



13,500 SF INDUSTRIAL FOR LEASE

8197 Euclid Court, Suite A, Manassas, VA 20111

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|---------------------|
| LEASE RATE: | Contact Us |
| EST. NNN'S: | \$4.59/SF |
| BUILDING SIZE: | 24,300 SF |
| AVAILABLE SF: | 13,500 SF |
| LOT SIZE: | 1.54 Acres |
| NUMBER OF UNITS: | 1 |
| YEAR BUILT: | 1990 |
| ZONING: | I-1 |
| MARKET: | Washington DC Metro |

PROPERTY OVERVIEW

BELOW MARKET RENT! Introducing a prime industrial opportunity at 8197 Euclid Court, Manassas, VA. This rare free-standing building encompasses 13,500 SF of available I-1 industrial space, offering versatility for various permitted uses including manufacturing, assembly, distribution, and more. The solid tilt-up concrete construction, 22ft ceiling height, 30ft-clear column spacing, 2 drive-in bays, and ample parking make this property an ideal industrial hub. Additionally, with central heat/air conditioning, security-fenced exterior storage yard space, and immediate access to major transportation routes, this property stands as a cornerstone in the Washington D.C./Northern Virginia MSA Industrial market.

LOCATION OVERVIEW

Situated in the heart of the dynamic Washington DC Metro market, 8197 Euclid Court offers convenient access to a wide array of industrial, warehouse, and distribution resources. The area provides proximity to major transportation routes, including Liberia Ave., RT. 234, RT. 28, I-66, and the Toll Road, connecting the property seamlessly to Dulles Airport, the Tech Corridor, Washington D.C., and the Mid-Atlantic metro markets. This strategic location offers unparalleled access to the thriving business and industrial landscape of the region, ensuring that tenants can leverage the full potential of the Washington DC Metro area's industrial and logistical advantages.

PROPERTY DETAILS

LOCATION INFORMATION

| | |
|-------------------------|---------------------|
| STREET ADDRESS | 8197 Euclid Court |
| CITY, STATE, ZIP | Manassas, VA 20111 |
| COUNTY | Manassas Park City |
| MARKET | Washington DC Metro |

PROPERTY INFORMATION

| | |
|-------------------------|------------------------|
| PROPERTY TYPE | Industrial |
| PROPERTY SUBTYPE | Warehouse/Distribution |
| ZONING | I-1 |
| LOT SIZE | 1.54 Acres |

BUILDING INFORMATION

| | |
|----------------------------|-----------|
| BUILDING SIZE | 24,300 SF |
| TENANCY | Multiple |
| YEAR BUILT | 1990 |
| CEILING HEIGHT | 22' |
| NUMBER OF DRIVE-INS | 6 |

SPACE AVAILABILITY INFORMATION

| | |
|----------------------------------|-----------|
| SPACE SIZE AVAILABLE: | 13,500 SF |
| WAREHOUSE SQFT: | 9,100 SF |
| WAREHOUSE %: | 67% |
| OFFICE SQFT: | 4,400 SF |
| NUMBER OF OFFICES: | 7 |
| NUMBER OF DRIVE-INS: | 2 |
| NUMBER OF DOORS: | 3 |
| ASKING RENT: | \$16/SF |
| ESTIMATED NNN'S: | \$4.59/SF |
| WAREHOUSE CEILING HEIGHT: | 22' |

