

LINDEN BUSINESS CENTER

7245-7663 Coppermine Drive, Manassas, VA 20109
Prince William County

NEW
OWNERSHIP

7245

FLEX/WAREHOUSE FOR LEASE

AVAILABILITY:

7245 Coppermine Dr

- Suite 7245-7251: 29,587 SF (will subdivide)
- Flex/Warehouse
- Dock Loading (6)
- Loading Docks can be added
- 75% Conditioned
- Available January 1, 2022

- 109,800 SF Three building industrial park
- M-2 (Light Industrial) zoning
- 16' - 18' clear height
- Dock & drive-in loading
- Multiple fiber providers available
- Combination flex office & warehouse
- 2.4/1,000 square feet parking ratio
- One mile to I-66
- Close proximity to numerous amenities
- 277/480 High Voltage Power



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Ryan Moody
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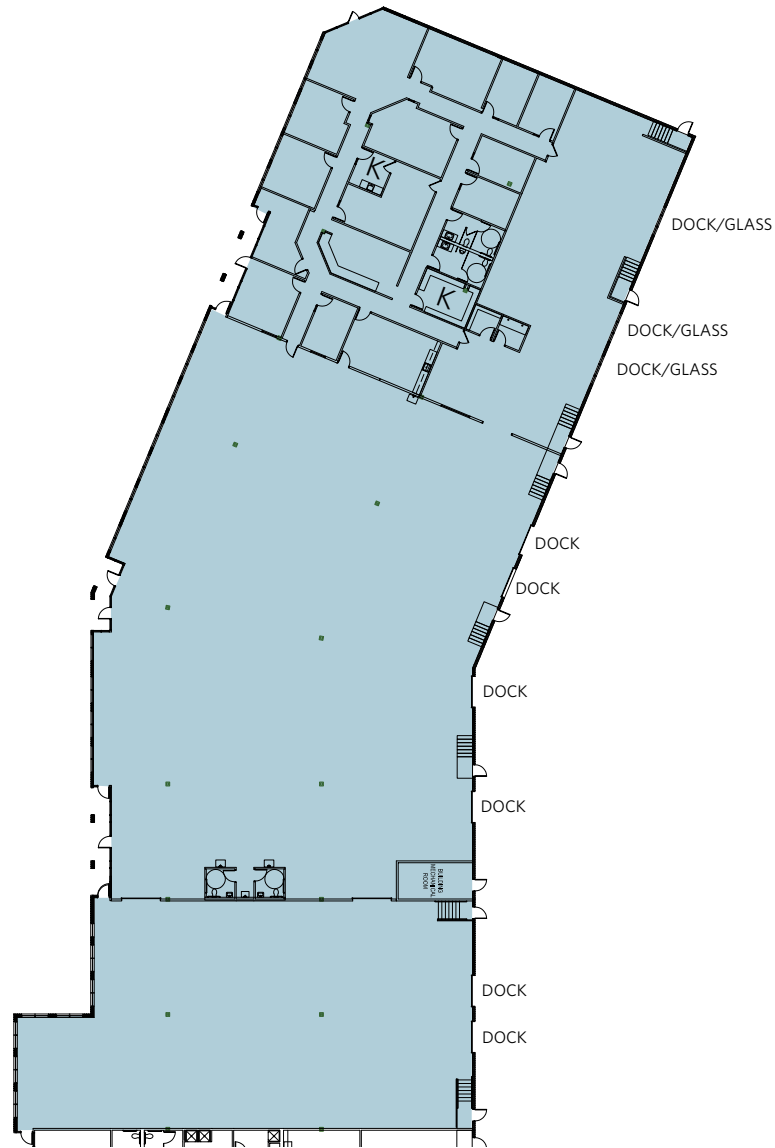
8065 Leesburg Pike, Suite 700
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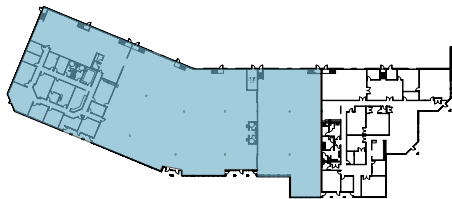
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SUITE 7245-7251 | 29,587 SF AVAILABLE



