

TRADEWRAPS
YOUR PREMIER VEHICLE WRAP SPECIALISTS

9014

WELCOME TO TRADEWRAPS HEADQUARTERS
TRUST THE WRAP PROFESSIONALS
VEHICLE WRAPS
FLEET WRAPS
www.TRADEWRAPS.com
DESIGN • PRINT • INSTALL
MONDAY - FRIDAY
9AM - 5PM



WELCOME TO TRADEWRAPS HEADQUARTERS
TRUST THE WRAP PROFESSIONALS
VEHICLE WRAPS
FLEET WRAPS
www.TRADEWRAPS.com
DESIGN • PRINT • INSTALL
MONDAY - FRIDAY
9AM - 5PM

9014

Hornbaker Rd, Manassas, VA 20109

3,375 SF

* The information provided herein was obtained from sources believed reliable; however, Fred's Properties LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

For More Information

Fred Jafarzadeh, C: 703-505-3501

Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

DESCRIPTION

Great unit for plumbing/mechanical/electrical/contractor or service company. This industrial property is less than five minutes from Sowder Village Square shopper center. There are major retailers such as Target, TJ-Max, PetSmart, The UPS Store, Sally Beauty, CVS Pharmacy, Starbucks, Chick-fil-A, Costco and many more that are less than 10 minutes away. The Property is situated in the County of Prince William County, State of Virginia, and is further described as 9018 Hornbaker Rd, Manassas, VA 20109.

HIGHLIGHTS

- Reception area
- Drive-in Bay
- Heat and AC at the warehouse
- Two-Offices
- Large warehouse
- Outdoor signage is available

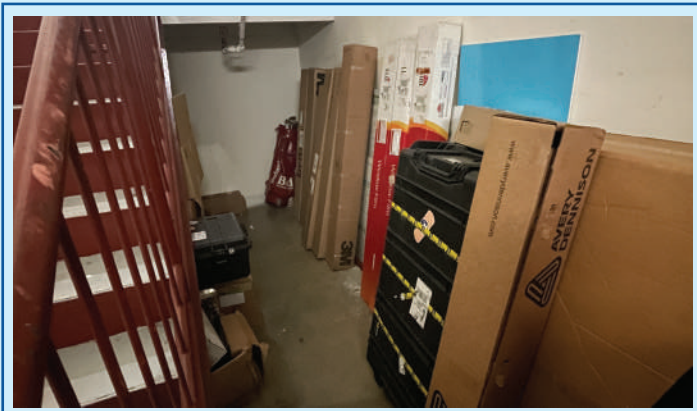
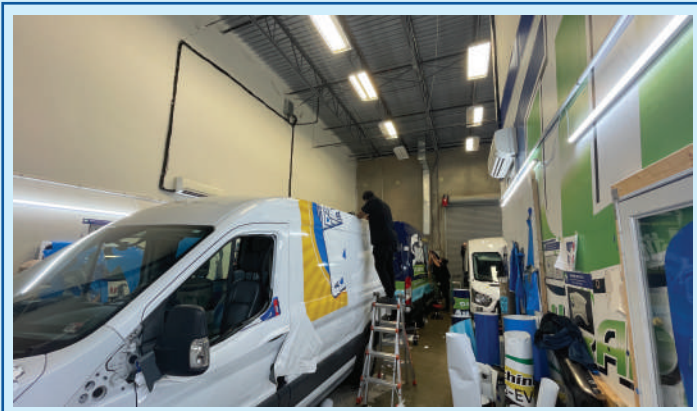
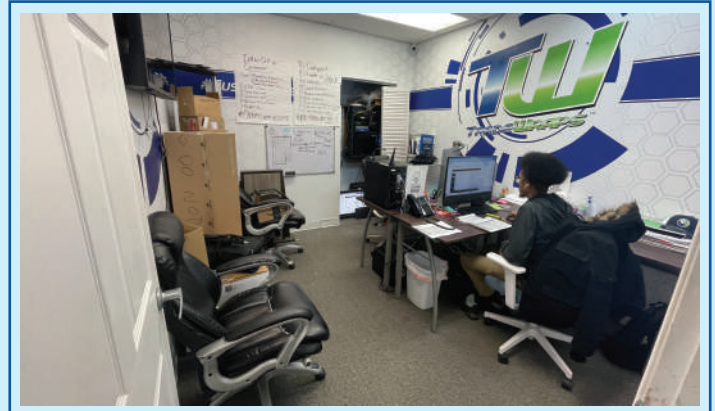
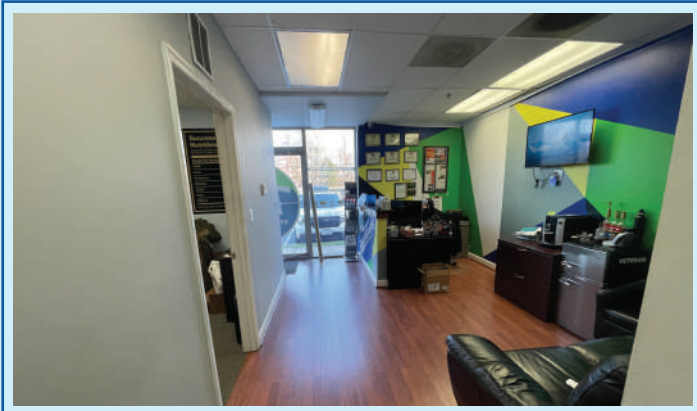
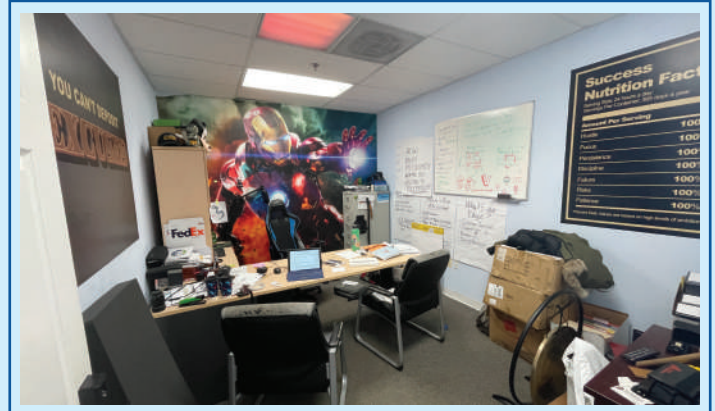
* The information provided herein was obtained from sources believed reliable; however, Fred's Properties LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

