

**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

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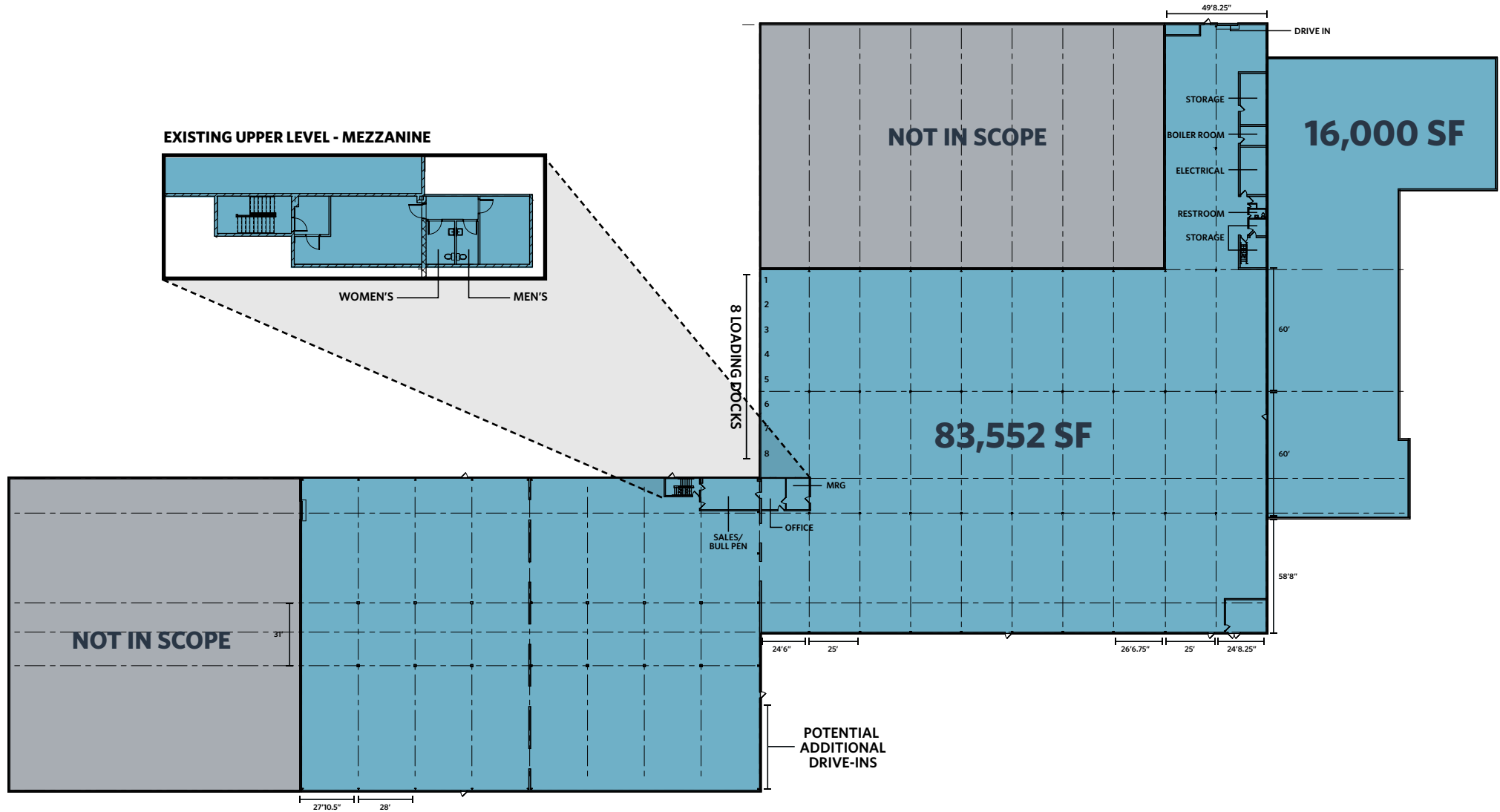
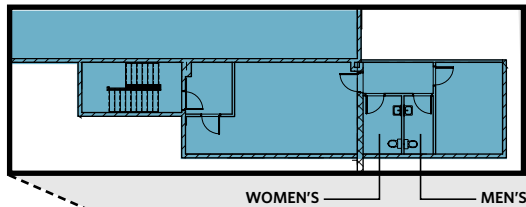
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FLOOR PLAN