BUILDING KEY



FLOOR PLAN

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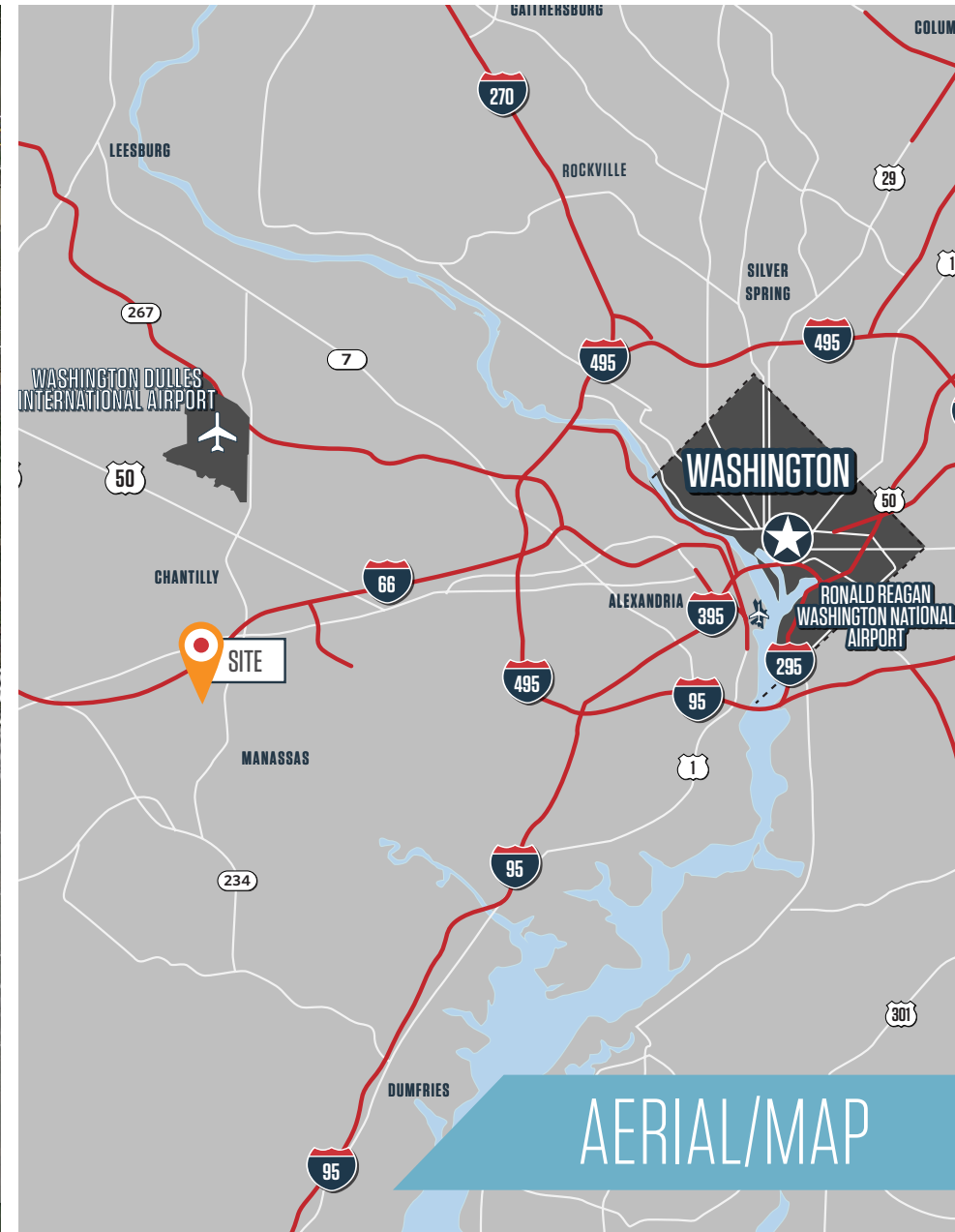
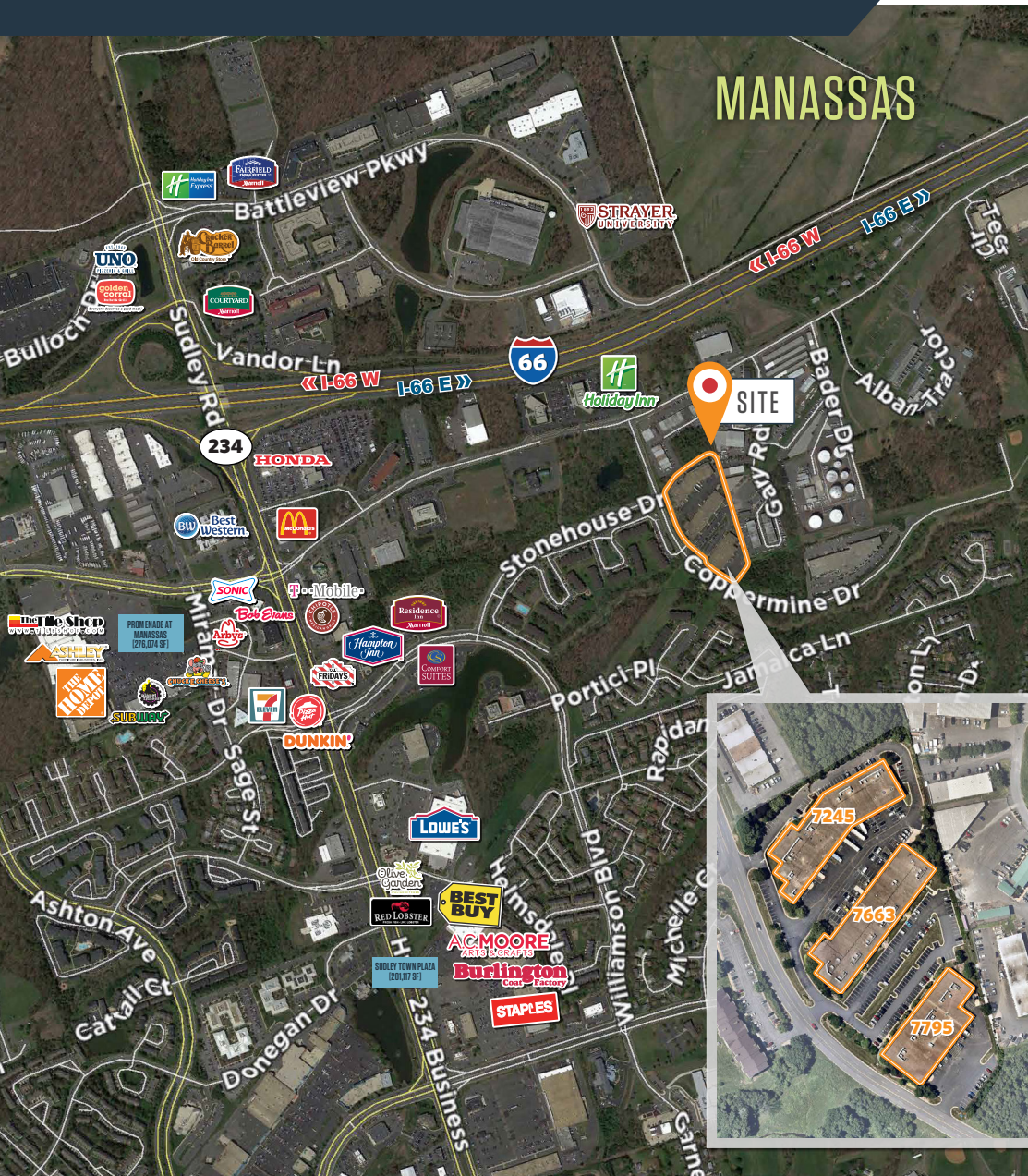
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For More Information, Please Contact:

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