

FOR LEASE

HEAVY INDUSTRIAL WAREHOUSE BAYS

9126 EUCLID CT. MANASSAS, VA 20110



LEASE RATE **\$14.00 SF/YR**

OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	\$2.45/SF
Available SF:	13,000 - 26,000 SF
Building Size:	118,100 SF
Clear Height:	25' 5"
Deck Height:	28' 5"
Zoning:	I-2
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	100-01-00-148D

PROPERTY OVERVIEW

Heavy industrial warehouse bays available for lease. Spaces are accessible via drive-in overhead doors and loading docks. Deck height 28' 5" with clear height of 25' 5". Building is sprinkled.

Highly sought after I-2; Heavy Industrial zoning allows for many by-right uses including moving & storage, R&D, heavy equipment sales & rental, general warehousing and more!

LOCATION OVERVIEW

Excellent location just off Liberia Ave. only 0.6 miles from Rt. 28/Centreville Rd. leading to Fairfax County. Less than 1 mile from Old Town Manassas.

PRESENTED BY:

COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com	BRIAN SNOOK COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

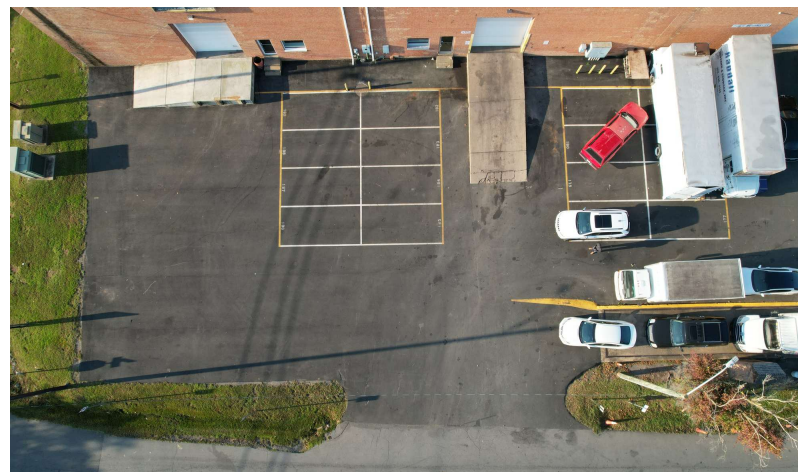
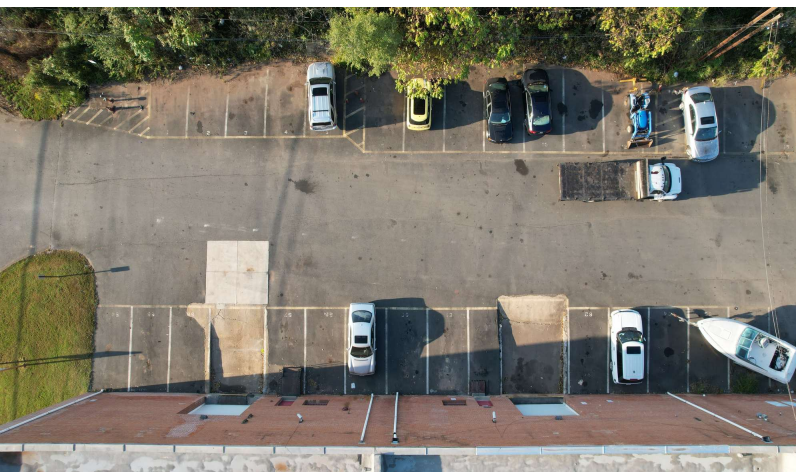
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ADDITIONAL PHOTOS



