



**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

**WAREHOUSE SPACE FOR LEASE**

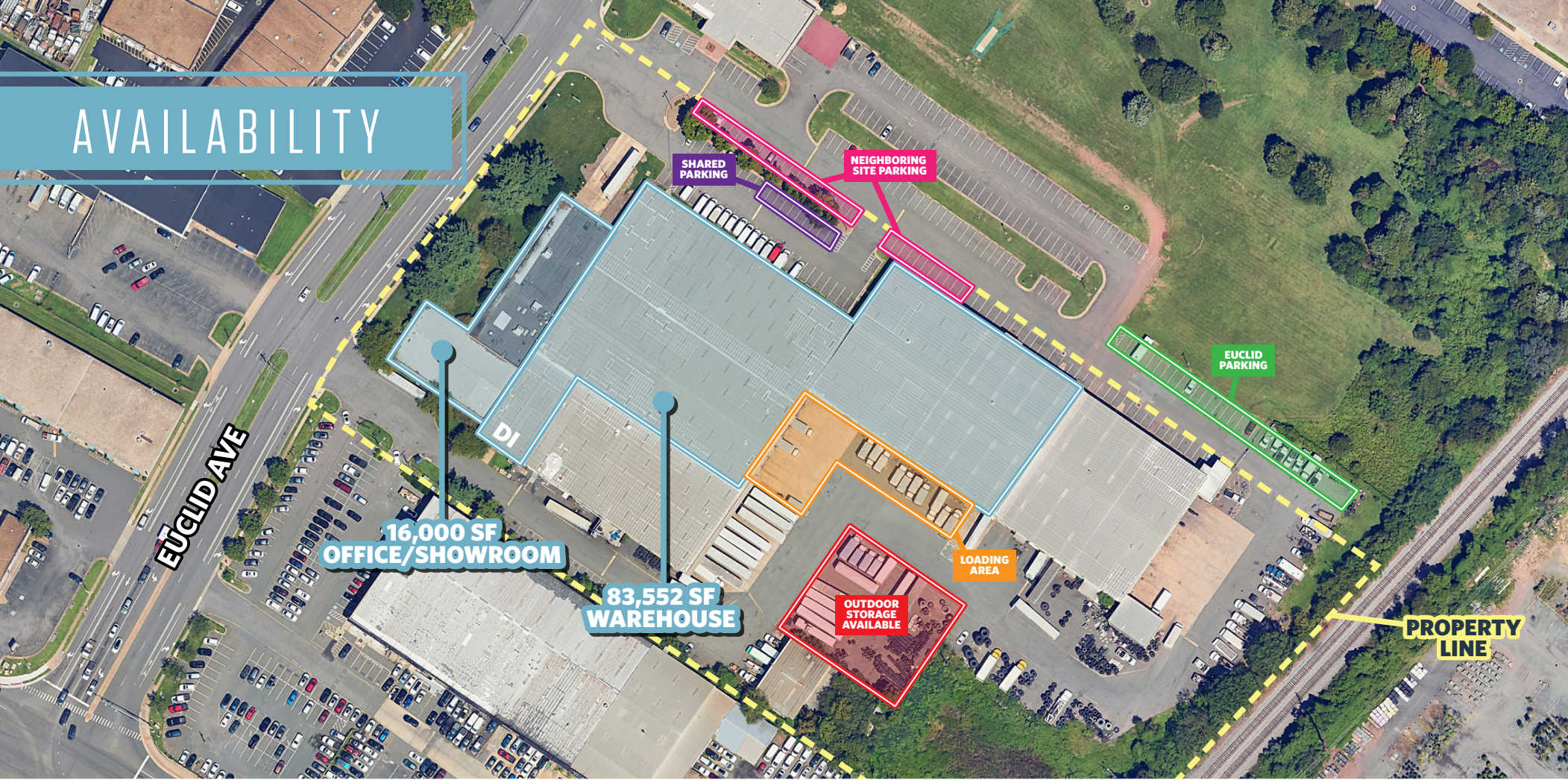
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# AVAILABILITY



