

INDUSTRIAL SPACE FOR LEASE - **102,500 SF**
WITH **2+ ACRES** OF OUTDOOR STORAGE



10904 Carolina Drive
Manassas, VA





Property Overview

Address

10904 Carolina Drive, Manassas, VA

Zoned

M2 - Light Industrial (Prince William County)

Building Size

102,500 SF [4,000 SF of office on 2-levels]

Parking

0.75/1,000 SF

Clear Height

27'

Outdoor Storage

2+ acres

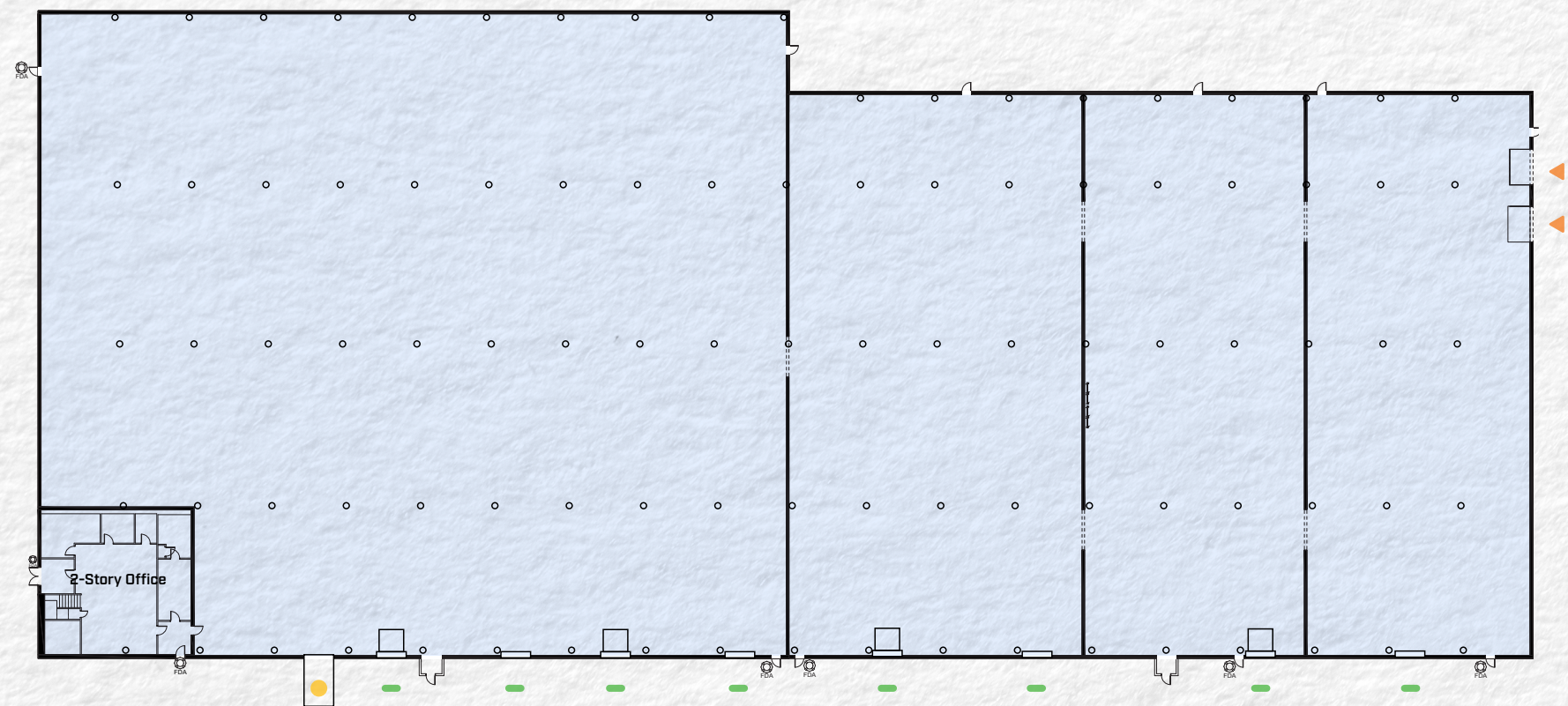
Loading

8 docks, 2 drive-ins, 1 ramped drive-in

Truck Scale

On-Site

Availabilities



Size

102,500 SF

Clear Height

27'

