



**8.7 ACRES
AVAILABLE**

Heavy Industrial Storage Yard Available For Lease

9341 Industrial Court, Manassas, VA



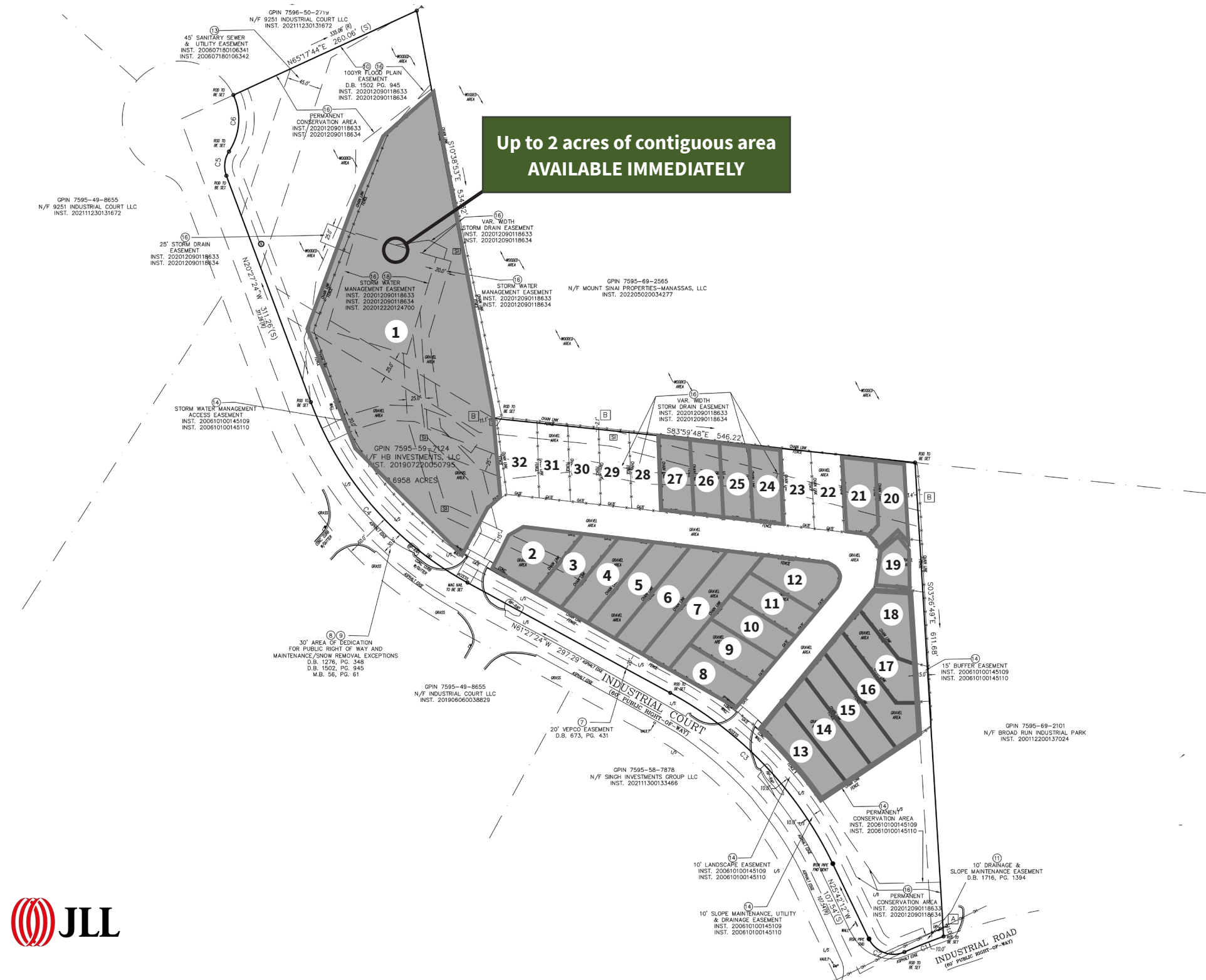
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Site Highlights

- 8.7 acres
- MT zoning (Heavy Industrial)
- Fenced micro sites immediately available
- Newly graveled
- Two entrances
- Immediate proximity to University Blvd and I-66





Site #	Site SF	Status	Monthly Rent	Contiguous Acreage
1	87,120 SF	Available	\$27,500	2.00 AC
2	5,292 SF	Available	\$1,985	1.25 AC
3	4,179 SF	Available	\$1,567	
4	4,908 SF	Available	\$1,841	
5	5,676 SF	Available	\$2,129	
6	6,432 SF	Available	\$2,412	
7	7,319 SF	Available	\$2,745	
8	4,000 SF	Available	\$1,500	
9	4,000 SF	Available	\$1,500	
10	4,000 SF	Available	\$1,500	
11	4,000 SF	Available	\$1,500	
12	4,960 SF	Available	\$1,860	0.82 AC
13	5,432 SF	Available	\$2,037	
14	5,632 SF	Available	\$2,112	
15	6,067 SF	Available	\$2,275	
16	6,429 SF	Available	\$2,411	
17	4,954 SF	Available	\$1,858	
18	4,661 SF	Available	\$1,748	
19	2,567 SF	Available	\$963	



Site #	Site SF	Status	Monthly Rent	Contiguous Acreage
20	4,343 SF	Available	\$1,629	1.21 AC
21	3,980 SF	Available	\$1,493	
22	4,000 SF	Leased		
23	4,000 SF	Leased		
24	4,000 SF	Available	\$1,500	
25	4,000 SF	Available	\$1,500	
26	4,000 SF	Available	\$1,500	
27	4,000 SF	Available	\$1,500	
28	4,000 SF	Leased		
29	4,000 SF	Leased		
30	4,000 SF	Leased		
31	4,000 SF	Leased		
32	4,531 SF	Leased		



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Drive Times

5.2 miles
to Route 66

20 miles
to Interstate 95

26.2 miles
to Interstate 495

35.4 miles
to Washington, D.C.

75 miles
to Baltimore