



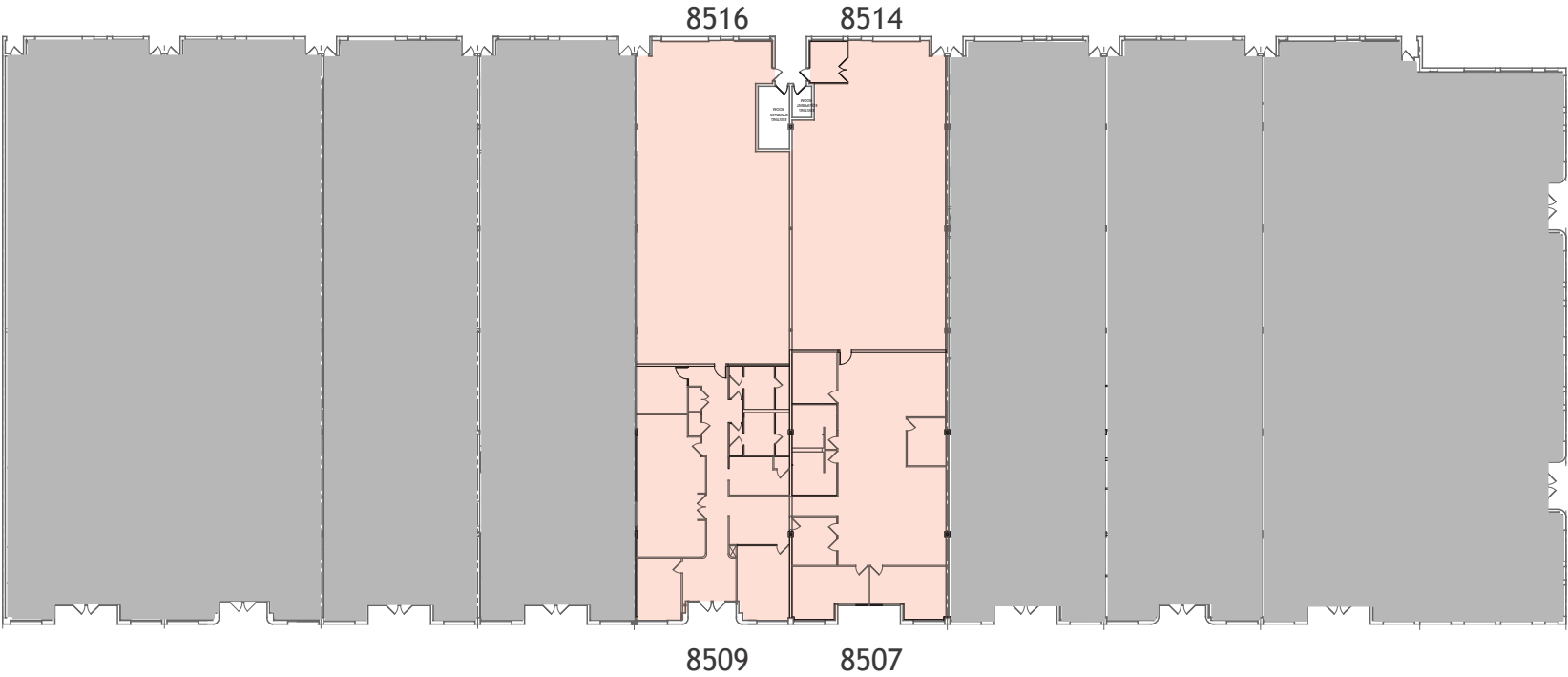
INDUSTRIAL SPACE FOR LEASE

8500-8624 PHOENIX DRIVE

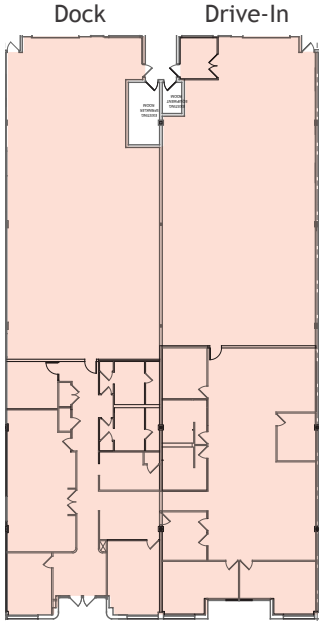
MANASSAS, VA 20110



SITE PLAN | 8500-8524

