

**FLEX SPACE
FOR LEASE**

BALLSFORD INDUSTRIAL CENTER

7487-7501 Mason King Drive, Manassas, Virginia 20109
38,400 SF available. Unit sizes 19,200 SF

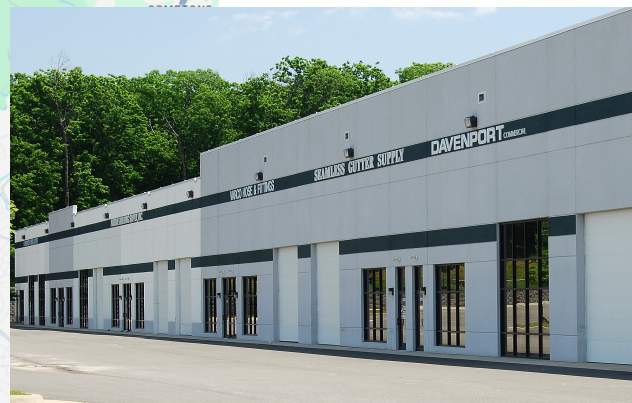
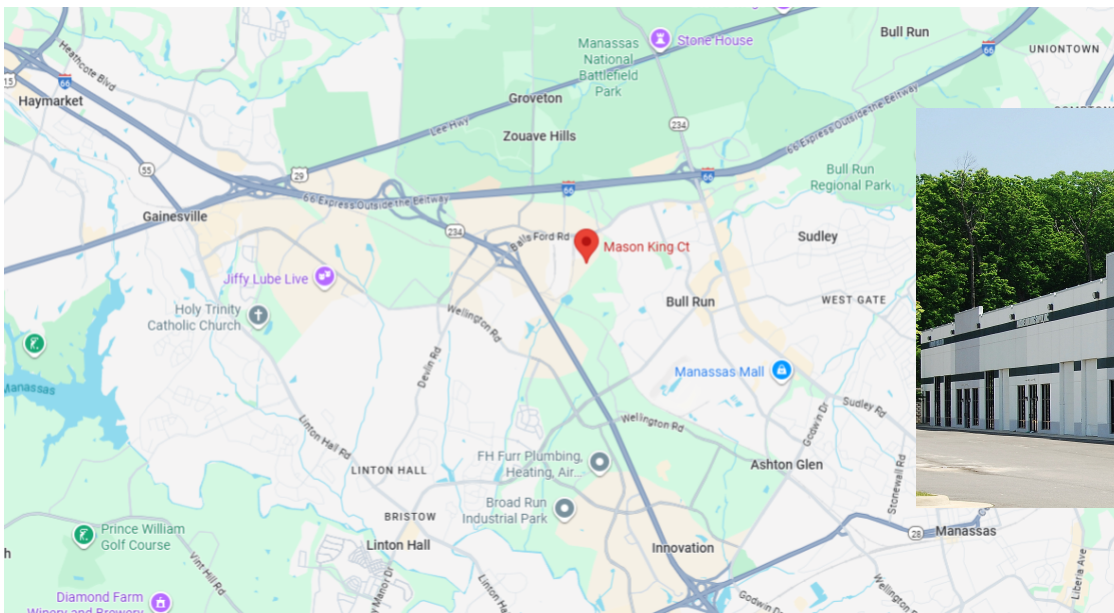


Property Features

Ballsford Industrial Business Center features 102,225 total square feet of warehouse/flex space. This structural steel and precast concrete building contains ESFR sprinklers and offers loading docks or drive-in bays.

Conveniently located between Sudley Road and Prince William Parkway (Route 234), off Balls Ford Road in Manassas, Virginia. Ballsford Industrial Center has easy access to Route 66 and Lee Highway (Route 29).

Ballsford Industrial Business Center has 38,400 square feet of warehouse/flex space available in increments of 19,200 square feet. The two 19,200 sq.ft spaces available consist of open warehouse space, reception, offices, break room and restrooms.



