

Industrial | For Lease

CBRE

MANASSAS LOGISTICS CENTER

10225-10470 GOLF ACADEMY DR | BRISTOW, VA 20136

Trammell Crow Company

CLARION PARTNERS



Final Mile Distribution Center

8 Industrial Buildings • 32' - 36' Clear Height • Zoned M-2 • LEED Certified

FOR MORE INFORMATION PLEASE CONTACT:

Bob Gibbs

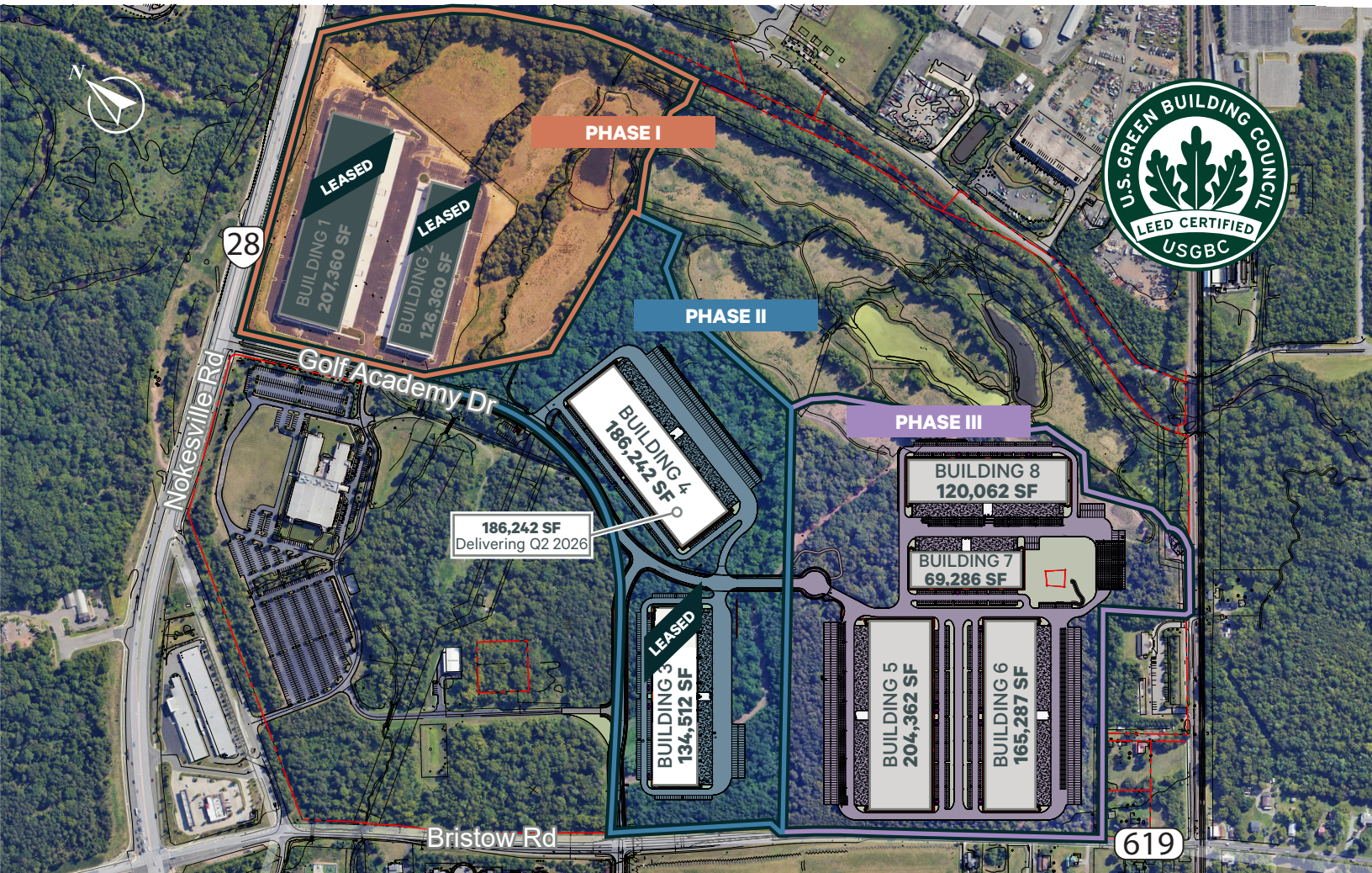
Vice Chairman

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Manassas Logistics Center

10225-10245 Golf Academy Dr | Bristow, VA 20136



Manassas Logistics Center

1,213,471 Total Square Feet