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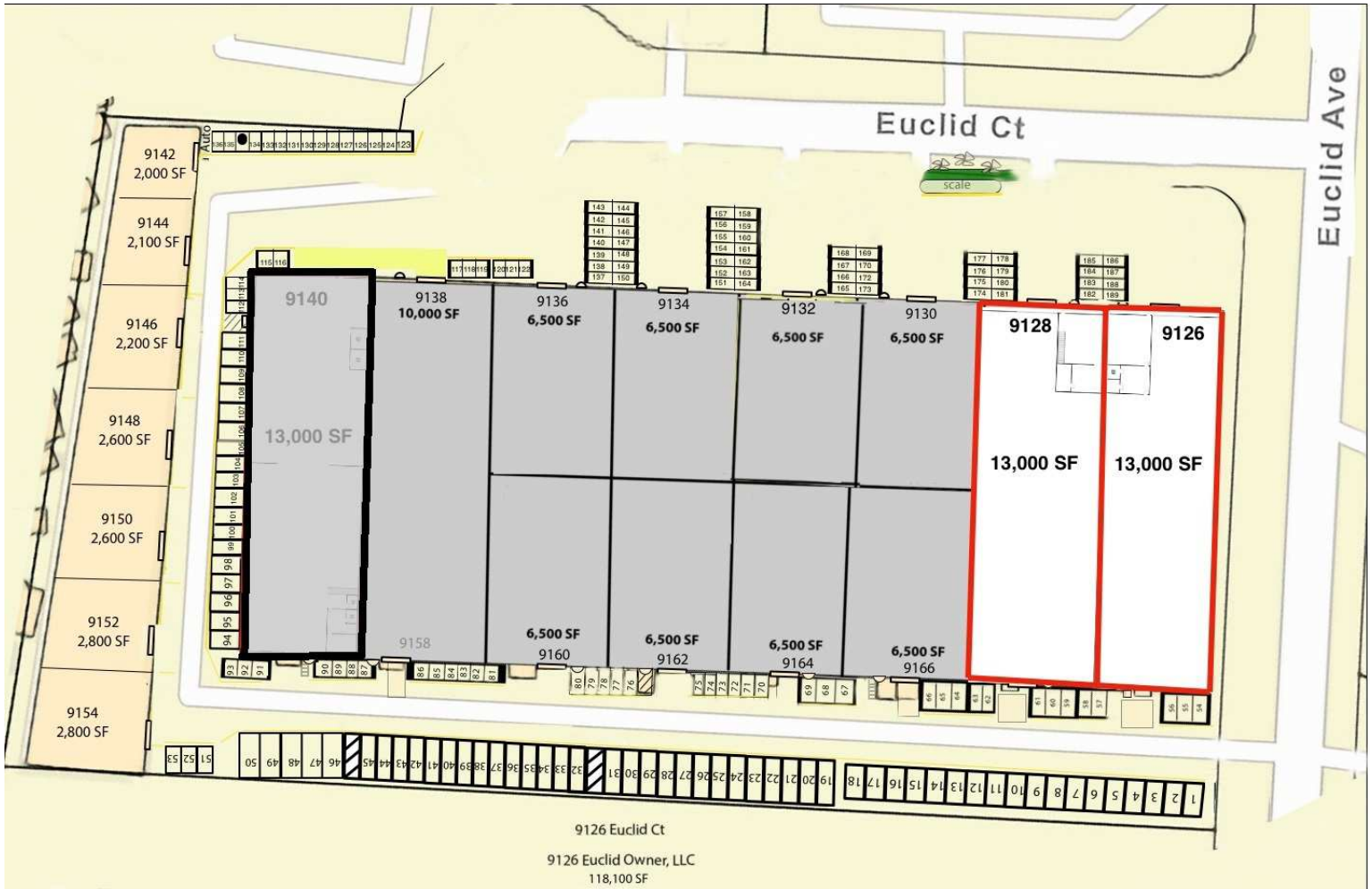
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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9126 Euclid Ct.	13,000 - 26,000 SF	NNN	\$14.00 SF/yr	Available Immediately Can be combined with 9128
9128 Euclid Ct.	13,000 - 26,000 SF	NNN	\$14.00 SF/yr	Available Immediately Can be combined with 9126

