

77,948 SF Class A Warehouse

Available Q2 2025

INNOVATION
INDUSTRIAL



BUCHANAN
PARTNERS



10671 University Blvd, Manassas, VA

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ACCESS

10671 University Blvd, Manassas, VA

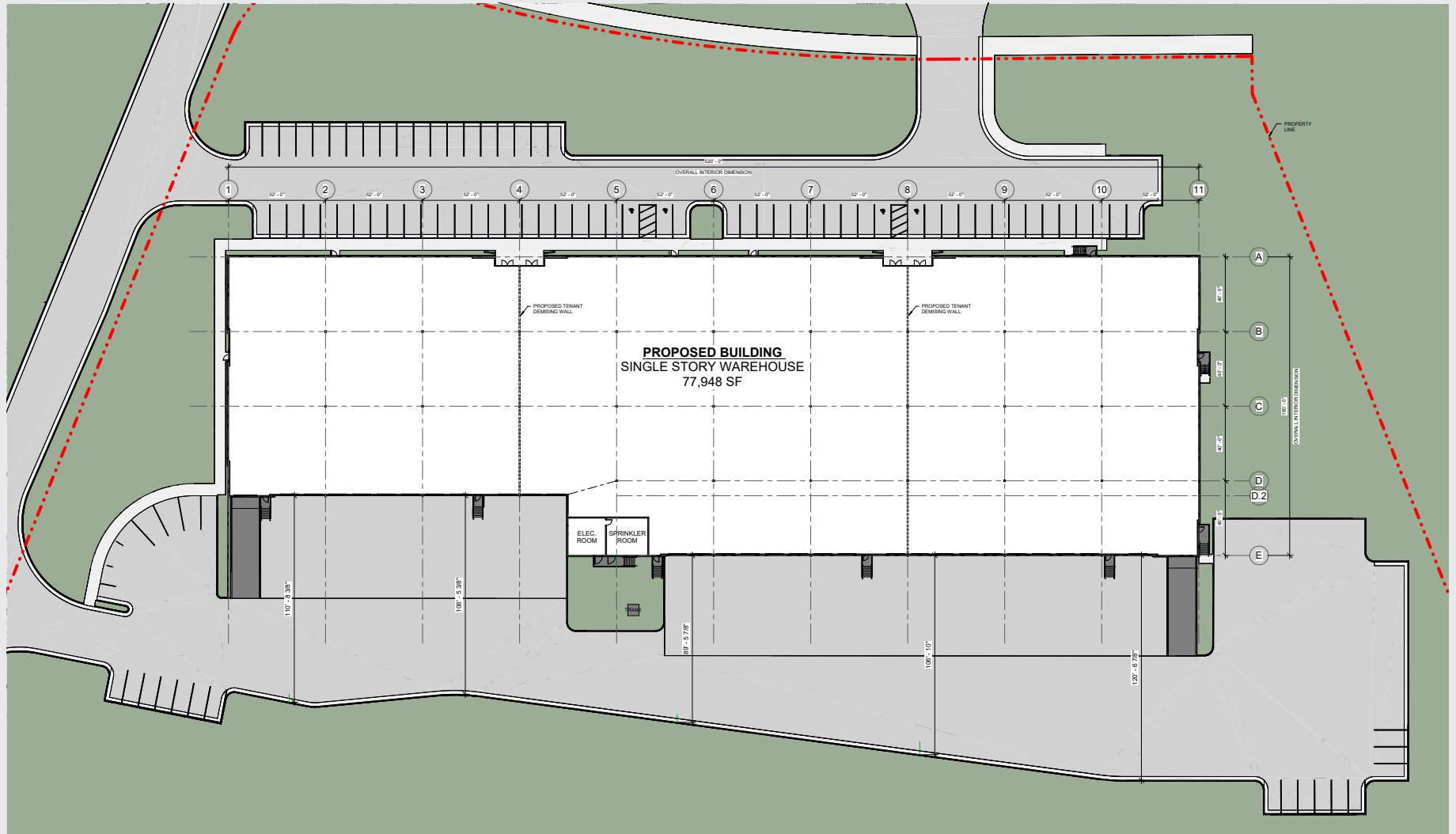
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PLANS