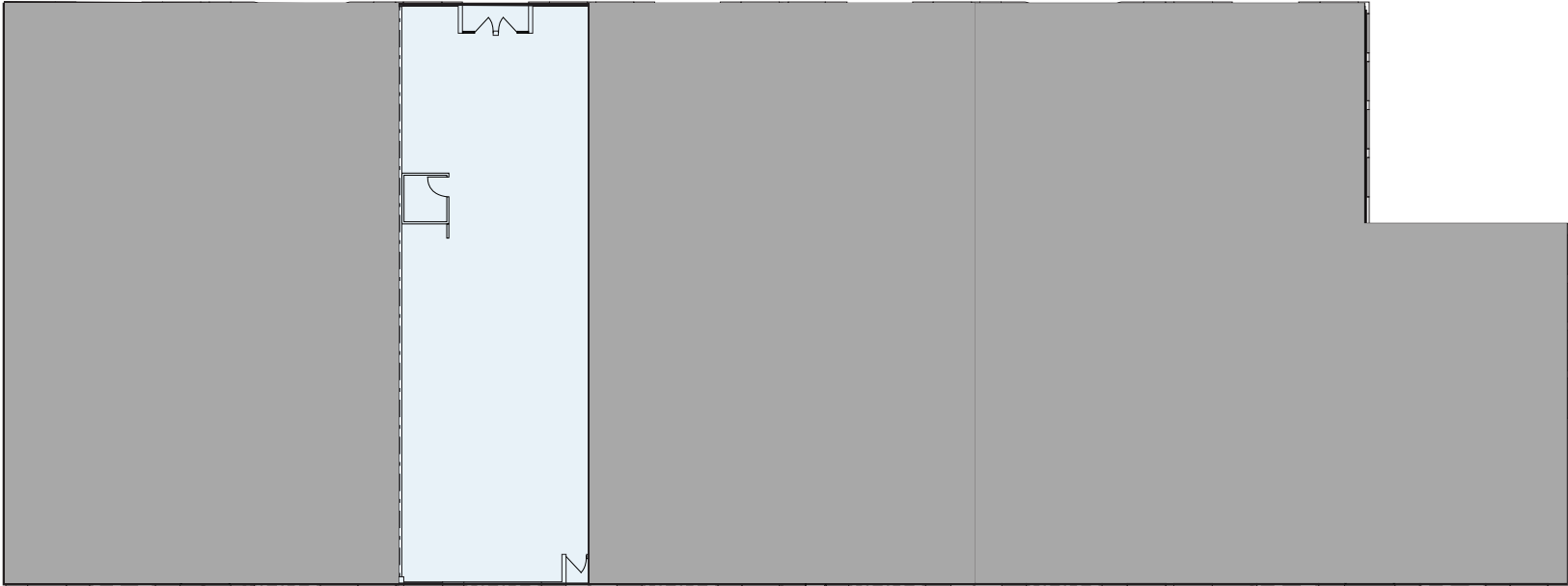


SPECS

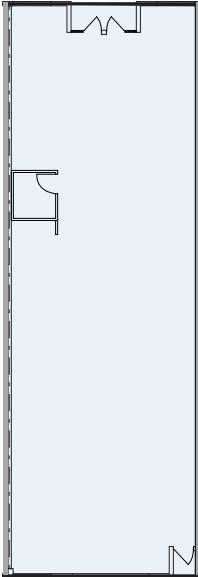


Suite	Unit 8507/8516
Available SF	6,000 - 12,000 SF
Clear Height	18'
Drive-In	One Dock & One Drive-In