9061-9073 EUCLID AVE

MANASSAS, VA 20110

EXISTING UPPER LEVEL - MEZZANINE



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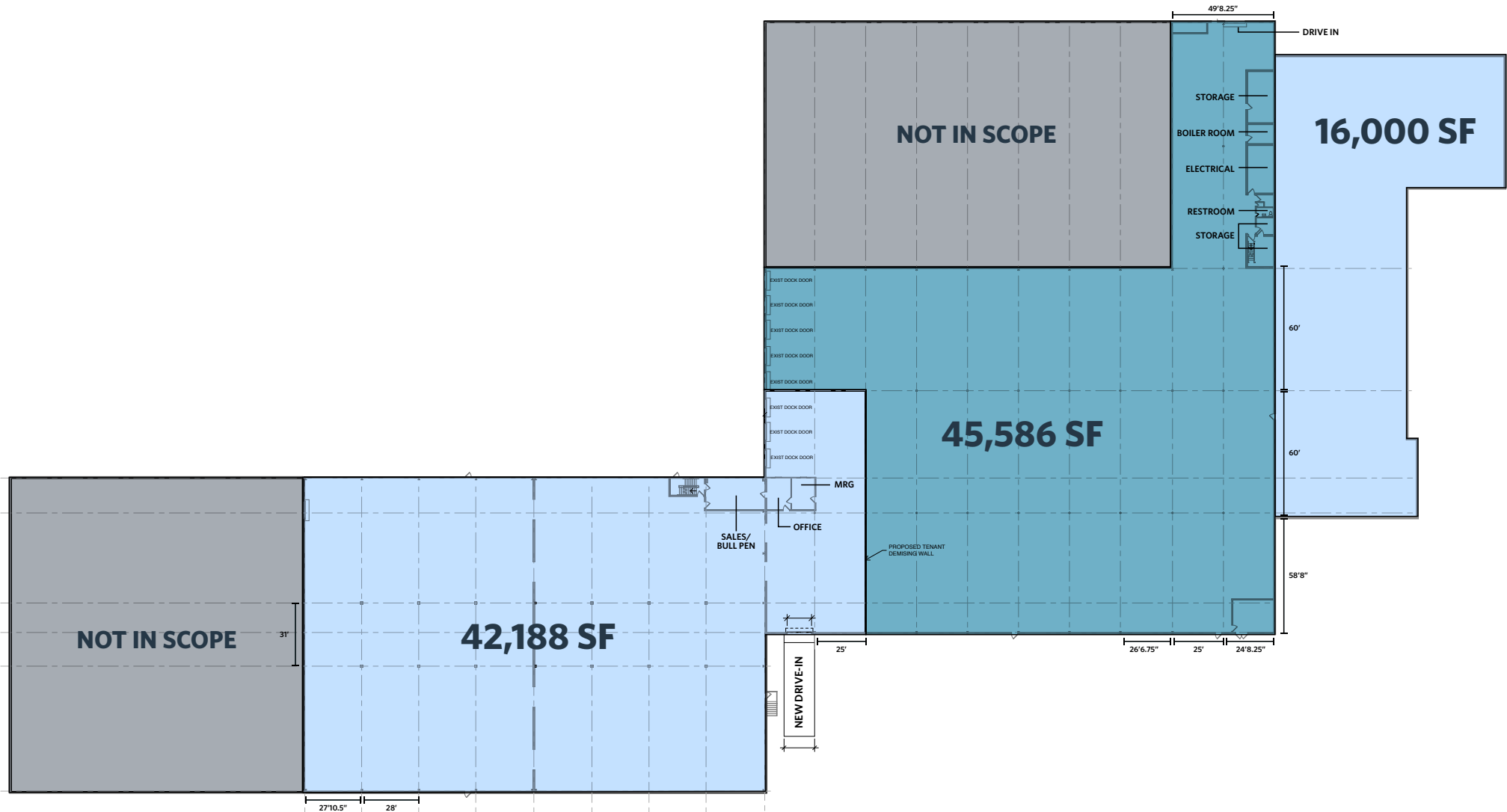
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DEMISING PLAN