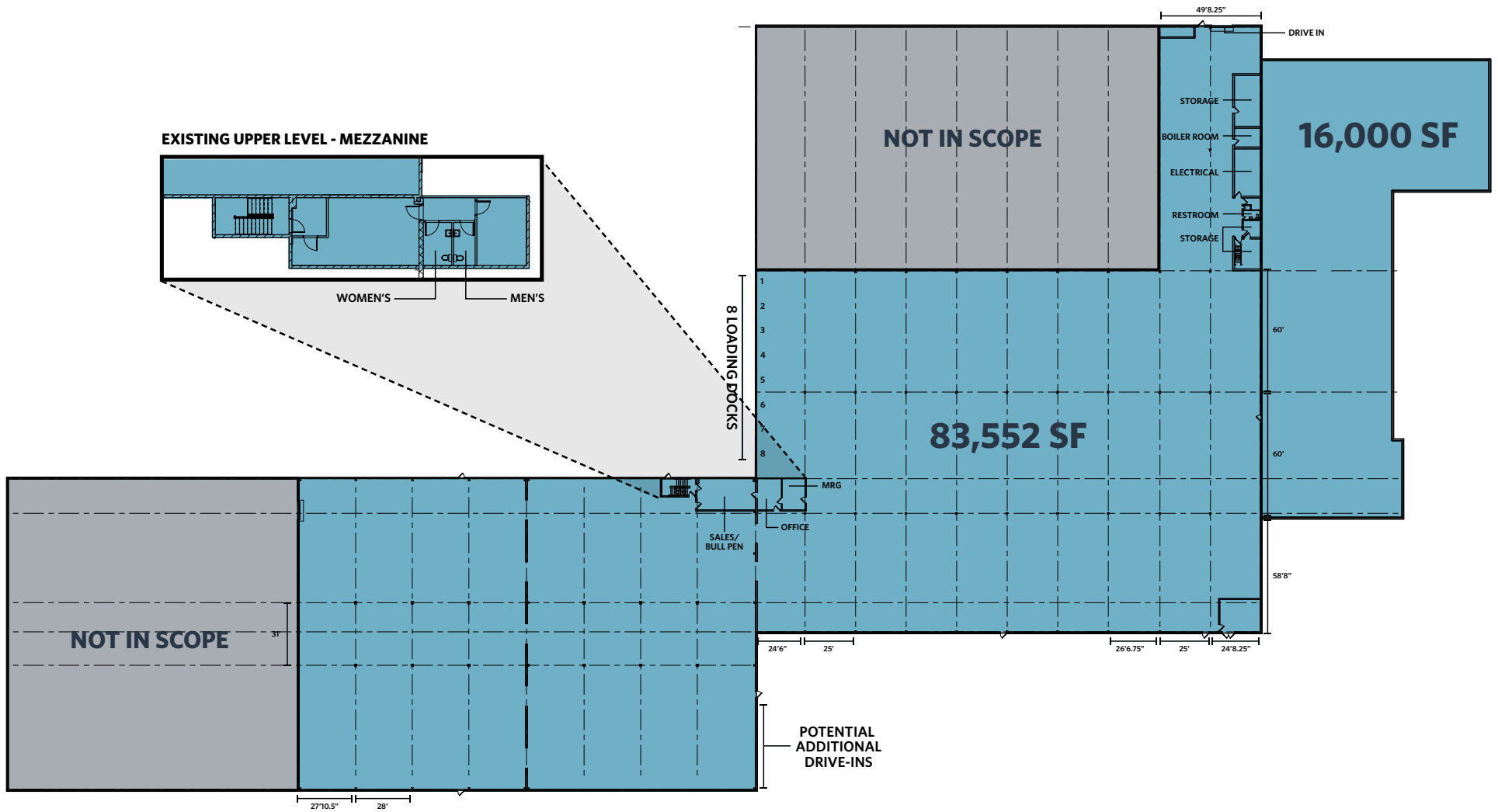
## AVAILABILITY

- 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

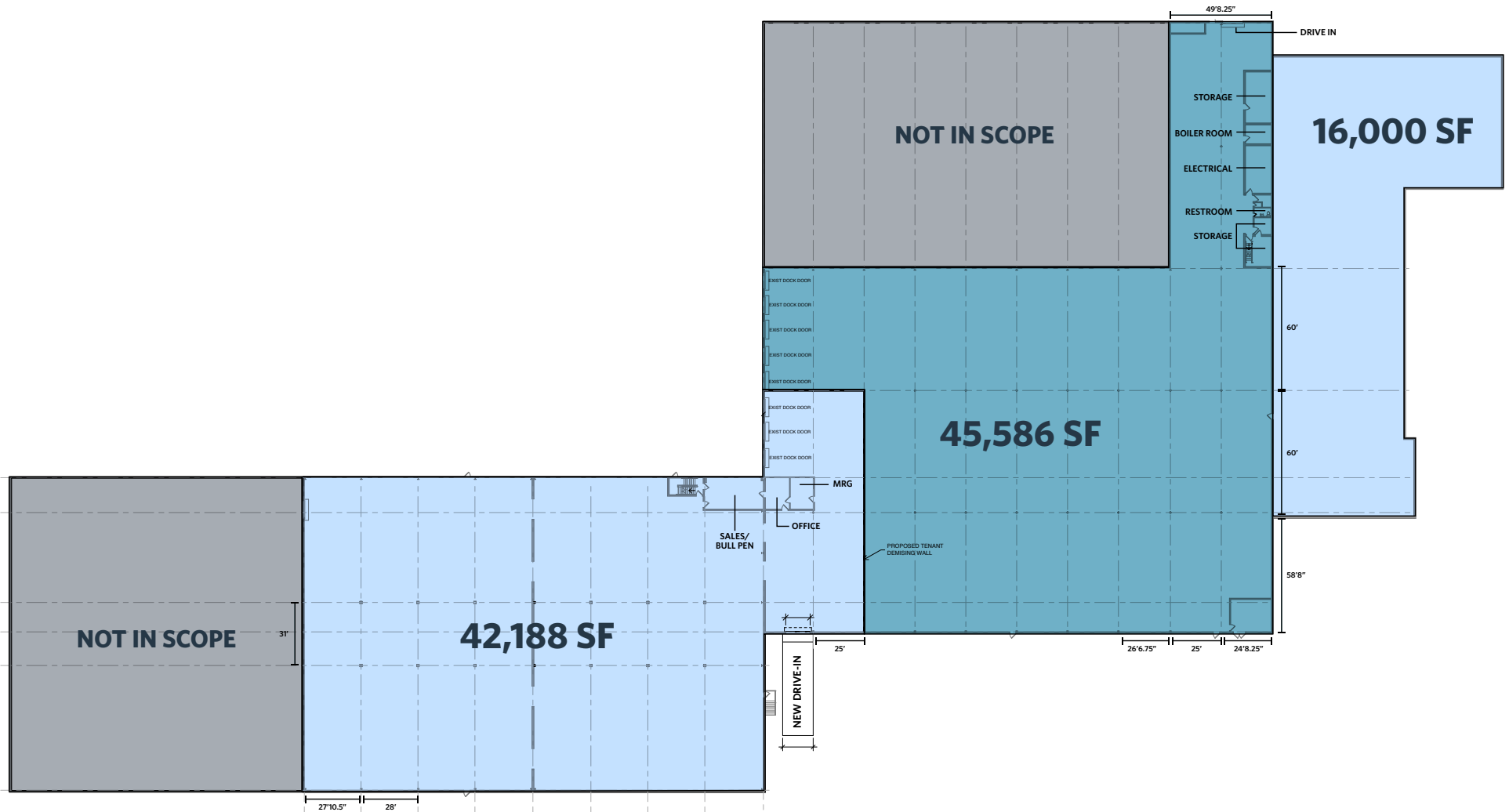




# NORTH CORNER RENDERING

