

**99,552 SF WAREHOUSE/OFFICE
SHOWROOM AVAILABLE**



AVAILABILITY

- 83,552 SF of existing warehouse
- 16,000 SF of showroom/office
- Rate: \$13.00 PSF NNN
- Available immediately

HIGHLIGHTS

- Zoned I-2, Heavy Industrial, Manassas City
- Outdoor storage available - SIZE TBD
- Option to lease the office/showroom separately or demo for additional warehouse space
- Eight (8) 8' X 8 dock doors
- New LED warehouse lighting
- Building signage available
- One (1) drive in door
- Ability to create additional loading doors
- 21' clear heights
- Strong, local ownership
- Immediate access to Route 28 & 234

KEENAN WOOFER
kwooffer@klnb.com
703-268-2744

RYAN MOODY
rmoody@klnb.com
703-268-2739

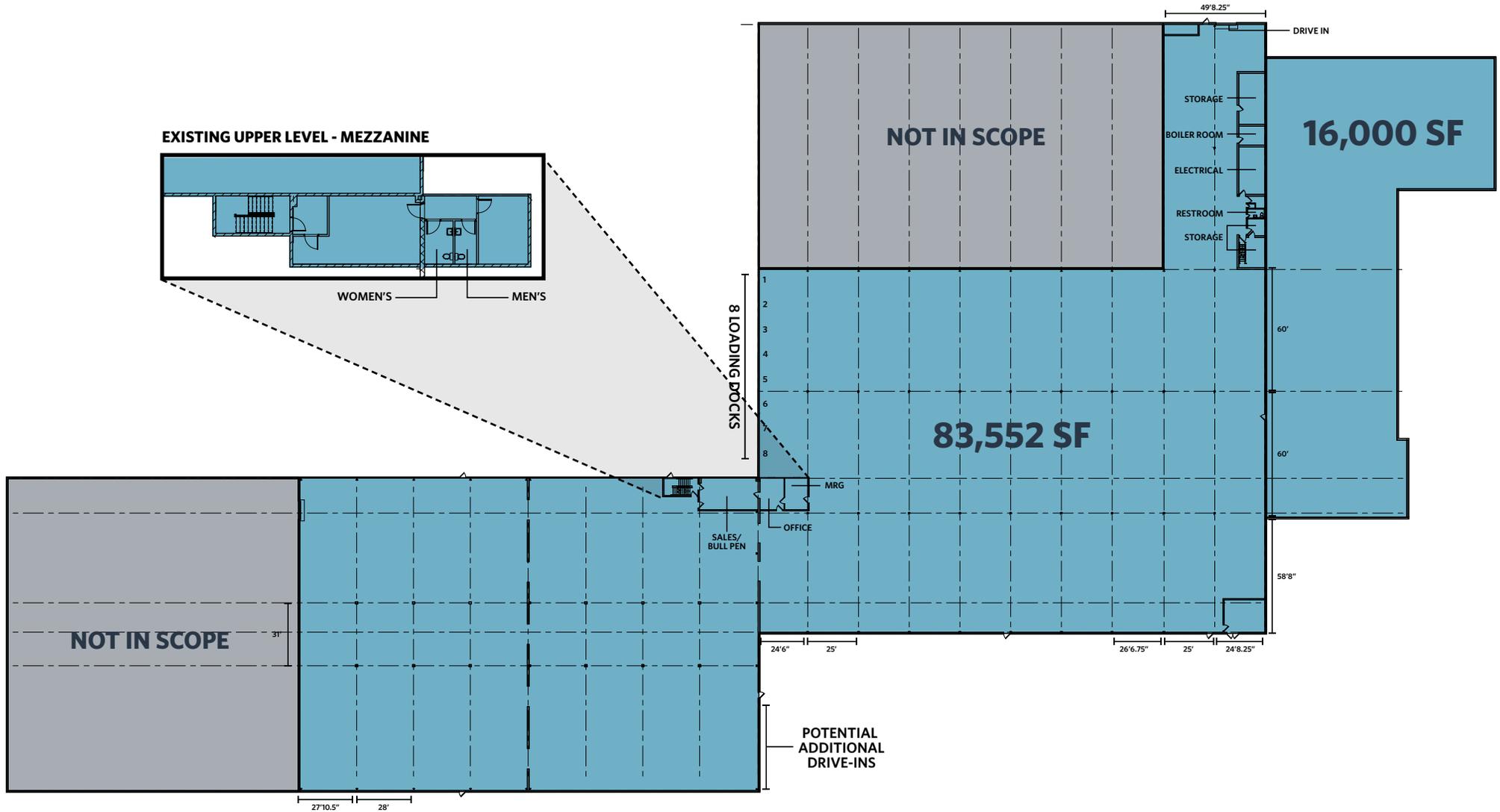
MARC TASKER
mtasker@klnb.com
703-268-2735

