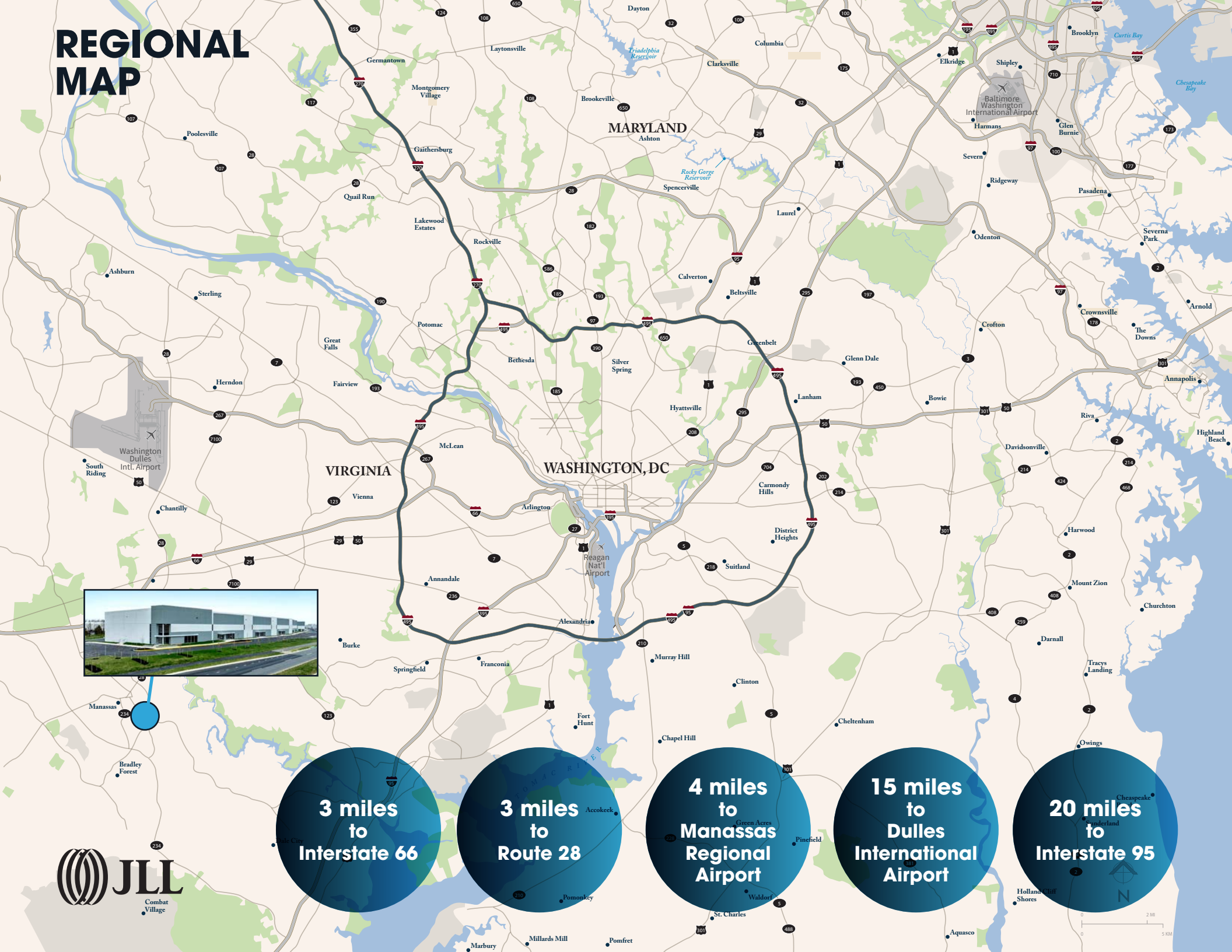
**3 miles
to
Interstate 66**

**3 miles
to
Route 28**

**4 miles
to
Manassas
Regional
Airport**

**15 miles
to
Dulles
International
Airport**

**20 miles
to
Interstate 95**





FOR MORE INFORMATION, PLEASE CONTACT:



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