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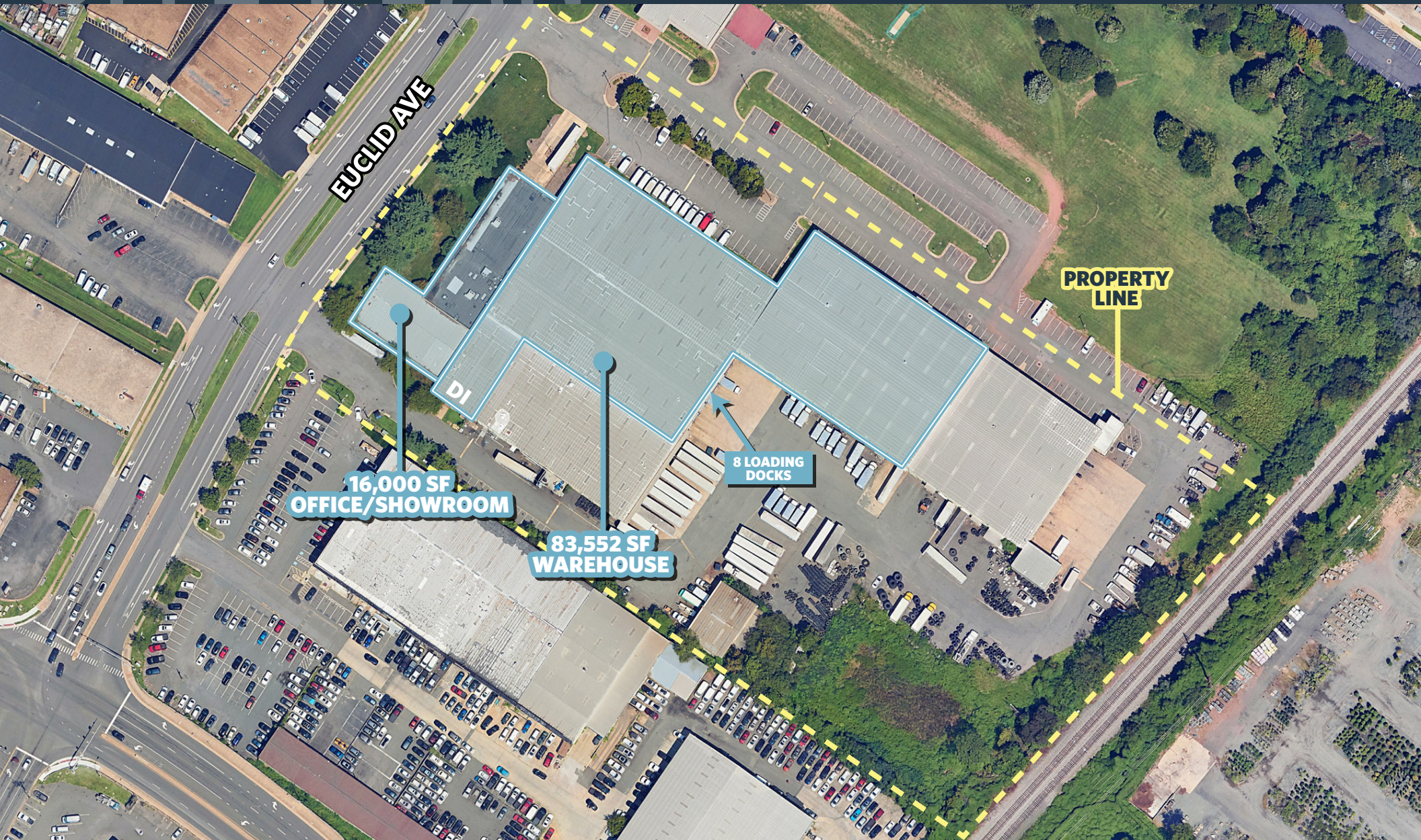
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SITE PLAN