SCOTT RABIN
srabin@klnb.com
703-334-5610

FLOOR PLAN

9061-9073 EUCLID AVE

MANASSAS, VA 20110



KEENAN WOOFER
kwoofter@klnb.com
703-268-2744

RYAN MOODY
rmoody@klnb.com
703-268-2739

MARC TASKER
mtasker@klnb.com
703-268-2735

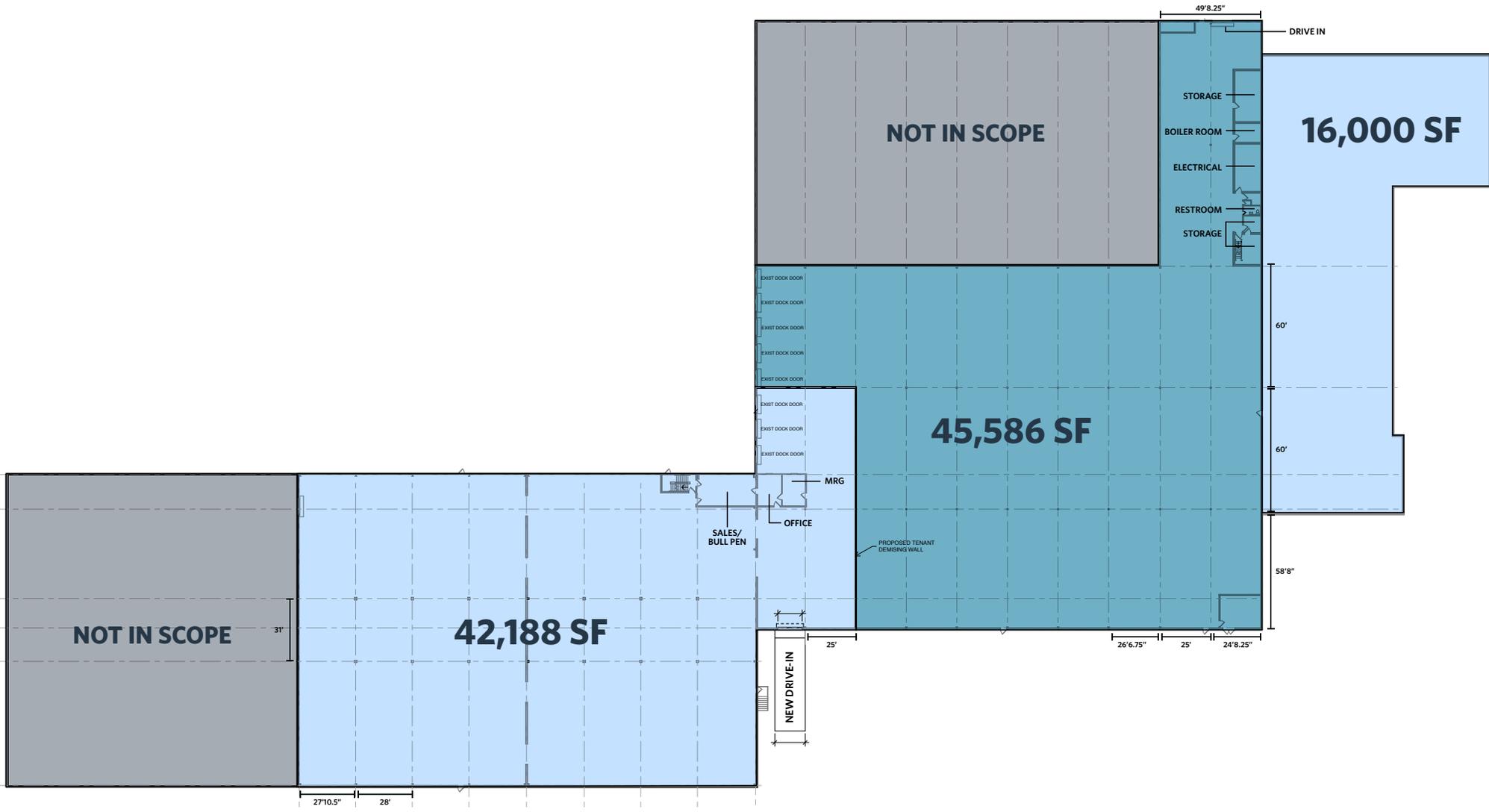
SCOTT RABIN
srabin@klnb.com
703-334-5610