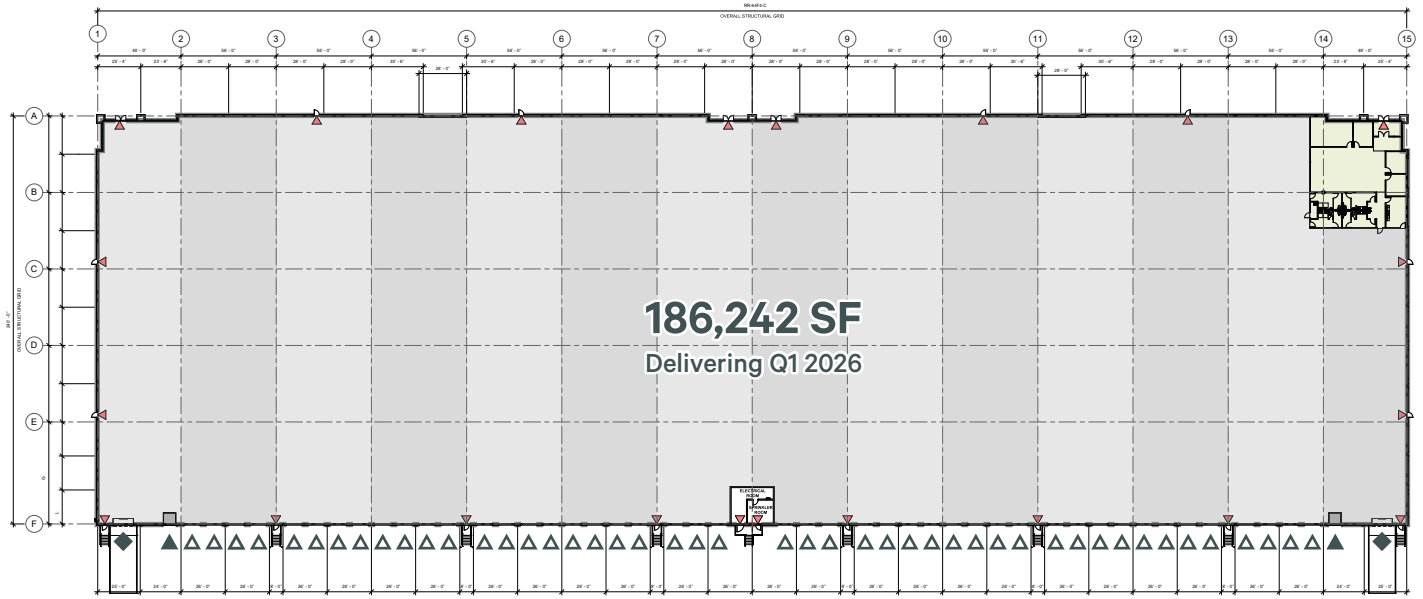
Manassas Logistics Center features eight (8) industrial buildings totalling **1,213,471 SF**. Located in the fast-growing industrial market of Manassas with easy access to population centroids, airports, and major road arteries such as Interstate-66, Route 28, and Route 234 bypass. The new **LEED Certified, Class-A** development is **zoned M-2** (Prince William County) coupled with high ceilings (32' - 36' clear height) and optimal column spacing which allow for a broad range of industrial and commercial uses.

- Phase I (2 Buildings) Total: **333,720 SF**
- Phase II (2 Buildings) Total: **320,754 SF**
- Phase III (4 Buildings) Total: **558,997 SF**
- **LEED Certified, Class-A Buildings**
- **32' - 36' Clear Height**
- **Zoned M-2** (Prince William County)
- **Fully sprinklered** per NFPA 13
- Parking: 1.31/1,000 SF

Phase II - Building 4

10341 Golf Academy Dr, Bristow, VA 20136

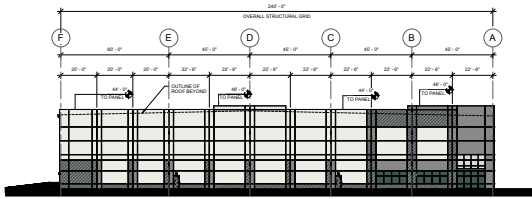
DELIVERING 1ST QUARTER OF 2026



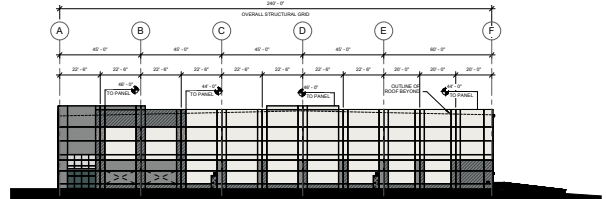
△ Dock Door ▲ Dock Leveler ◆ Drive-In

45' x 56' Column • 36' Clear Height • 2,500 Amps

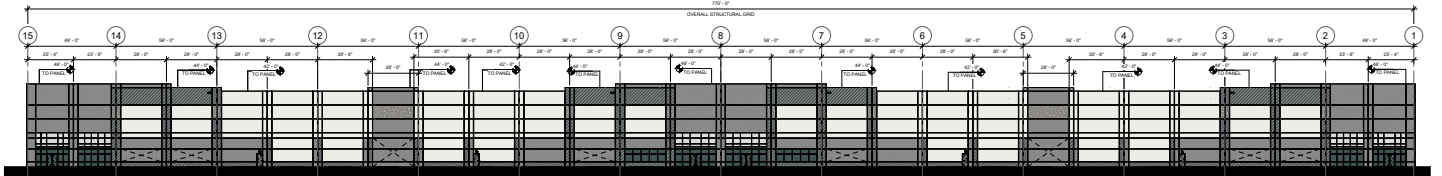
48 Dock Doors • 2 Drive-Ins • 70 Trailer Drops • 176 Parking Spaces



