



**INDUSTRIAL SPACE FOR LEASE**

# CENTER POINT BUSINESS PARK

9400–9442 Center Point Lane, Manassas, Virginia

  
STREAM

**BOUNDARY**  
COMPANIES



# PROPERTY OVERVIEW



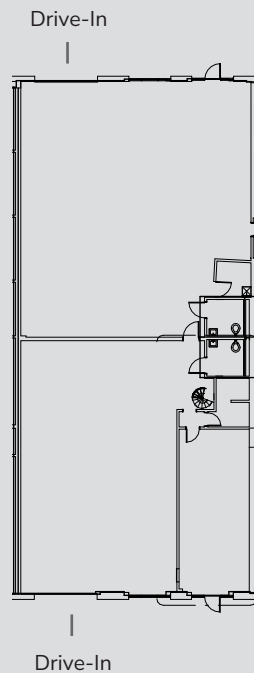
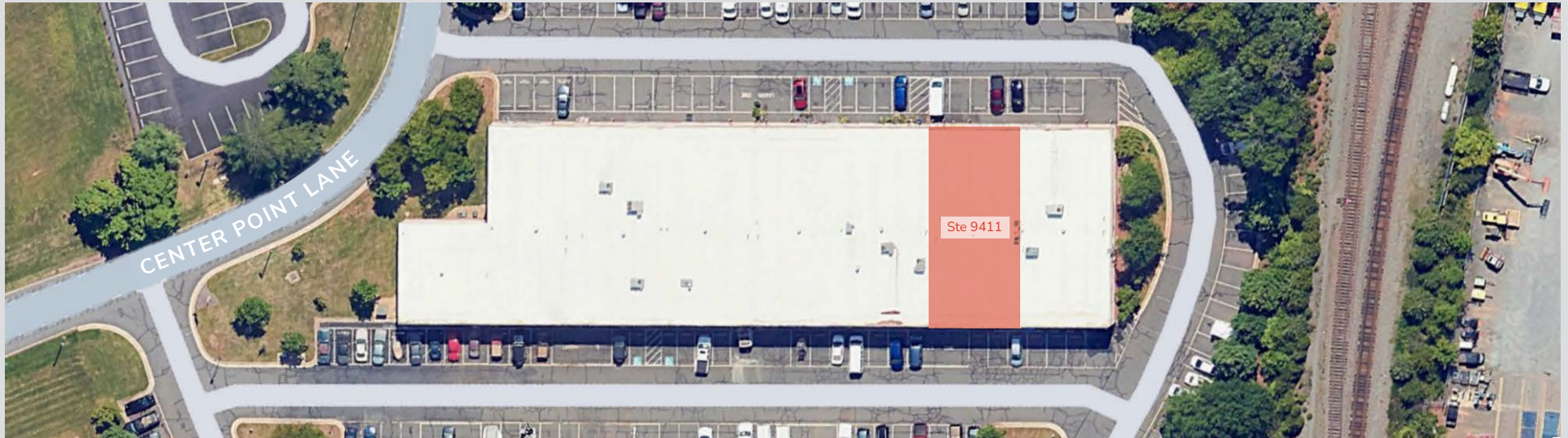
|                           |                             |
|---------------------------|-----------------------------|
| Property                  | Center Point Business Park  |
| Address                   | 9400–9442 Center Point Lane |
| Year Built                | 2006                        |
| Buildings / SF            | Two Buildings / 58,500 RSF  |
| Parking Ratio             | 4.2 per 1,000 SF            |
| Clear Height              | 18'                         |
| Zoning (City of Manassas) | I-1 (Light Industrial)      |





# VACANCY

9411 Center Point Lane



## Suite 9411

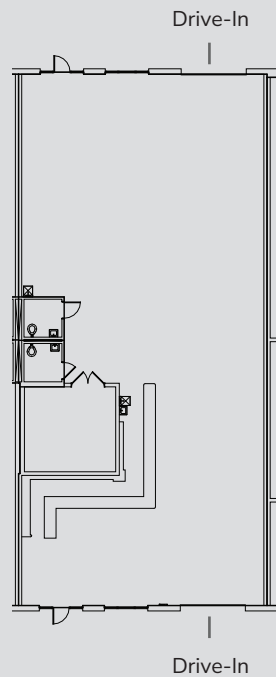
|      |                  |
|------|------------------|
| Size | 2,250 - 4,500 SF |
|------|------------------|

|              |     |
|--------------|-----|
| Clear Height | 18' |
|--------------|-----|

|         |             |
|---------|-------------|
| Loading | 2 Drive-Ins |
|---------|-------------|