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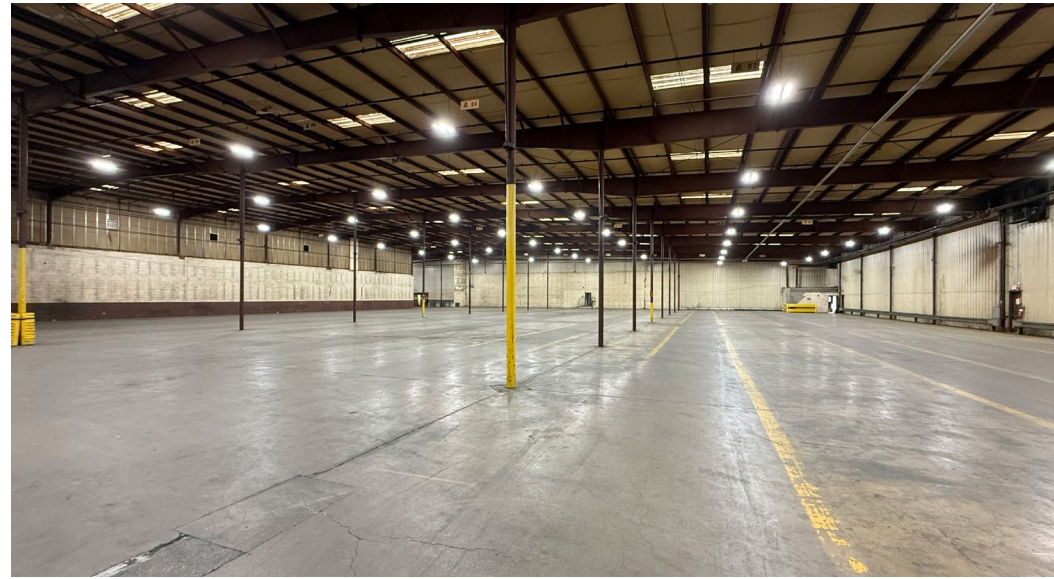
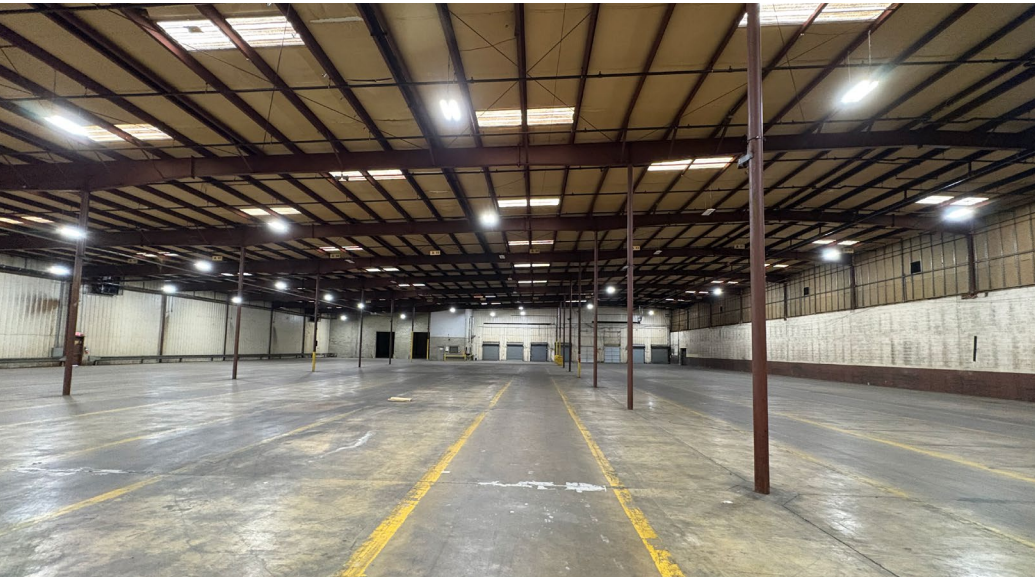
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PHOTOS