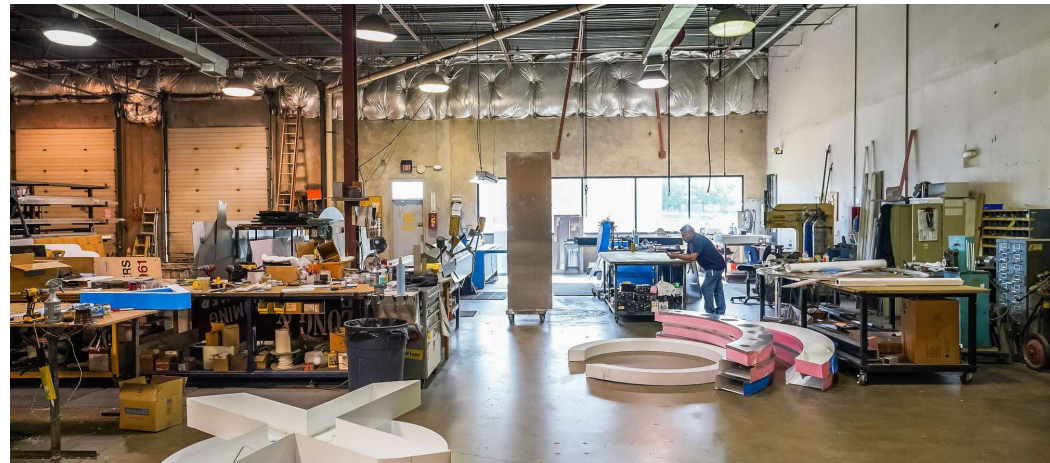


HIGHLIGHTS

- BELOW MARKET RENT!
- 13,500 Sq/Ft Industrial Warehouse/Flex
- Rare Free-Standing Building (91'x 271') on 1.54 acres
- Extremely flexible I-1 Industrial Zoning
- Solid Tilt Up Concrete Construction
- 22ft Ceiling Height
- 30ft-Clear Column Spacing
- 2 Drive-In Bays
- Ample Parking (over 50 spaces)
- Central Heat/Air Conditioning
- Security Fenced Exterior Storage Yard Space
- Incredibly rare Washington D.C./Northern Virginia MSA Industrial Property
- Immediate access to major transportation routes