# VACANCY

9436 Center Point Lane



## Suite 9436

|      |          |
|------|----------|
| Size | 4,600 SF |
|------|----------|

|              |     |
|--------------|-----|
| Clear Height | 18' |
|--------------|-----|

|         |             |
|---------|-------------|
| Loading | 2 Drive-Ins |
|---------|-------------|

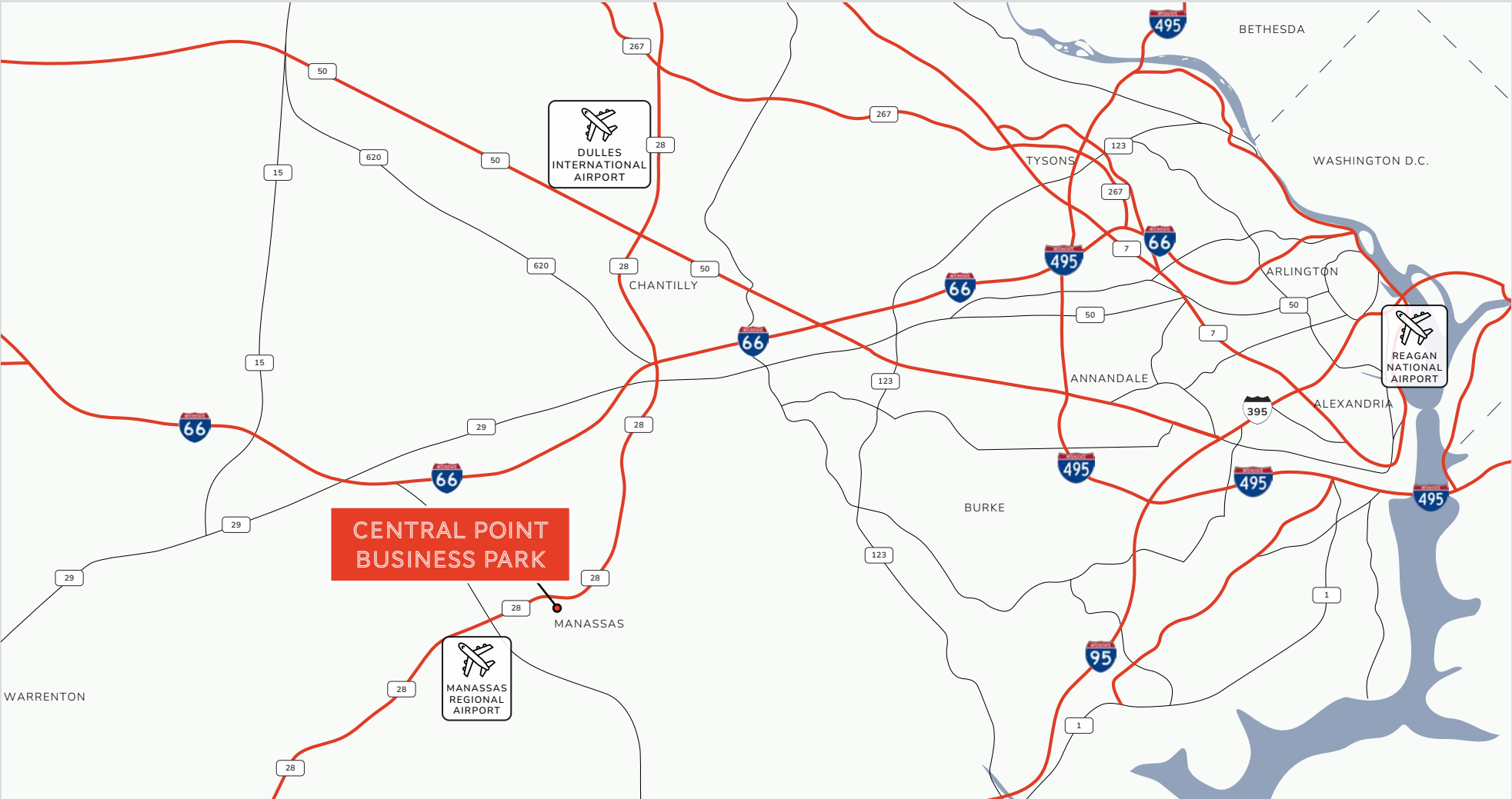


# AMENITIES MAP





# REGIONAL MAP



## LOCATION & TRAVEL TIMES

|                      |         |                  |         |
|----------------------|---------|------------------|---------|
| MANASSAS AIRPORT     | 3.3 MI  | 495 BELTWAY      | 21.7 MI |
| I-66                 | 4.3 MI  | TYSONS CORNER    | 24.2 MI |
| I-95                 | 15.5 MI | WASHINGTON, D.C. | 32.3 MI |
| DULLES AIRPORT (IAD) | 17.6 MI | BALTIMORE        | 72.1 MI |



# CONTACT US

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