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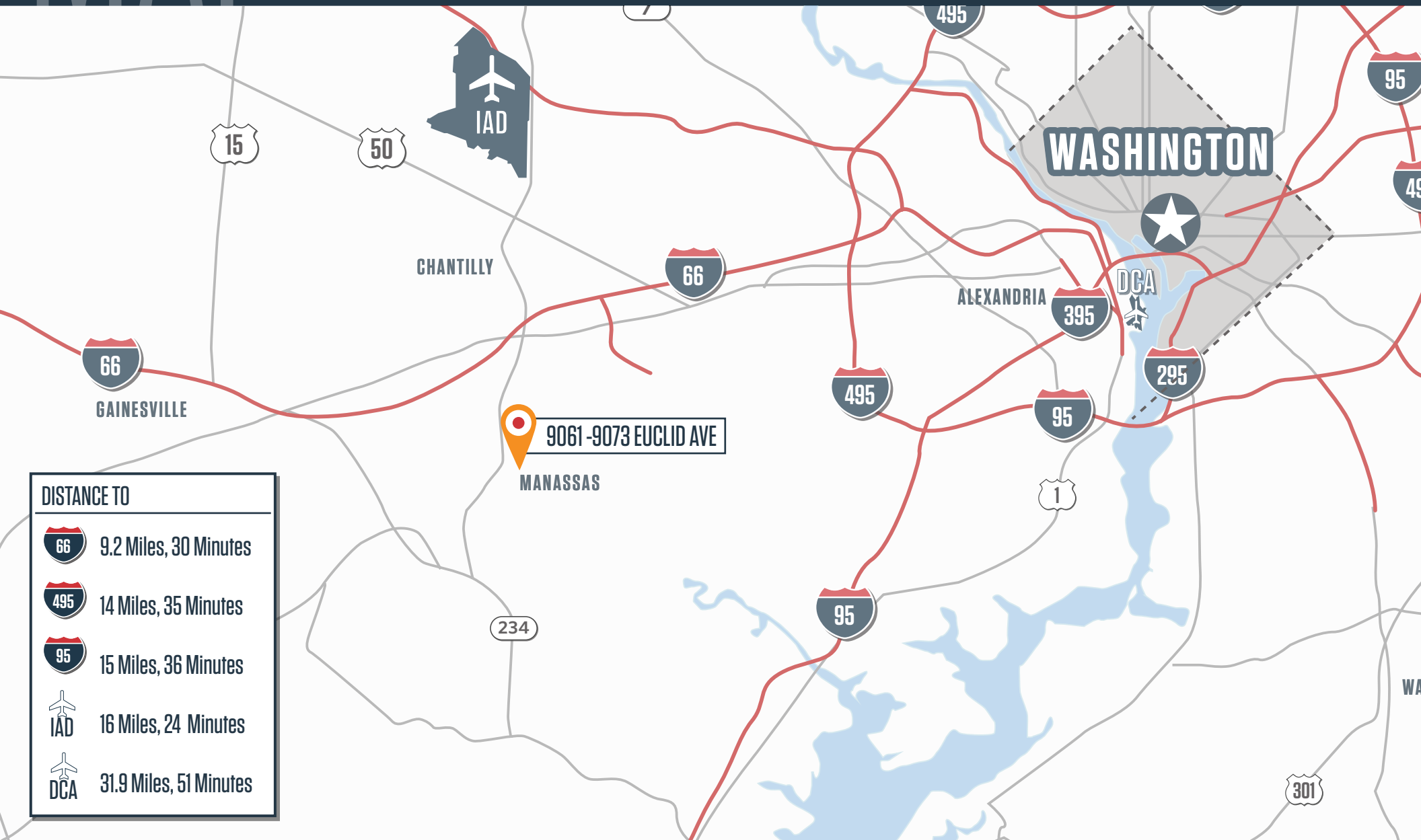
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