


STREAM®

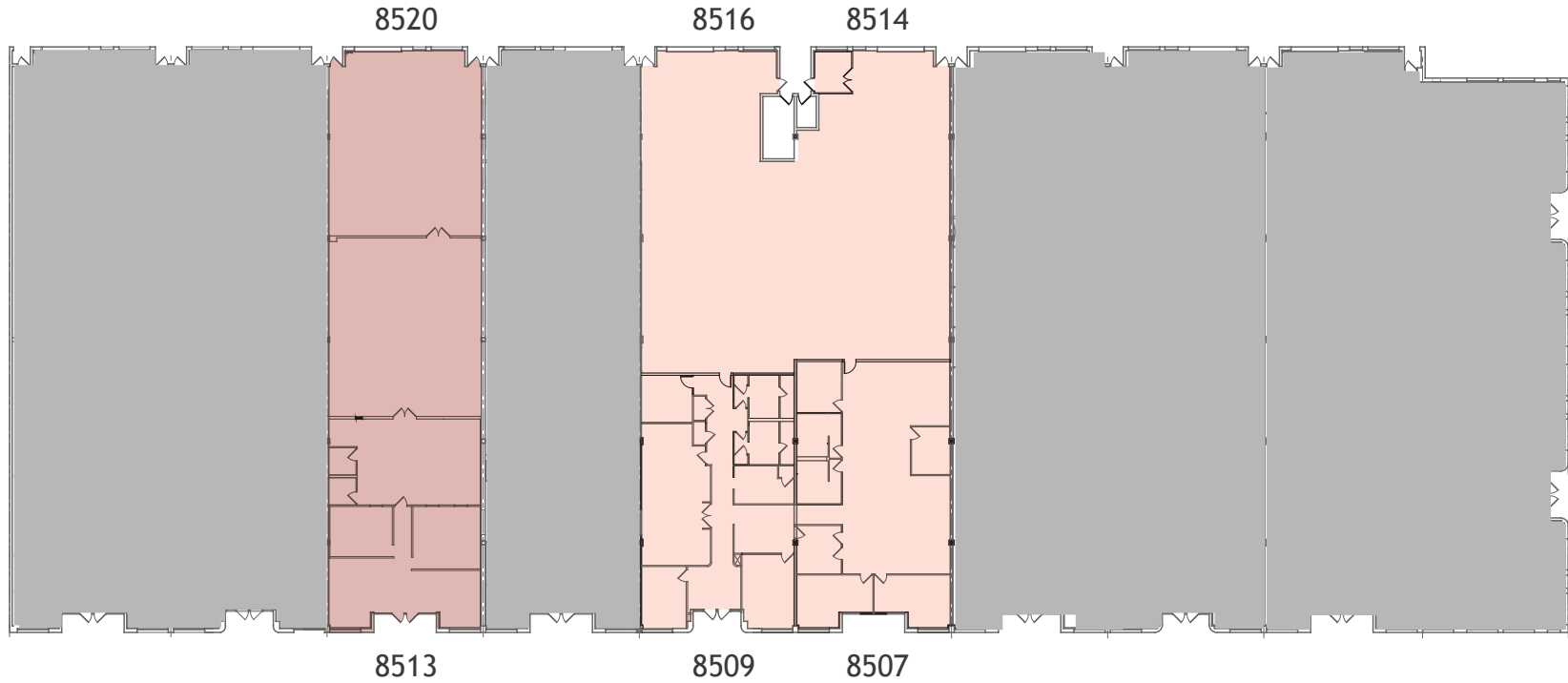


INDUSTRIAL SPACE FOR LEASE

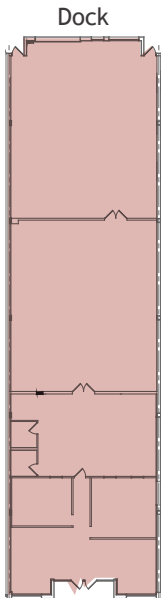
8500-8624 PHOENIX DRIVE

MANASSAS, VA 20110

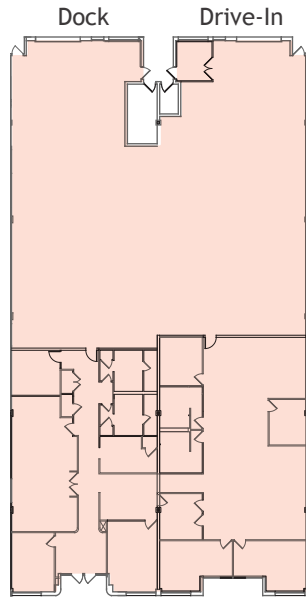
SITE PLAN | 8500-8524



SPECS



Suite	Unit 8513
Available SF	6,000 SF
Clear Height	18'
Loading	One Dock

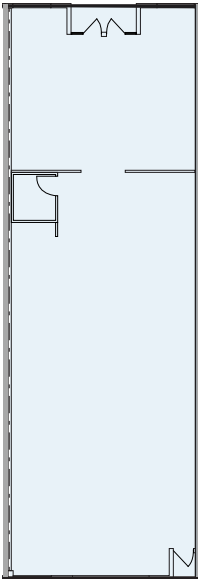


Suite	Unit 8507/8516
Available SF	6,000 - 12,000 SF
Clear Height	18'
Loading	One Dock & One Drive-In

