



## LEASE

### OFFICE/WAREHOUSE/SHOP

- LOCATION:** 8140 Flannery Court, Manassas, Virginia
- BUILDING:** One story office/warehouse, drive-in loading, attractive brick exterior
- ZONING:** M-2 light industrial in Prince William County
- Existing Unit:** 1,100 s.f. air conditioned office 12' ceiling and 1,120 s.f. Warehouse 20' ceiling as shown in attached diagram, with heat & light, high windows for natural light, 12x14 drive-in door.
- LEASE RATE:** Rent is \$3,100 per month plus real estate tax of \$304.92 and operating expense of 573.41 in 2025 one of the lease or \$3,978.33 per month plus utilities which are separately metered.
- PARKING:** 2 spaces per 1000 square feet.
- COMMENTS:**
- Excellent office layout
  - Great access to Wellington Road & PW Parkway.
  - Attractive brick exterior.
  - Small bay with office included.
  - Wet Sprinkler system.
  - Great for contractor or small business

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