

 **EXISTING WAREHOUSE**
83,552 SF

 **SHOWROOM/OFFICE**
16,000 SF

 **CEILING HEIGHT**
21'

 **DOCK DOORS**
8' x 8' (8 DOORS)

 **ZONING**
I-2

**83,552 SF
WAREHOUSE**

**16,000 SF
OFFICE/SHOWROOM**

**9061 - 9073
EUCLID AVE**

Manassas, VA 20110
Prince William County

WAREHOUSE SPACE FOR LEASE

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

AVAILABILITY



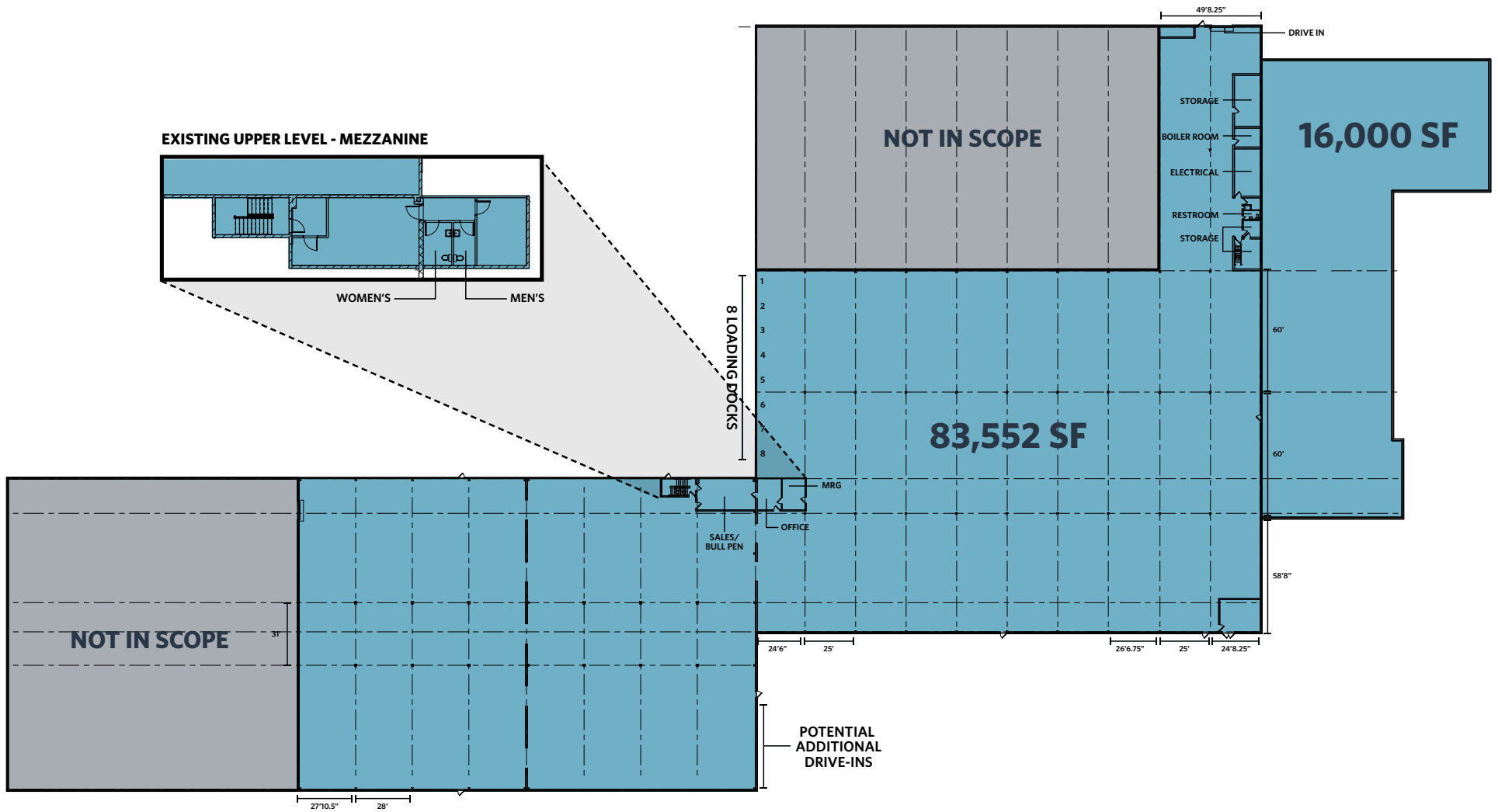
AVAILABILITY

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

NOTABLE HIGHLIGHTS

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

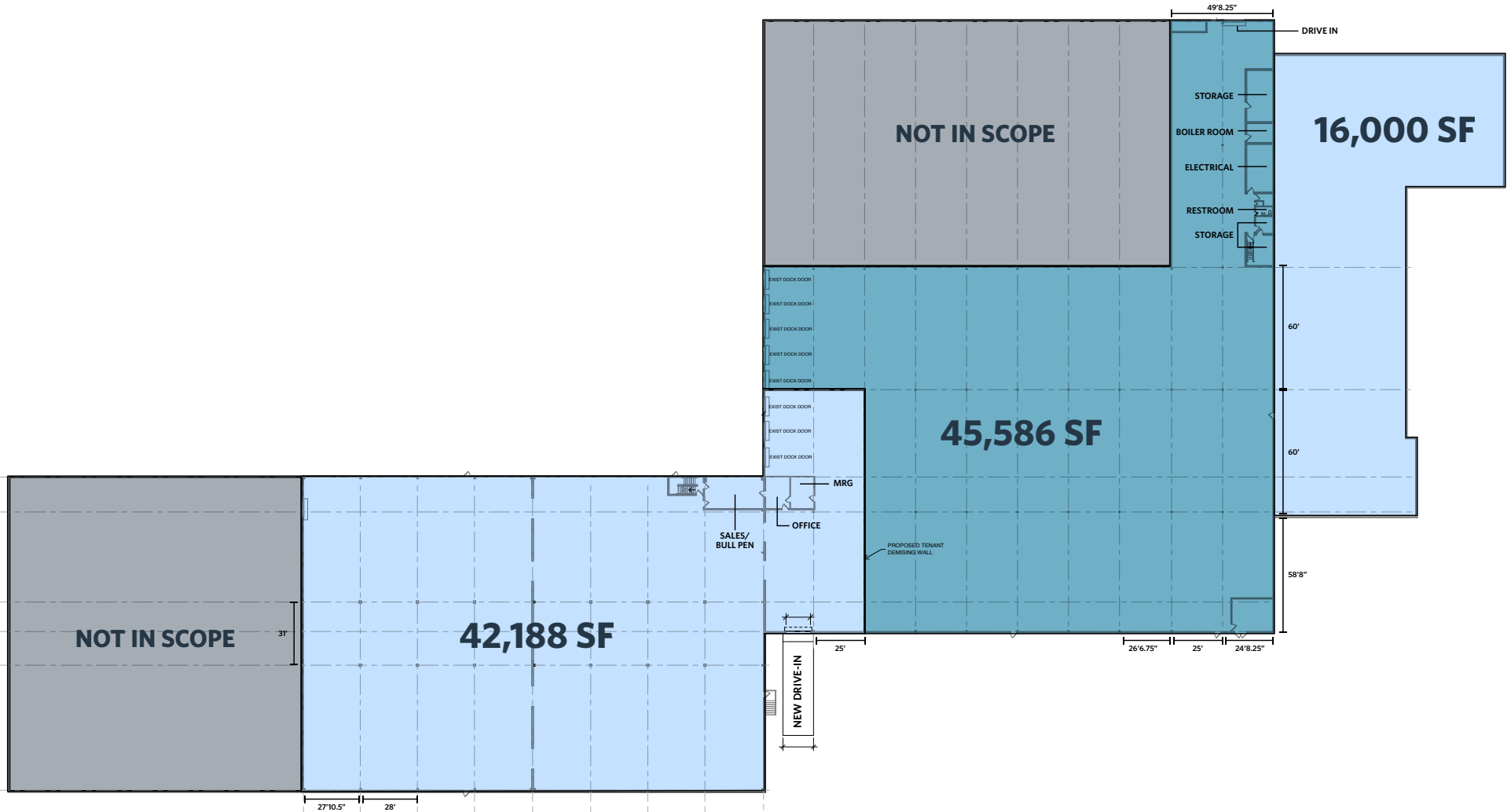
EXISTING PLAN



NORTH CORNER RENDERING



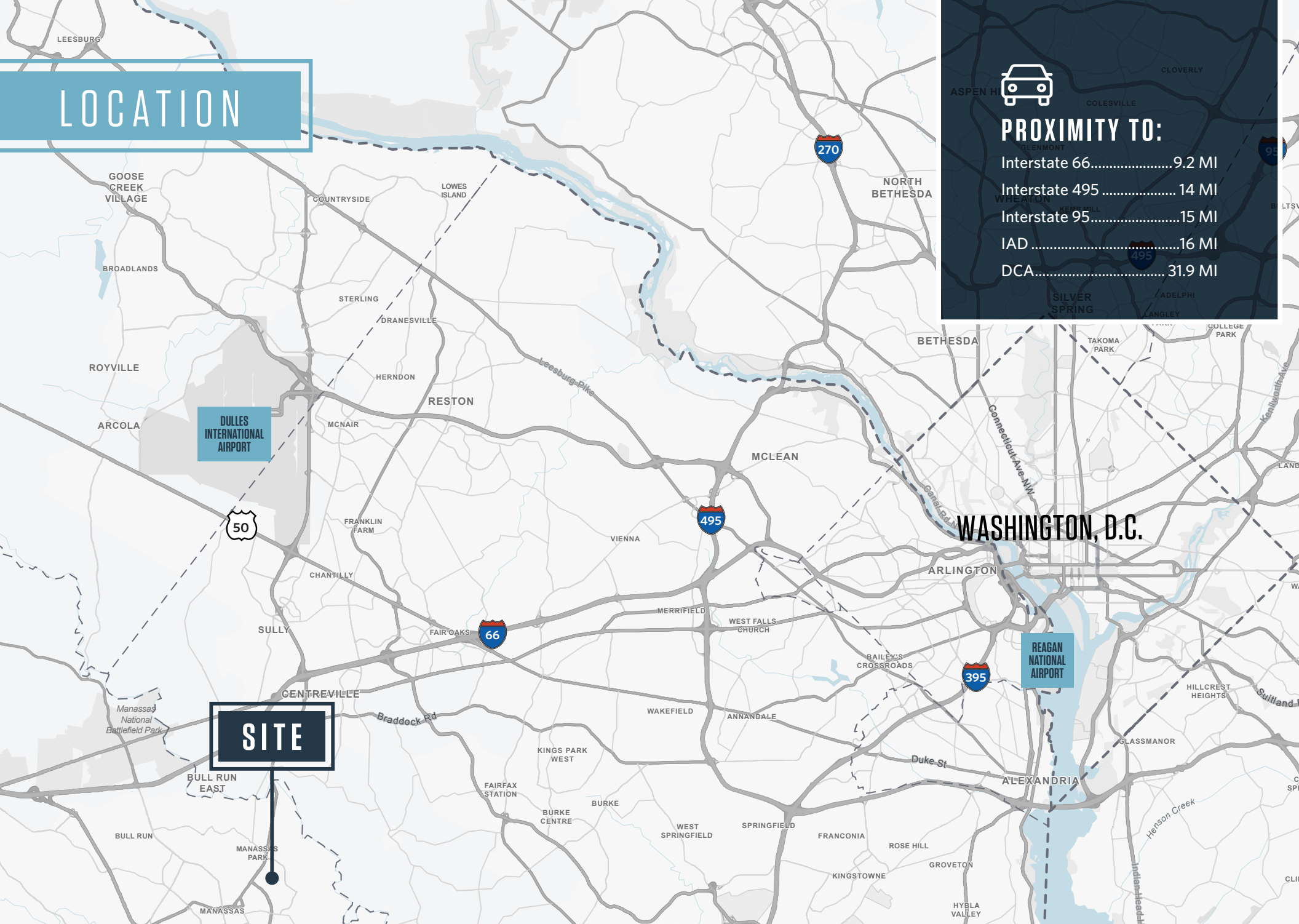
DEMISING PLAN



PHOTOS



LOCATION



PROXIMITY TO:

Interstate 66.....	9.2 MI
Interstate 495.....	14 MI
Interstate 95.....	15 MI
IAD.....	16 MI
DCA.....	31.9 MI

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NAI klnb

For More Information, Please Contact:

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8065 Leesburg Pike Suite 700 | Tysons, VA 22182

klnb.com

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