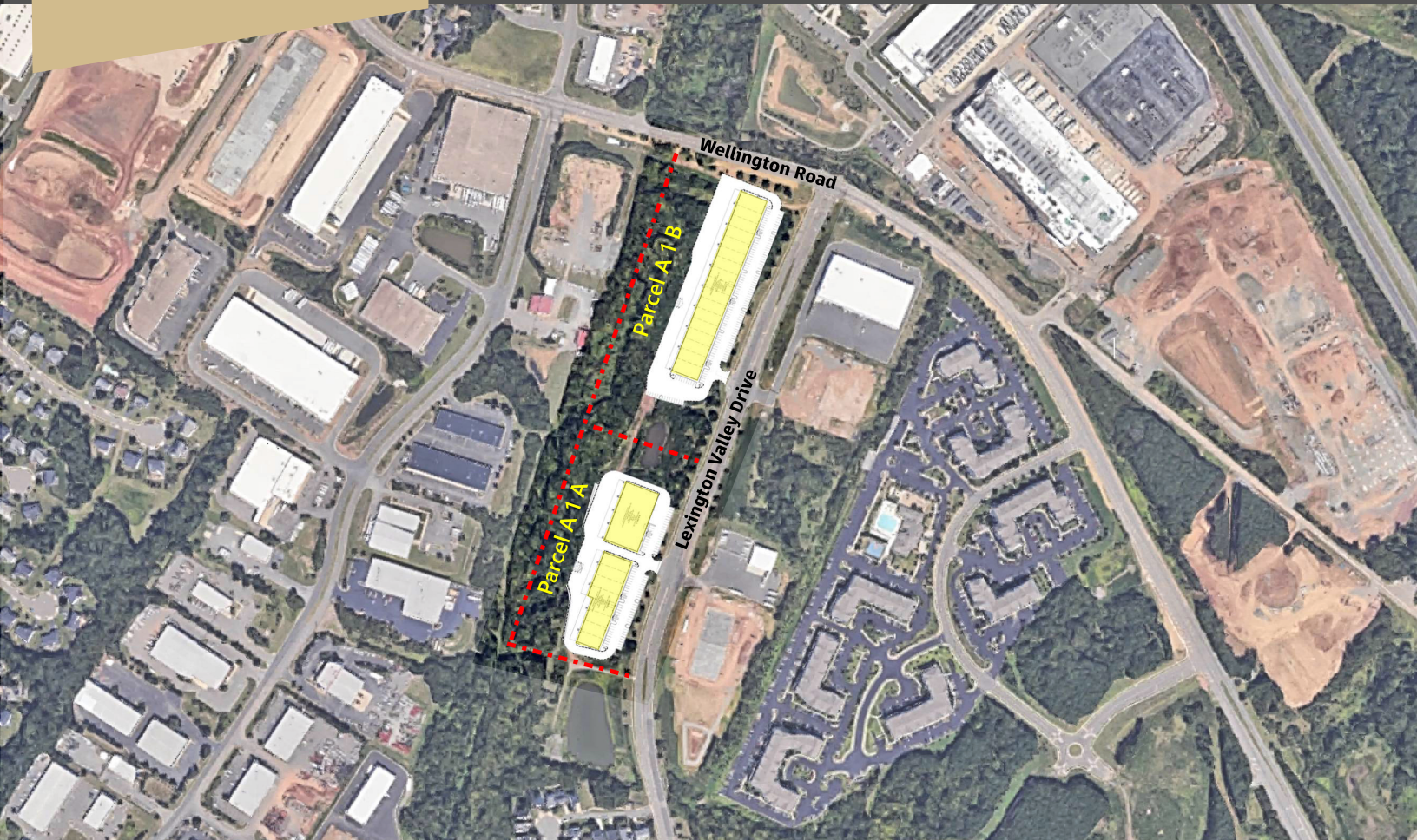


FLEX/WAREHOUSE FOR LEASE

LEXINGTON VALLEY BUSINESS CENTER

Lexington Valley Drive, Manassas, Virginia 20109



Property Features

Lexington Valley Business Center is located just off of I-66 and the 234 bypass in Manassas, VA.

Lexington Valley Business Center consists of three, one story Industrial buildings, zoned M-2 totaling 124,000 SF. Delivering third quarter of 2025, these building offers 18' ceilings, 40' x 40' column spacing, and dock loading. Leased in increments of 4,000 SF with interior build-to-suit options available.

Lexington Valley Business Center is located near Manassas Regional Airport. With easy access to Route 66, Route 29 (Lee Hwy.), Route 234 (Prince William Pkwy.) & Route 28 (Nokesville Road).



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