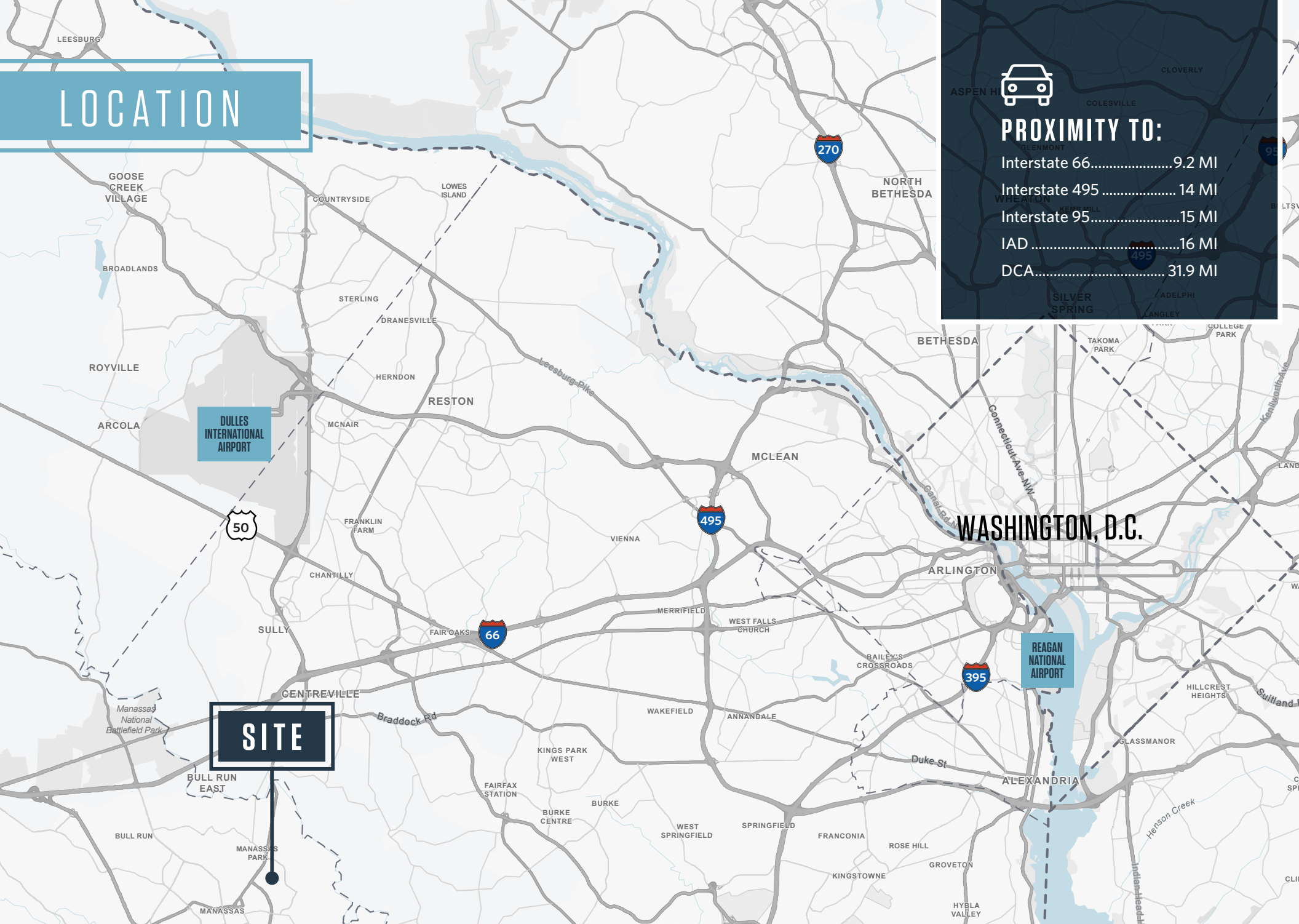


# DEMISING PLAN





# LOCATION



## PROXIMITY TO:

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

**SITE**

**DULLES INTERNATIONAL AIRPORT**

**REAGAN NATIONAL AIRPORT**

**WASHINGTON, D.C.**

9061 - 9073  
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**NAI** klnb

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