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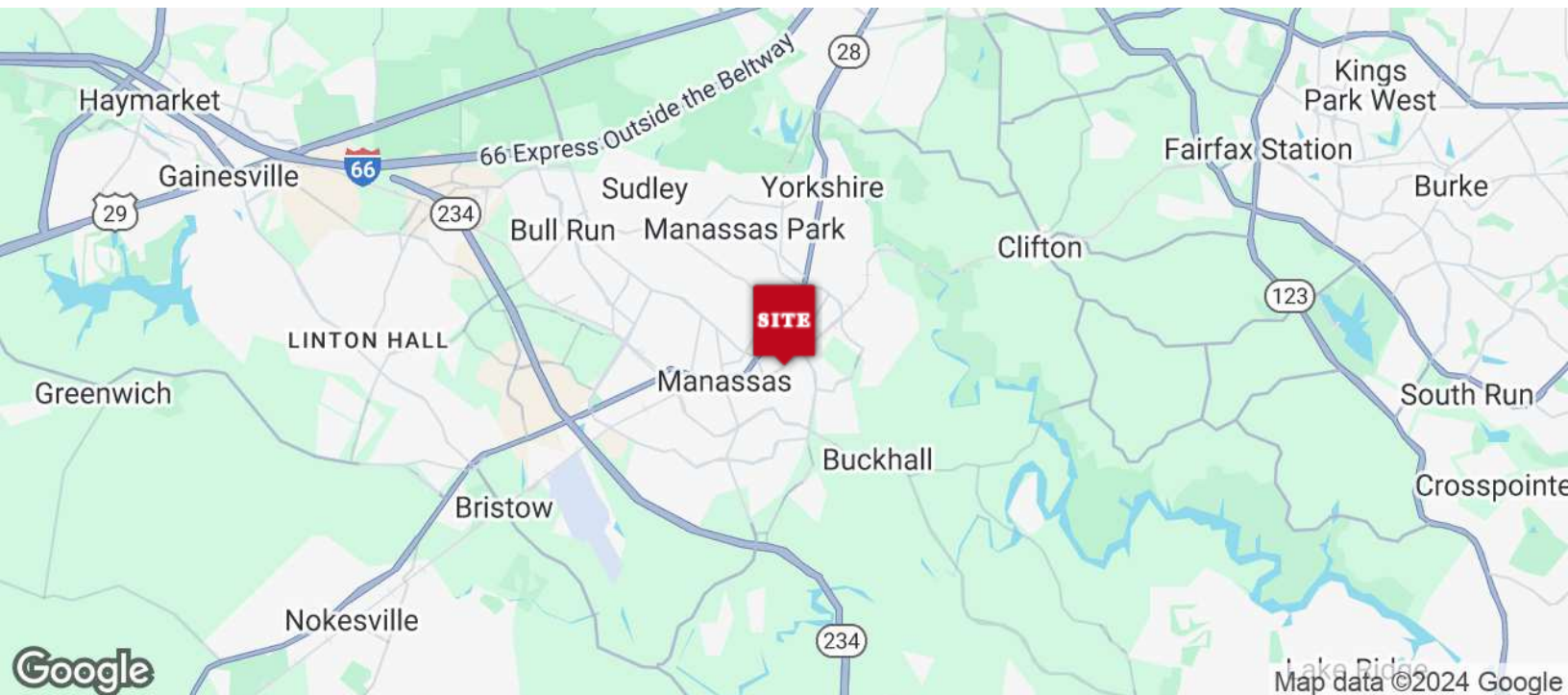
**WEBER
RECTOR**
COMMERCIAL REAL ESTATE SERVICES
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LOCATION MAP



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ZONING INFORMATION

City of Manassas I-2 By-Right Uses

Broadcasting or Telecommunication Tower, Co-location	Public Facility
Public Utility	Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
Business Support Service	Consumer Repair or Contractor/Tradesperson Services
Mini-Warehouse of Self-Storage	Motor Vehicle Parts/Supply Establishment
Motor Vehicle Repair, Minor	Motor Vehicle Sales and Rental
Parking Structure, Multilevel	Sexually Oriented Business
Heavy Equipment Sales & Rental	Laboratory
Laundry, Commercial	Manufacturing, Light
Motor Vehicle Repair, Major	Research & Development
Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)	Truck Terminal
Warehousing & Distribution	Wholesale Trade

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