DEMISING PLAN

9061-9073 EUCLID AVE

MANASSAS, VA 20110



KEENAN WOOFER
kwoofter@klnb.com
703-268-2744

RYAN MOODY
rmoody@klnb.com
703-268-2739

MARC TASKER
mtasker@klnb.com
703-268-2735

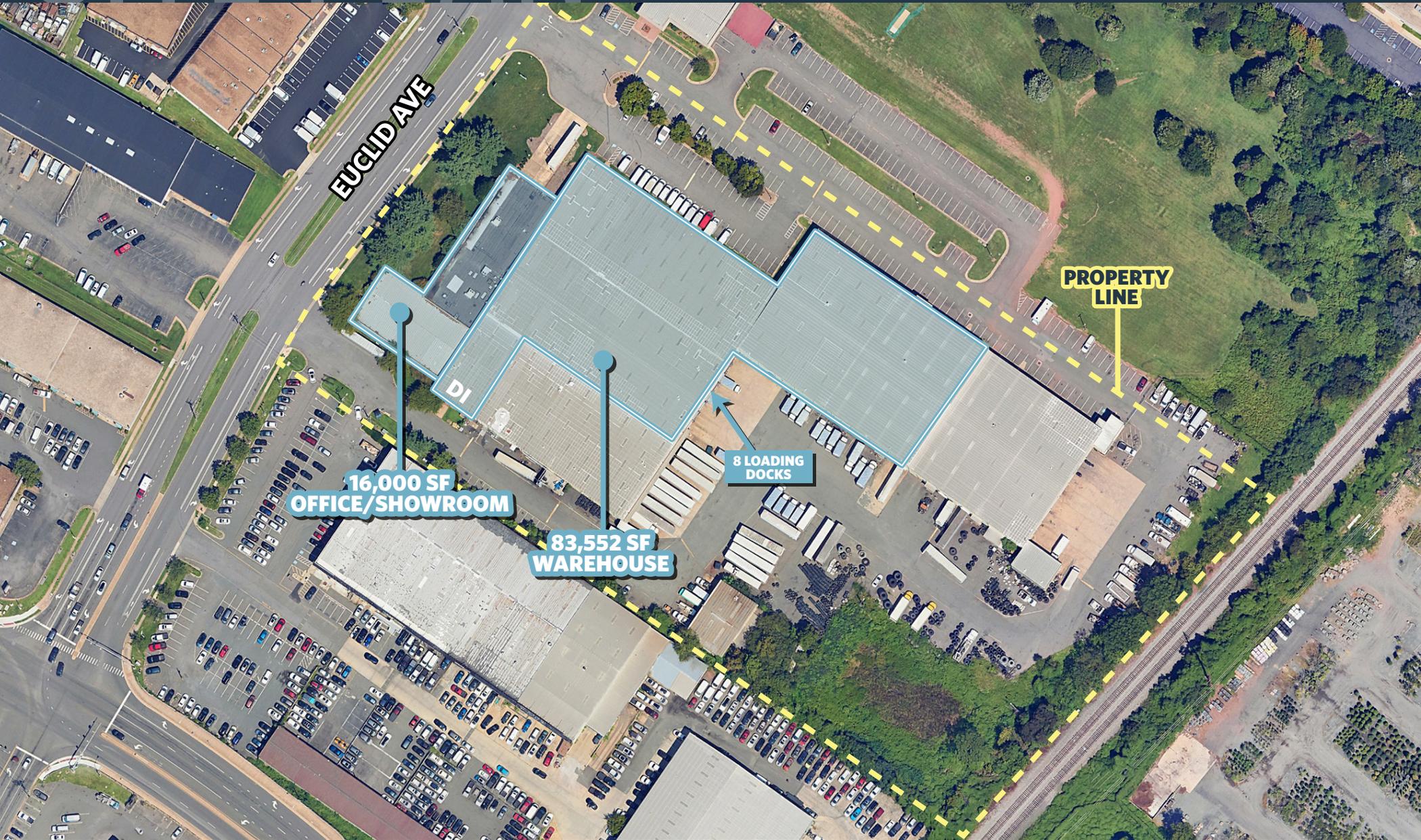
SCOTT RABIN
srabin@klnb.com
703-334-5610