ADDITIONAL PHOTOS



FLOOR PLAN

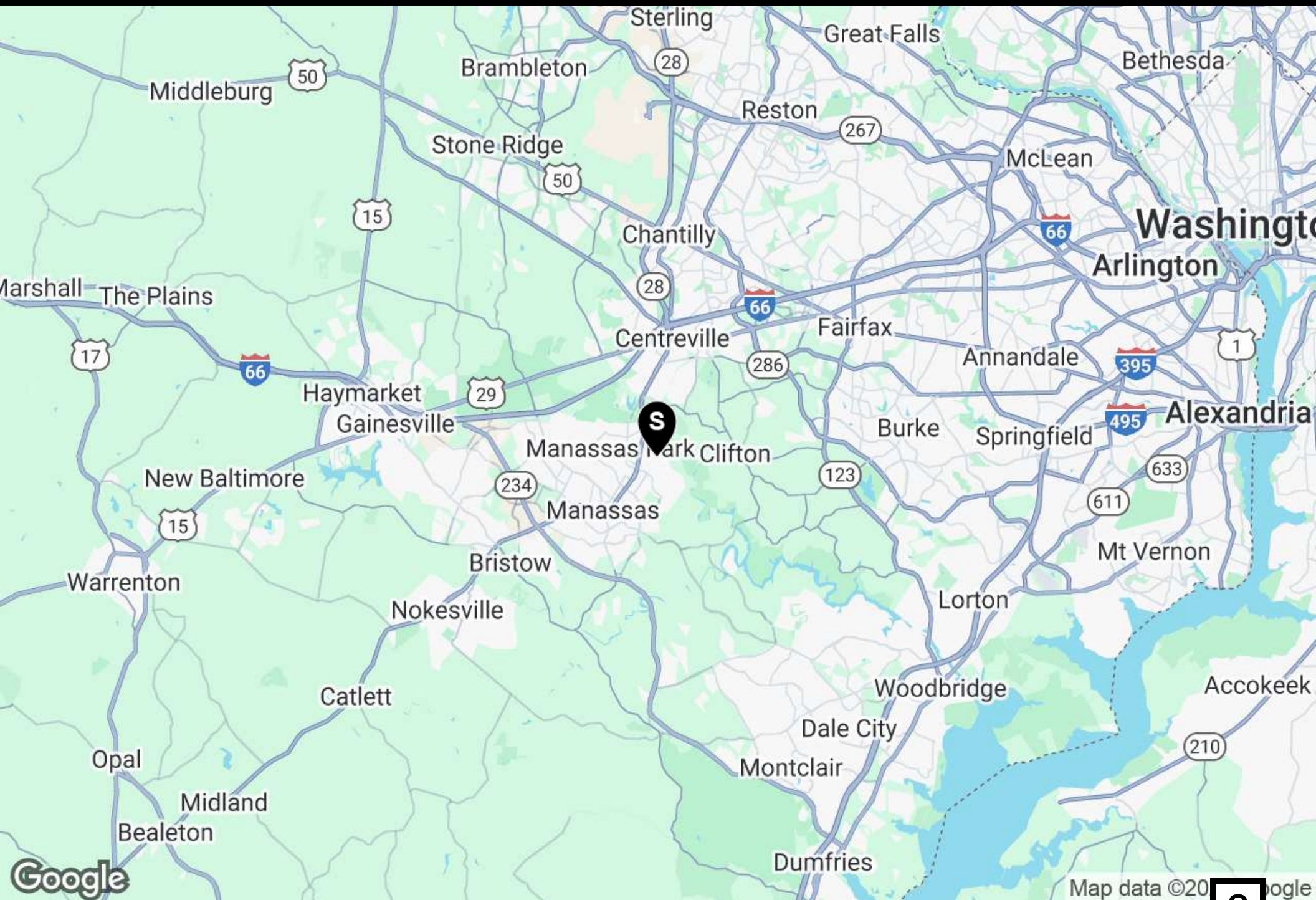


FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Suite A (13,500 SF)