Outdoor Storage

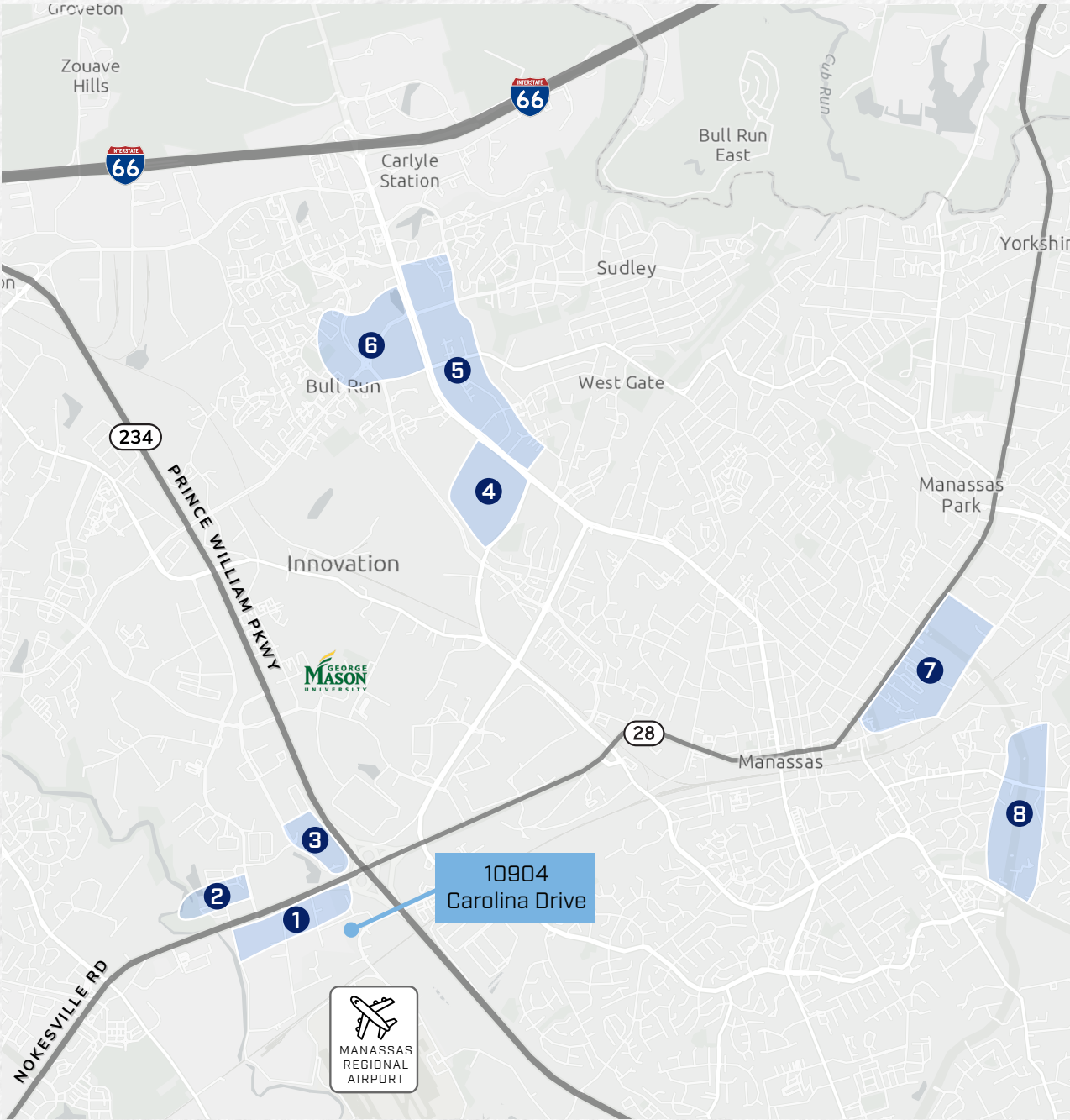
2+ acres

Loading

8 docks, 2 drive-ins, 1 ramped drive-in

-  Dock
-  Drive-In
-  Ramped Drive-In

Amenity Map



- 1

Wawa

TACO BELL

BURGER KING

McDonald's
- 2

Chick-fil-A

Target

T.J. maxx
- 3

THE BLACK SHEEP
whiskey • wine • noshery

2 SILOS
BREWING CO.
- 4

BURGER KING

★ macy's

FIVE GUYS

SUBWAY

IHOP

Walmart
- 5

ALDI

amazon fresh

7 ELEVEN

McDonald's

SPROUTS FARMERS MARKET

POTBELLY SANDWICH SHOP

FOLLO CAMPERO
- 6

COSTCO WHOLESALE

Giant