SITE PLAN

9061-9073 EUCLID AVE

MANASSAS, VA 20110



KEENAN WOOFER
kwooffer@klnb.com
703-268-2744

RYAN MOODY
rmoody@klnb.com
703-268-2739

MARC TASKER
mtasker@klnb.com
703-268-2735

SCOTT RABIN
srabin@klnb.com
703-334-5610



PHOTOS

9061-9073 EUCLID AVE
MANASSAS, VA 20110



KEENAN WOOFER
kwooffer@klnb.com
703-268-2744

RYAN MOODY
rmoody@klnb.com
703-268-2739

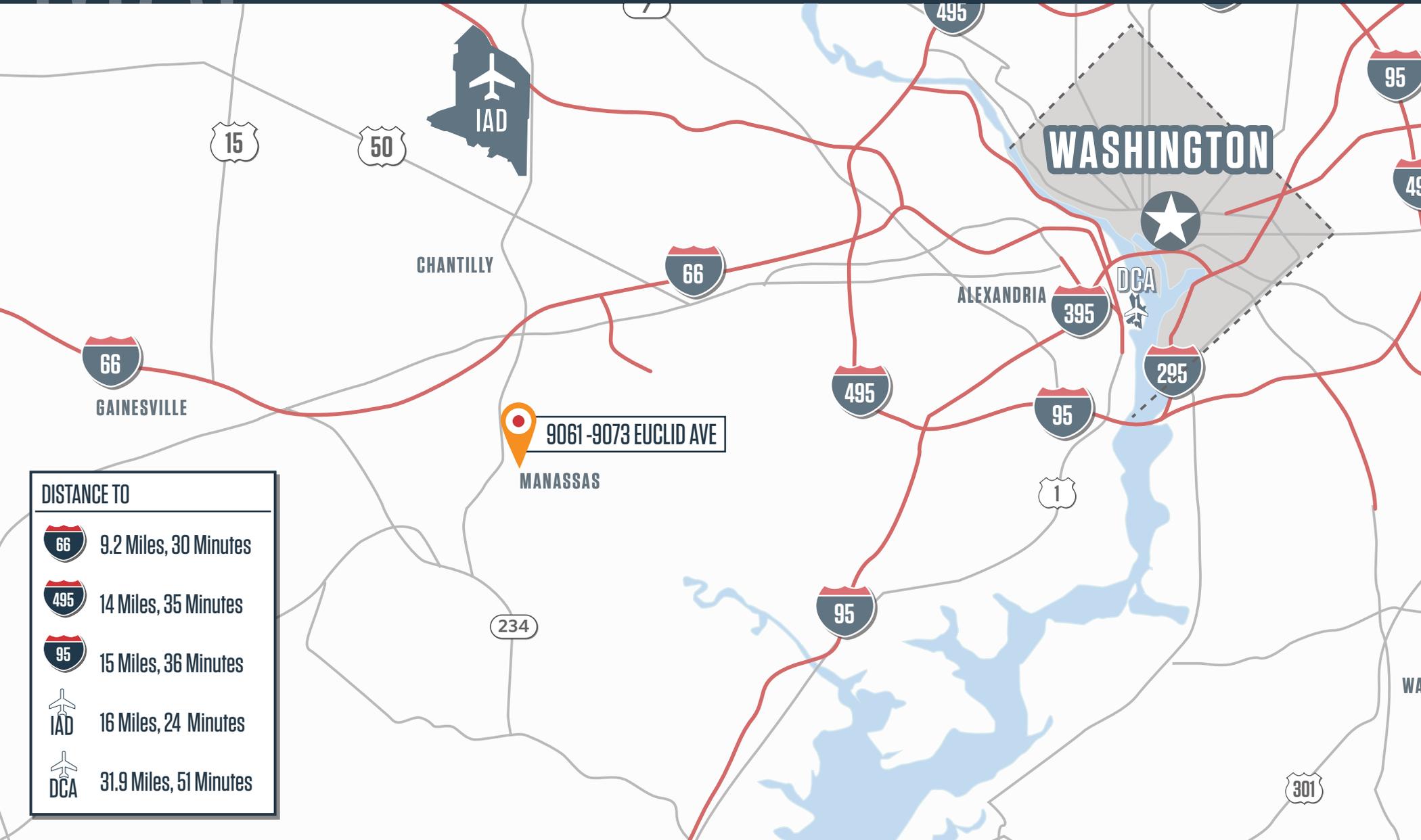
MARC TASKER
mtasker@klnb.com
703-268-2735

SCOTT RABIN
srabin@klnb.com
703-334-5610



9061-9073 EUCLID AVE

MANASSAS, VA 20110



KEENAN WOOFER

kwooffer@klnb.com
703-268-2744

RYAN MOODY

rmoody@klnb.com
703-268-2739

MARC TASKER

mtasker@klnb.com
703-268-2735

SCOTT RABIN

srabin@klnb.com
703-334-5610

FOR MORE INFORMATION, PLEASE CONTACT:

KEENAN WOOFER

kwoofter@klnb.com

703-268-2744

RYAN MOODY

rmoody@klnb.com

703-268-2739

MARC TASKER

mtasker@klnb.com

703-268-2735

SCOTT RABIN

srabin@klnb.com

703-334-5610

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....
klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE