

innovation

B U S I N E S S C E N T E R

 PENZANCE



125,574 SF - 3 BUILDINGS

9371 - 9529 Innovation Drive | Manassas, VA 20110


STREAM®

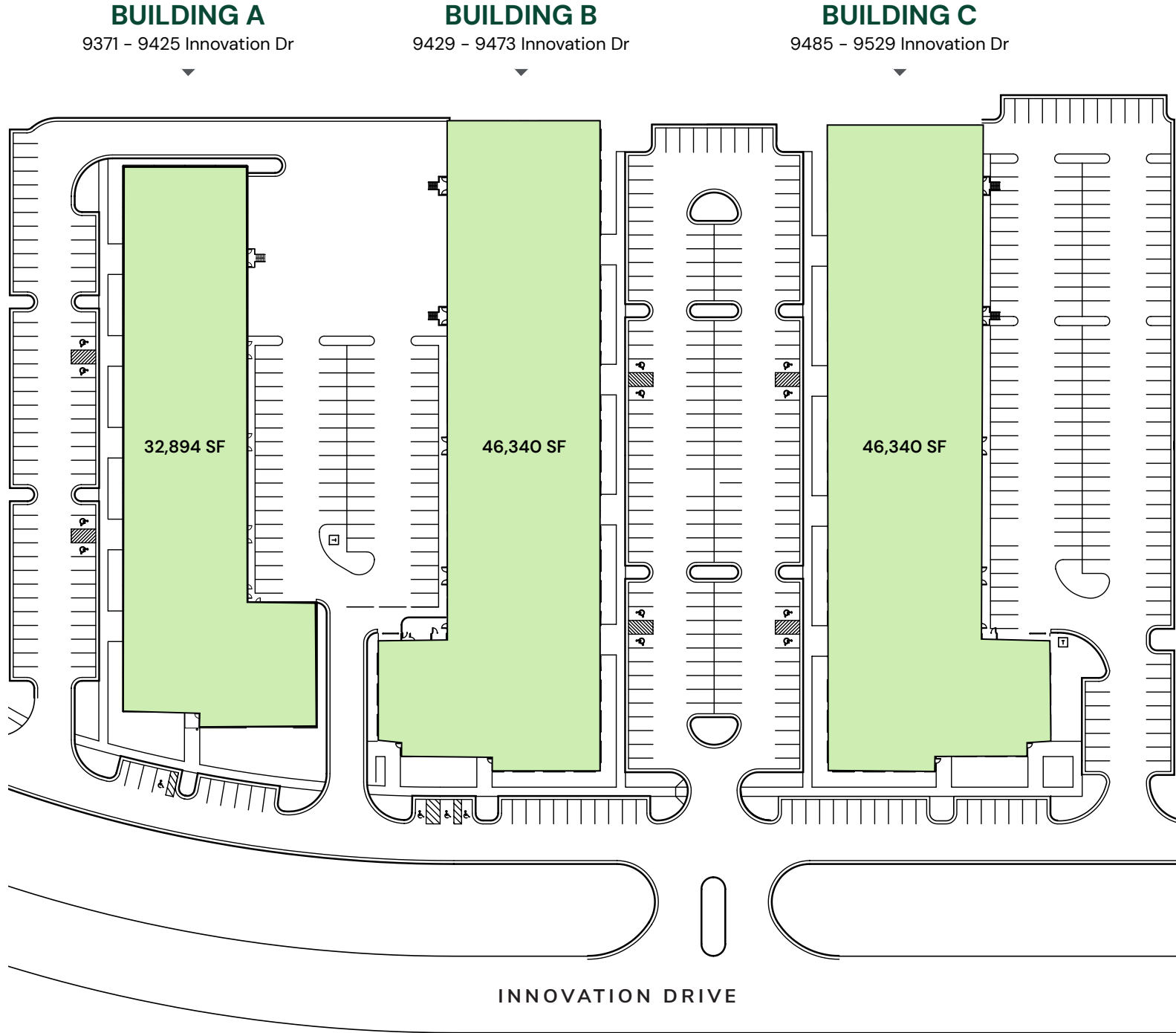
PROPERTY OVERVIEW



INNOVATION BUSINESS CENTER

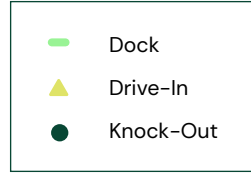
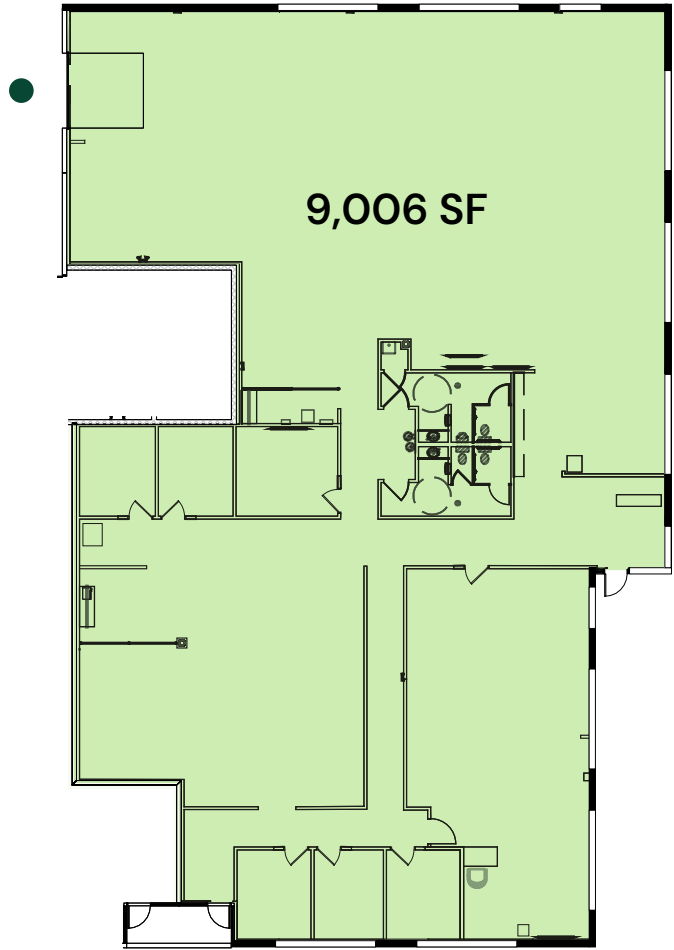
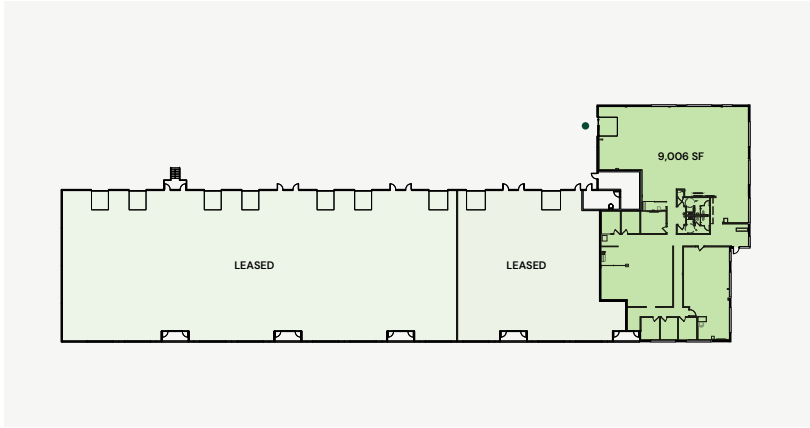
Property	Innovation Business Center	Parking Ratio	3.37 per 1,000 SF
Address	9371 – 9529 Innovation Dr	Clear Height	18' Clear
Year Built	2006	Loading	Dock and Drive-In
Buildings / SF	Three Buildings / 125,574 SF	Zoning (Prince William County)	Planned Business District (PBD)

SITE PLAN



BUILDING A

SUITE 9417	
Vacancy Size	9,006 SF
Clear Height	18'
Loading	1 drive-in knock-out
Parking Ratio	3.37 per 1,000 SF
Building Power	277/480v, 3 phase 4 wire into a 1,000 amps

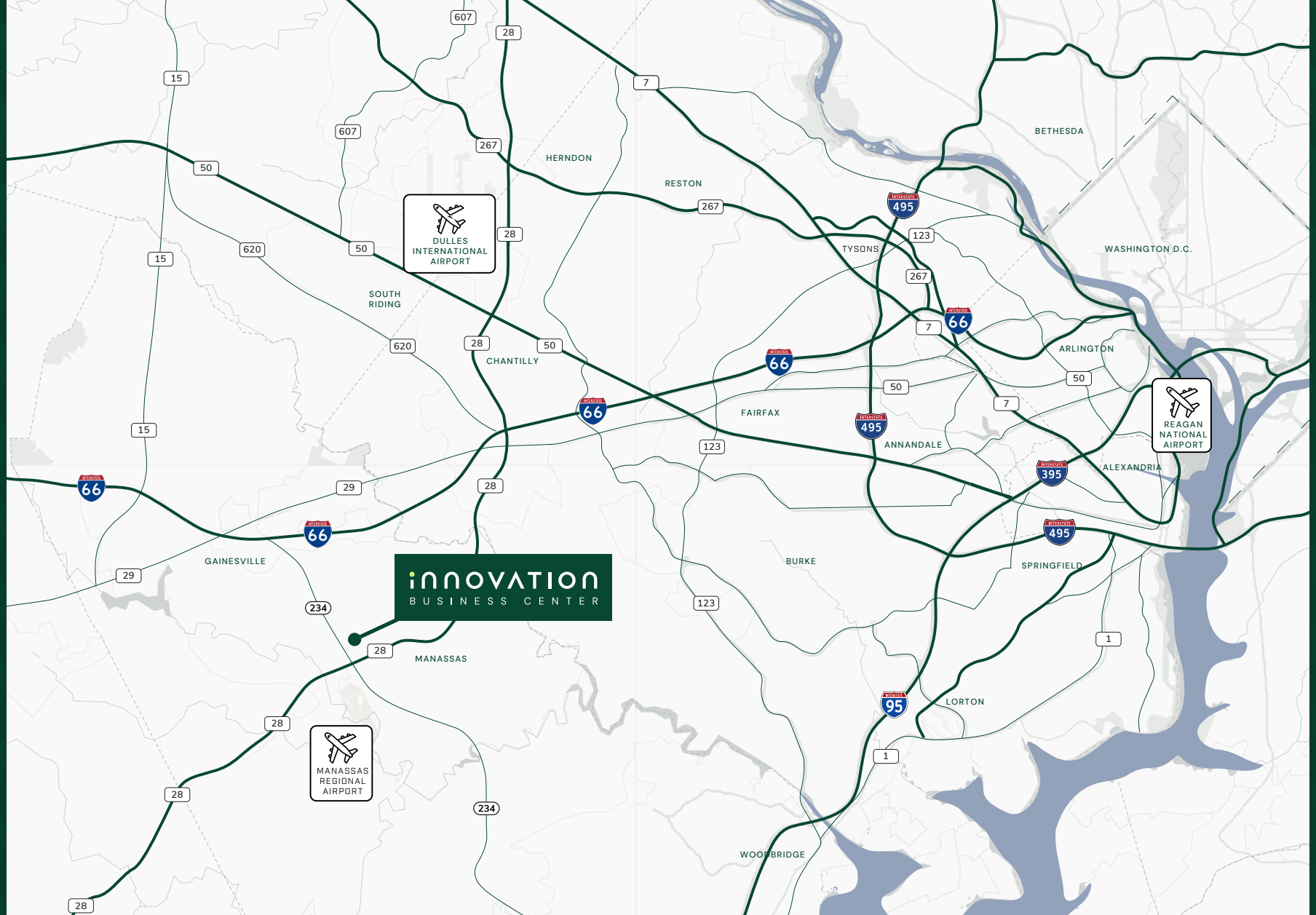


AMENITIES MAP



- 1 **Wawa** **TACO BELL** **BURGER KING** **McDonald's**
- 2 **Chick-fil&** **Target** **T.J. maxx**
- 3 **THE BLACK SHEEP** **2SILOS**
whiskey • wine • noshery BREWING CO.
- 4 **BURGER KING** **★macy's** **FIVE GUYS**
SUBWAY **IHOP** **Walmart**
- 5 **ALDI** **amazon fresh** **7 ELEVEN** **McDonald's**
SPROUTS **POTBELLY** **POLLO CAMPERO**
- 6 **COSTCO WHOLESALE** **Giant** **LIDL** **Chick-fil&**
- 7 **IHOP** **MART**
TACO BELL **FOOD LION** **7 ELEVEN** **THE HOME DEPOT**
- 8 **McDonald's** **Walmart** **LONGHORN STEAKHOUSE** **Chick-fil&**
gandull **COLLEGE CAFE** **ups** **CHIPOTLE** **LIDL** **BUFFALO WILD WINGS**

REGIONAL TRAVEL TIME



Manassas Airport		3.3 miles
I-66		4.5 miles
I-95		19.6 miles
Dulles Airport		23.4 miles

I-495 Beltway		24.5 miles
DC		37 miles
Baltimore		74.5 miles
Richmond		98 miles

GET IN TOUCH

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