REGIONAL MAP



Google

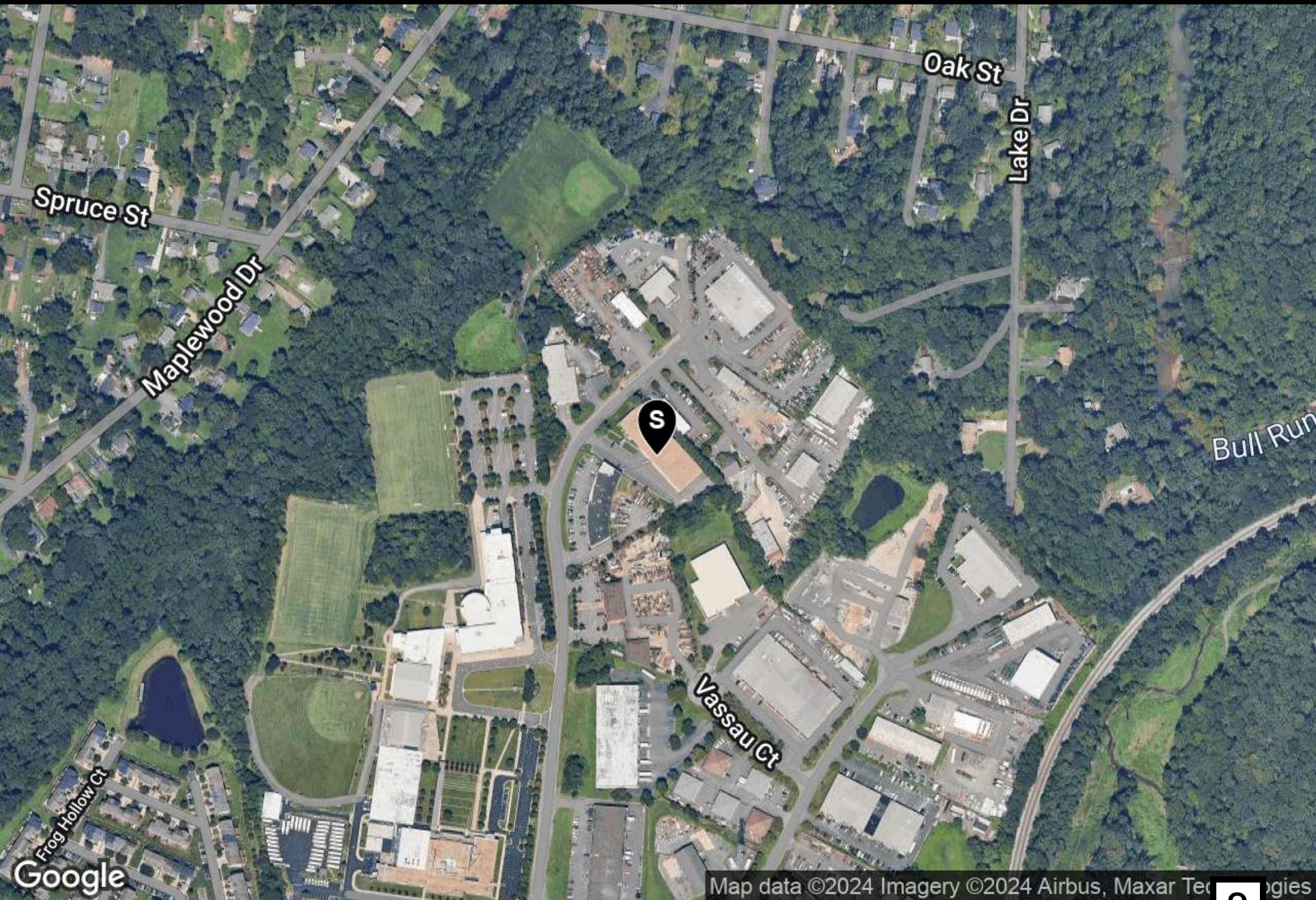
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LOCATION MAP



