



AVAILABILITY:

- **Unit 101**
 - 6,519 SF
 - Rate: \$9.50/NNN
 - Dock Loading - 8' x 8'
 - Partial build-out
 - End Unit
- **Unit 105**
 - 5,100 SF
 - Rate: \$9.50/NNN
 - Dock Loading - 8' x 8'
 - 13' ceiling height
 - End Unit

PROPERTY FEATURES:

- Exterior Signage Available
- Ample Parking
- I-2 zoning: Heavy industrial
- Flexible zoning allowing for a variety of uses

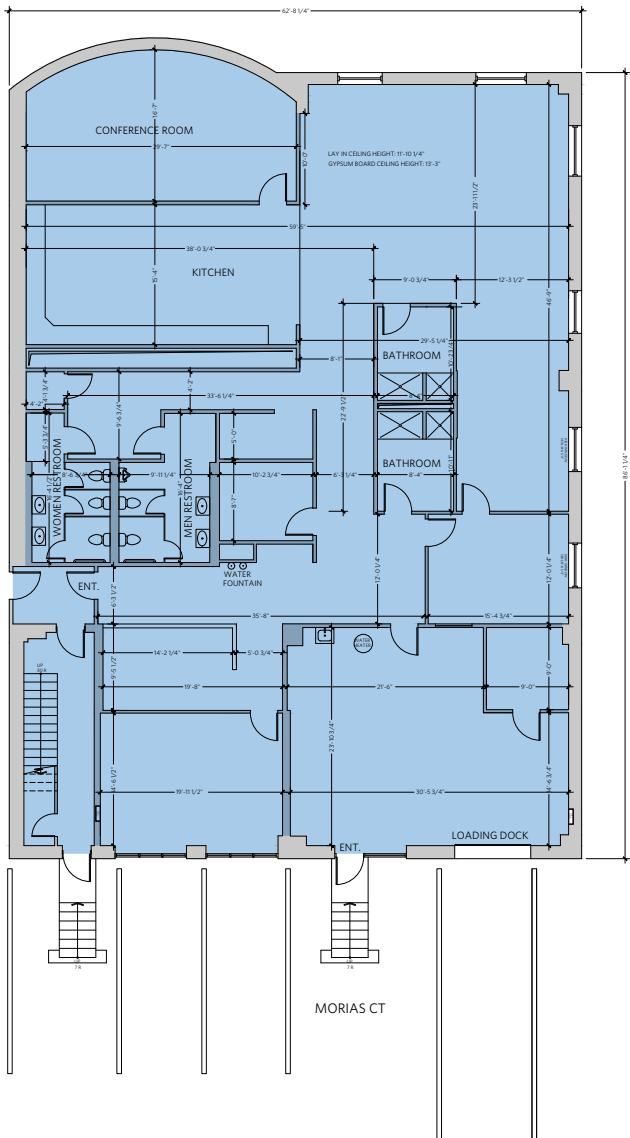
FLOOR PLAN

10498 COLONEL CT.

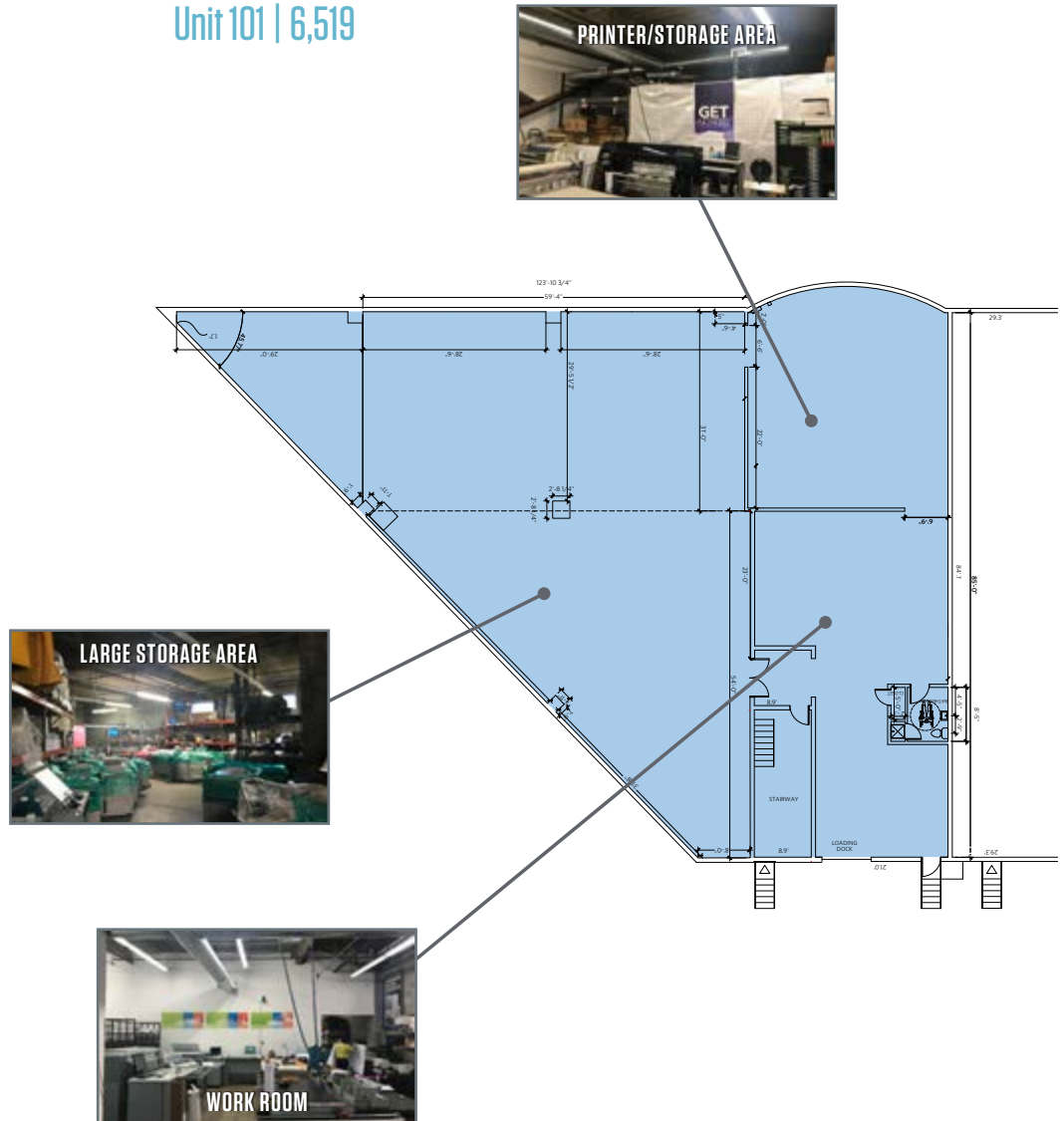
10498 COLONEL CT., MANASSAS, VA 20110

Unit 105 | 5,100 SF

GODWIN DR



Unit 101 | 6,519



AERIAL

10498 COLONEL CT.

10498 COLONEL CT., MANASSAS, VA 20110



MANASSAS

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