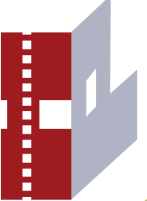
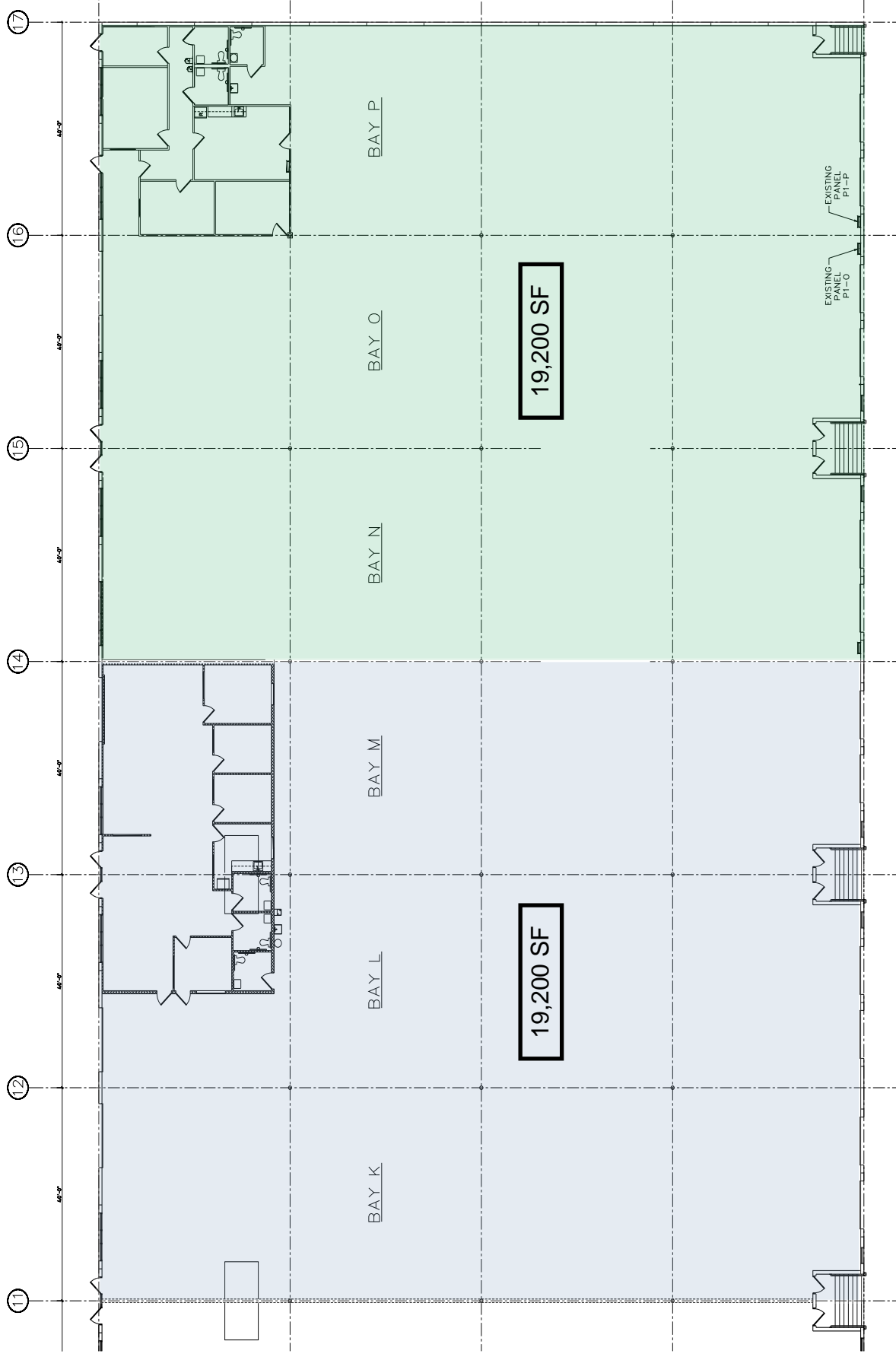
Pete McCabe (703) 631-9307 (p) (703) 906-9947 (m)

pmccabe@pruittcorp.com www.PruittCorp.com



BALLSFORD INDUSTRIAL CENTER

7487-7501 Mason King Drive, Manassas, Virginia 20109
38,400 SF available. Unit sizes 19,200 SF



Pete McCabe (703) 631-9307 (p) (703) 906-9947 (m)

pmccabe@pruittcorp.com www.PruittCorp.com