8531



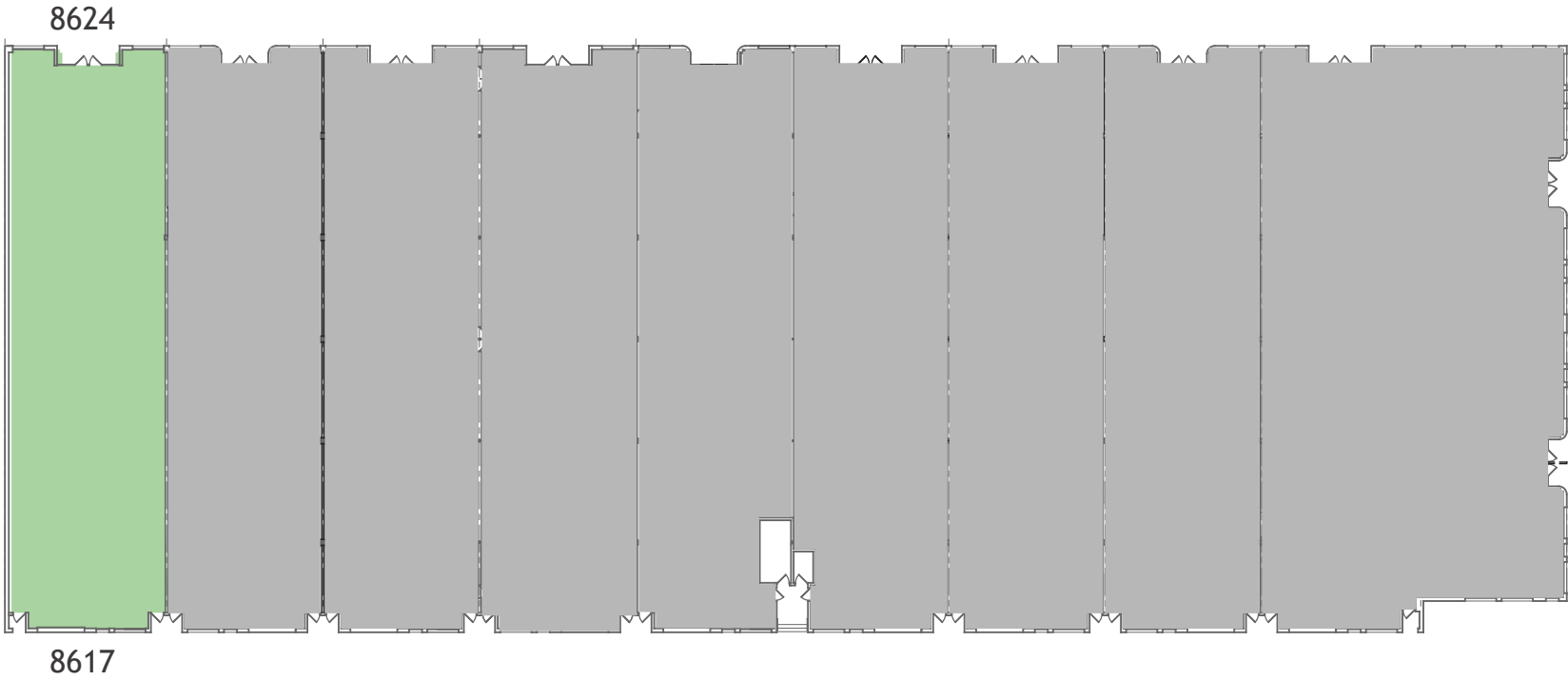
SPECS



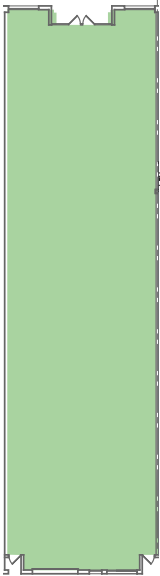
Drive-In

Suite	Unit 8531
Available SF	2,745 SF
Clear Height	18'
Drive-In	One Drive-In

SITE PLAN | 8600-8624



SPECS



Drive-In

Suite	Unit 8617/8624
Available SF	6,000 SF
Clear Height	18'
Drive-In	One Drive-In

AMENITIES MAP



REGIONAL MAP



LOCATION & TRAVEL TIMES

I-66	5 MIN (2.4 MI)	I-495 BELTWAY	25 MIN (23.8 MI)
ROUTE 50	17 MIN (12.4 MI)	TYSONS CORNER	26 MIN (25.9 MI)
DULLES TOLL ROAD	20 MIN (20.3 MI)	WASHINGTON, D.C.	36 MIN (34.3 MI)
DULLES AIRPORT (IAD)	22 MIN (21.4 MI)	BALTIMORE	1 HR 11 MIN (66.7 MI)

8500-8624

PHOENIX DRIVE

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