LIDL

Chick-fil-A
- 7

IHOP

4 MART

TACO BELL

FOOD LION

7 ELEVEN

THE HOME DEPOT
- 8

McDonald's

Walmart

LONGHORN STEAKHOUSE

Chick-fil-A

goodwill

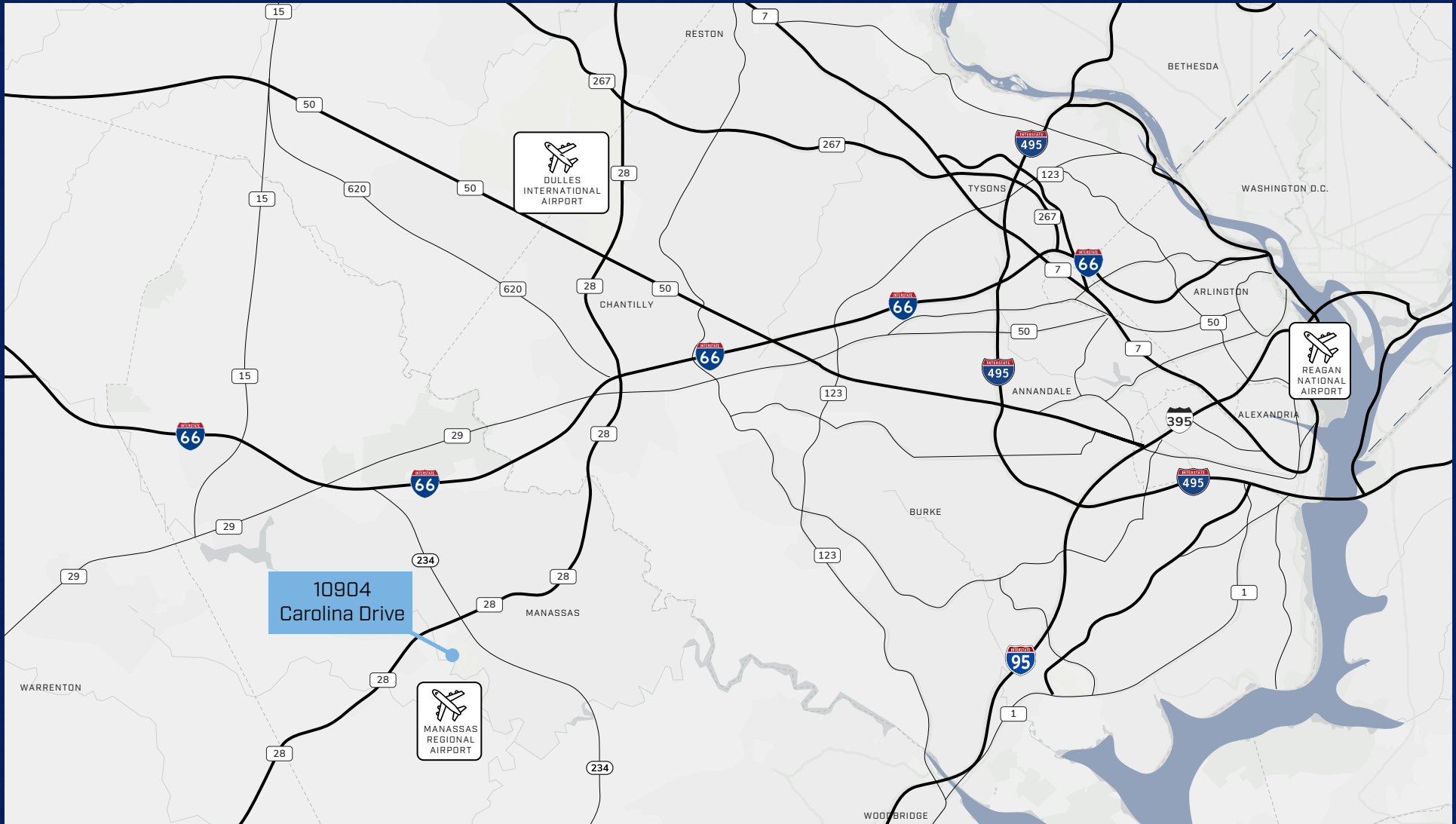
GOYALS CRYSTAL

ups

CHIPOTE MEXICAN GRILL

LIDL

BUFFALO WILD WINGS



Travel Distance

Manassas Airport	1.4 Miles
I-66	6.6 Miles
I-95	18 Miles
Dulles Airport	23.5 Miles

495 Beltway	27.2 Miles
Tysons Corner	28.9 Miles
Washington D.C.	38.4 Miles
Baltimore	75.6 Miles

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