4 EAST ELEVATION



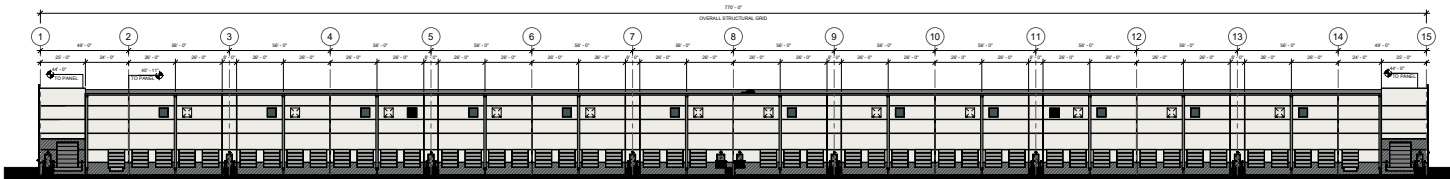
3 WEST ELEVATION



2 NORTH ELEVATION

ENTRANCE

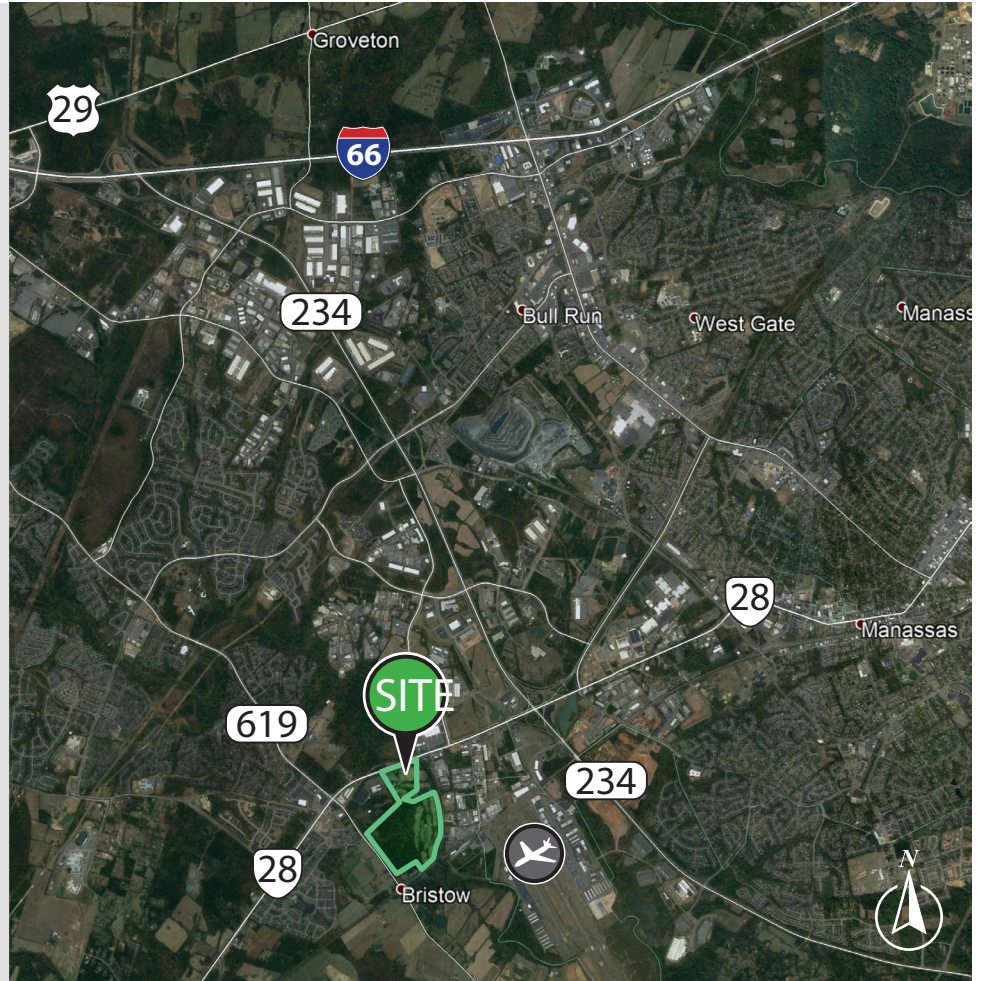
ENTRANCE



1 SOUTH ELEVATION

The Location

- Frontage along Route 28
- 6-lane construction of Route 28 near completion
- Great logistical network from Nokesville to the property
- Easy access to I-66 & Route 234 bypass
- Traffic light planned for Route 28 & Golf Academy Dr intersection
- Proximity to Manassas Airport & Norfolk Railway/VRE



Distance To Locations:		Demographics	1 Mile	3 Mile	5 Mile
Route 28 (Nokesville Rd).....0 Miles	Interstate 66.....5 Miles	Daytime Employees	4,669	22,813	76,019
Manassas Regional Airport....1 Mile	Interstate 495.....18 Miles	Avg. Household Income	\$188,111	\$184,005	\$154,613
Route 234 Bypass.....1 Mile	Washington D.C.....29 Miles	Population	4,502	44,736	154,048

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