Google

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ABOUT PRINCE WILLIAM COUNTY

Prince William County, Virginia, is a dynamic and prosperous location ideal for businesses of all sizes. Here's a glimpse into what Prince William County offers:

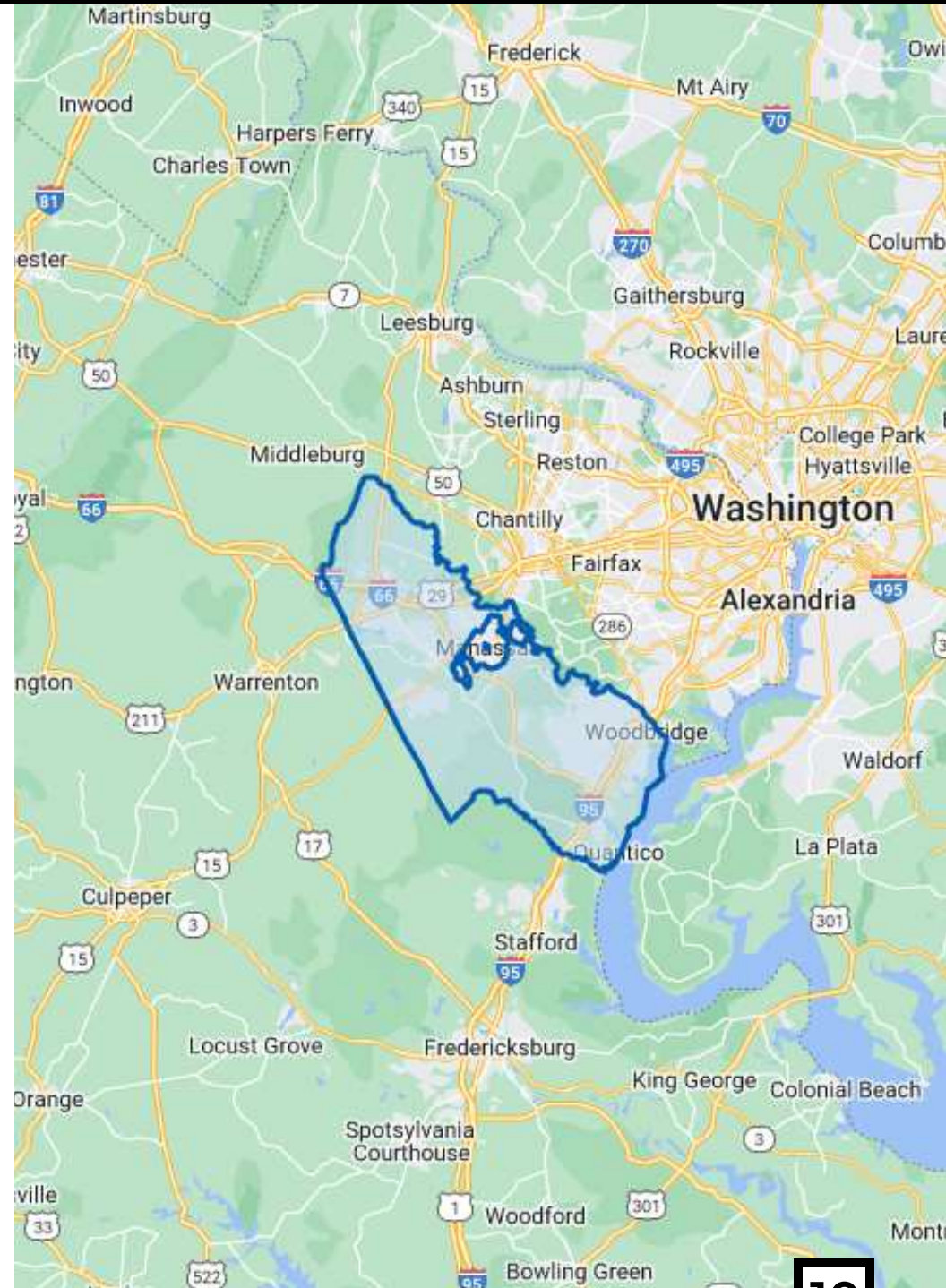
Strategic Location: Nestled just west of Washington, D.C., Prince William County boasts excellent access to major transportation routes and a skilled workforce. This proximity to the capital fuels a vibrant economy.