10671 University Blvd, Manassas, VA

INNOVATION
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32' Clear

40x40
Columns

29 Docks
Positions

90
Auto
Parks

ESFR
Sprinkler



LOCATION

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CONNECTIVITY

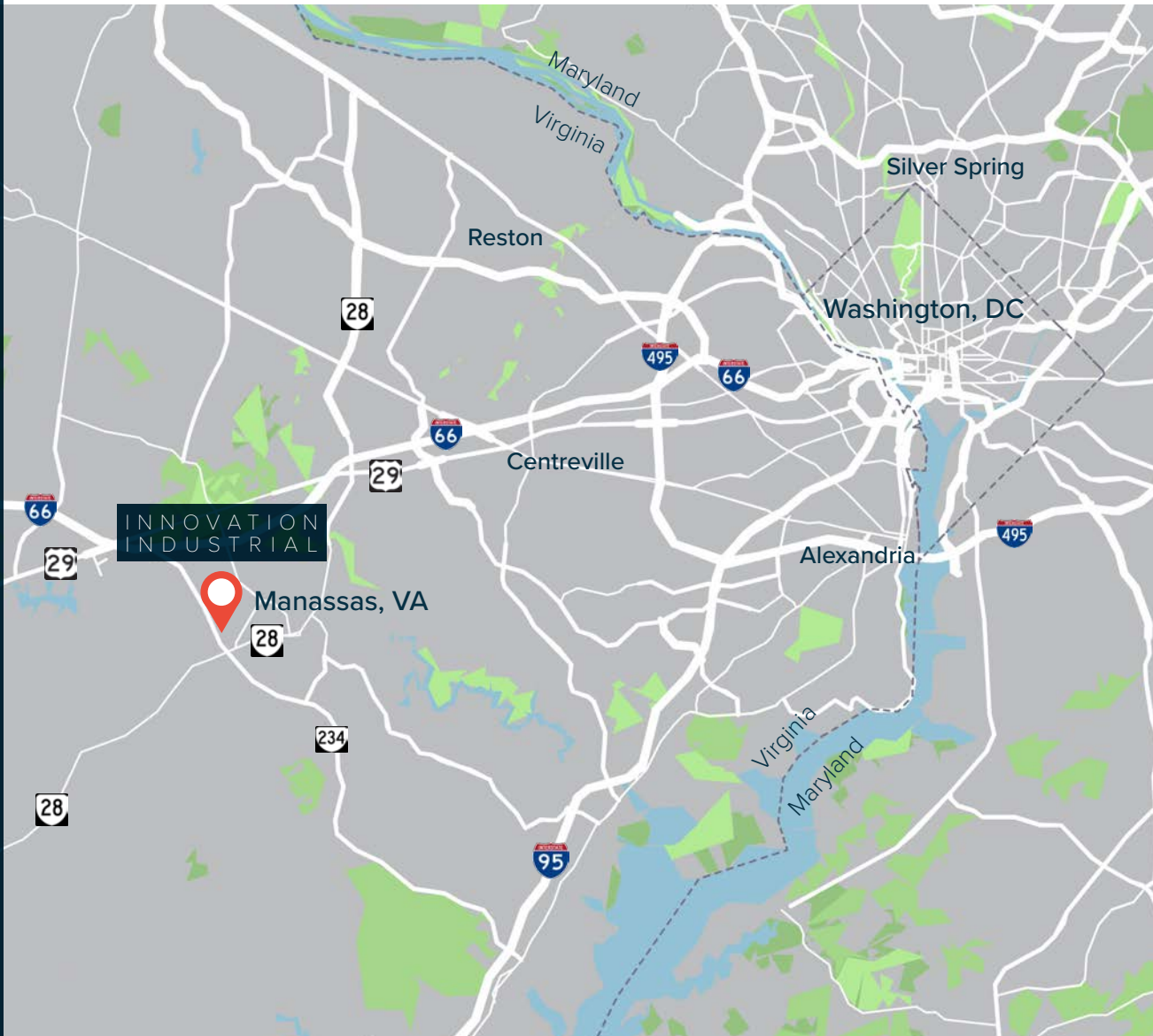
234 • 2 mi

66 • 7 mi

95 • 20 mi

495 • 34 mi

Washington DC • 38 mi



DEMOGRAPHICS

	3 mi	5 mi	7 mi
Population			
2023	94,434	176,794	247,241
2028	96,041	180,253	251,645
Households			
2023	29,890	55,348	78,692
2028	30,531	56,690	80,381
Median Household Income			
2023	\$139,286	\$142,173	\$154,264
2028	\$155,919	\$159,288	\$172,491
Per Capita Income			
2023	\$44,399	\$44,548	\$49,161
2028	\$49,917	\$50,138	\$55,163