8531



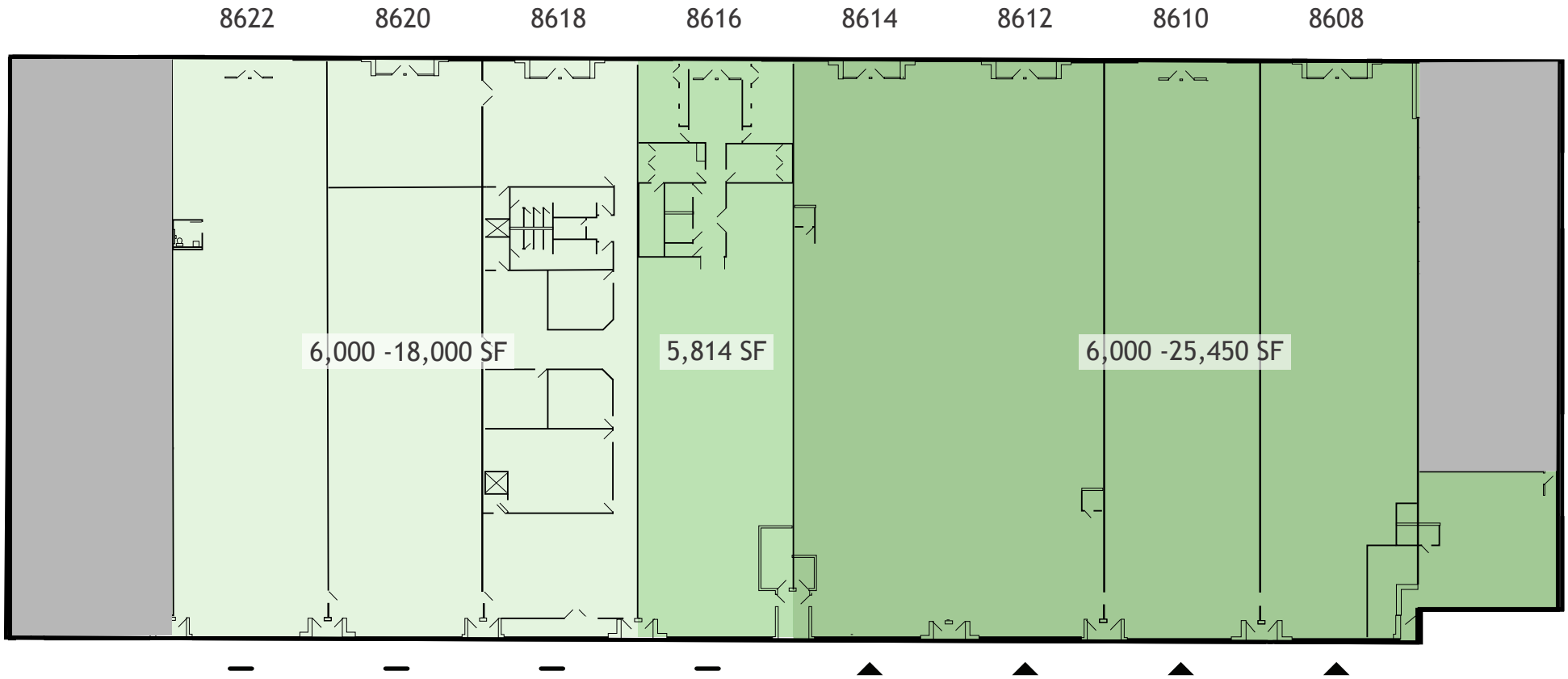
SPECS



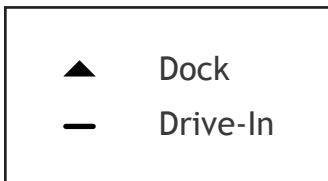
Drive-In

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

SITE PLAN | 8600-8624



SPECS



Available SF	5,814 - 49,275 SF
Clear Height	18'
Loading	4 Drive-Ins & 4 Docks

AMENITIES MAP



REGIONAL MAP



LOCATION & TRAVEL TIMES

I-66 ————— 12 MIN (6.0 MI)
ROUTE 50 ————— 15 MIN (10.2 MI)
DULLES TOLL ROAD ————— 20 MIN (15.0 MI)
DULLES AIRPORT (IAD) — 22 MIN (15.4 MI)

495 BELTWAY ————— 25 MIN (18.0 MI)
TYSONS CORNER ————— 26 MIN (20.6 MI)
WASHINGTON, D.C. ————— 36 MIN (34.3 MI)
BALTIMORE ————— 1 HR 11 MIN (68.0 MI)

8500-8624

PHOENIX DRIVE

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