Thriving Economy: Prince William County is home to a diverse range of industries, including government contractors, technology firms, and professional services. The county actively supports entrepreneurs and fosters business growth.
<https://www.pwcva.gov/department/economic-development>.

Educated Workforce: Prince William County Public Schools are renowned for their quality education. A well-educated and talented workforce is readily available for businesses to tap into.

Affordable Cost of Living: Compared to neighboring areas like Arlington or Fairfax County, Prince William County offers a more affordable cost of living, making it an attractive option for businesses and residents alike.

High Quality of Life: Prince William County offers a comfortable and enriching lifestyle. Residents enjoy excellent schools, a wide range of shopping and dining options, and abundant recreational opportunities. The county boasts stunning natural beauty with parks, forests, and waterways, providing ample space for outdoor activities.

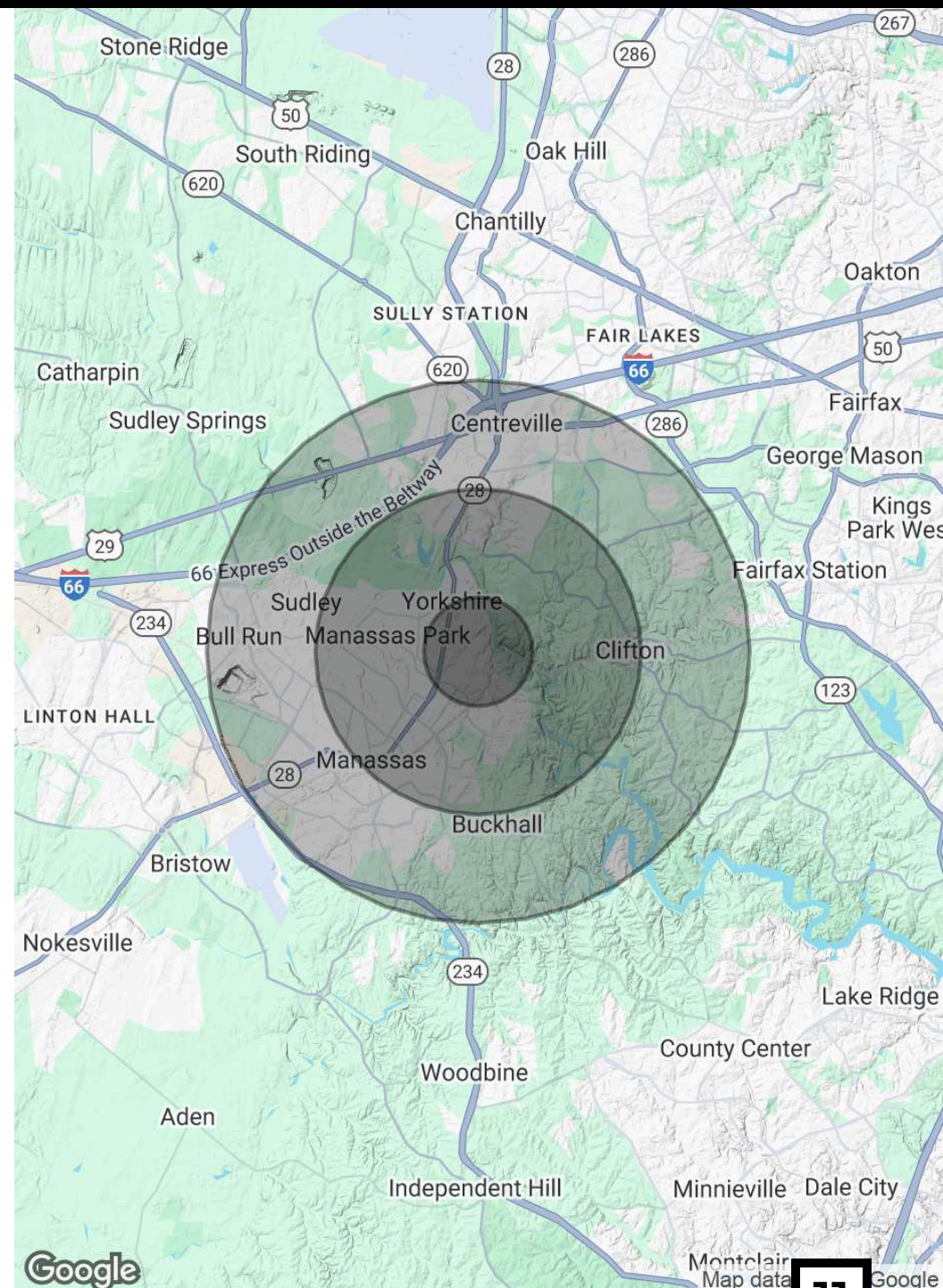


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 9,645 | 78,347 | 196,370 |
| AVERAGE AGE | 36 | 37 | 37 |
| AVERAGE AGE (MALE) | 35 | 36 | 36 |
| AVERAGE AGE (FEMALE) | 36 | 38 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,041 | 24,082 | 63,436 |
| # OF PERSONS PER HH | 3.2 | 3.3 | 3.1 |
| AVERAGE HH INCOME | \$120,261 | \$156,427 | \$158,988 |
| AVERAGE HOUSE VALUE | \$538,128 | \$542,763 | \$562,553 |

Demographics data derived from AlphaMap



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ABOUT SRE

Serafin Real Estate is a licensed commercial real estate brokerage firm located in Loudoun County, VA. We help investors and business owners with their commercial property needs. We strive to provide high-level services to our clients and deliver the best solutions and opportunities in commercial real estate.

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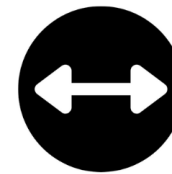


#1 CRE BROKERAGE FOR TOTAL VOLUME SOLD IN LOUDOUN COUNTY



\$648M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY

MEET THE TEAM



JOE SERAFIN
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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



SEAN KLINE
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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



JENNIFER CUPITT
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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.