PROPERTY

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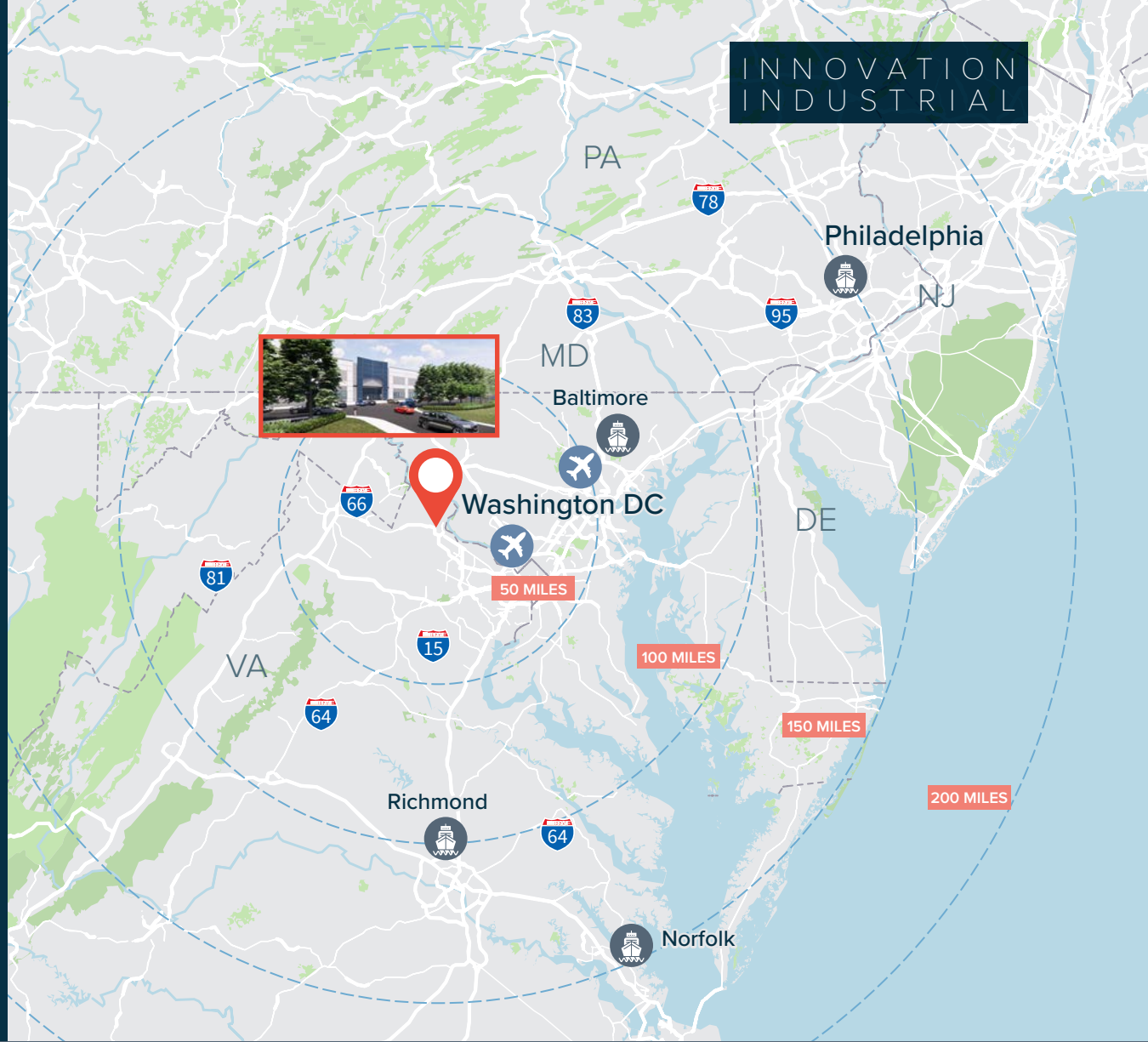
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Destination	Distance	Travel time
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Washington, DC	38.4 mi	51 min
Baltimore, MD	75.3 mi	1 hr 43 min
Dover, DE	137 mi	2 hr 58 min
Hampton, VA	168 mi	2 hr 44 min
Philadelphia, PA	176 mi	3 hr 33 min
New York, NY	264 mi	4 hr 43 min
Columbus, OH	389 mi	6 hr 36 min
Boston, MA	478 mi	8 hr 18 min

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