For More Information

Fred Jafarzadeh, C: 703-505-3501

Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

PHOTO GALLERY



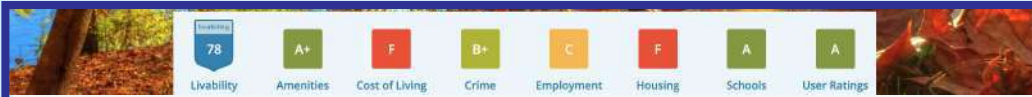
* The information provided herein was obtained from sources believed reliable; however, Fred's Properties LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

For More Information

Fred Jafarzadeh, C: 703-505-3501

Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

Key Finding



Key Finding

- Manassas has a Livability Score of 78/100, which is considered exceptional
- Manassas crime rates are 6% lower than the Virginia average
- Cost of living in Manassas is 16% higher than the Virginia average
- Manassas real estate prices are 18% higher than the Virginia average
- Rental prices in Manassas are 21% higher than the Virginia average

C Manassas Employment

Household income is 12% higher than Virginia

• • • Median household income	• • • Income per capita	• • • Unemployment rate
\$74,371 34% higher than the US average	\$29,365 2% lower than the US average	4% 4% lower than the US average

F Manassas Housing

Home value is 18% higher than Virginia

• • • Median home value	• • • Median rent price	• • • Home ownership
\$293,500 59% higher than the US average	\$1,376 45% higher than the US average	62% 2% lower than the US average

A Manassas Schools

HS graduation is 8% lower than Virginia

• • • High school grad. rates	• • • School test score	• • • Student teacher ratio
78% 6% lower than the US average	79% 60% higher than the US average	16:1 2% lower than the US average


A Manassas User Ratings

There are a total of 3 ratings in Manassas

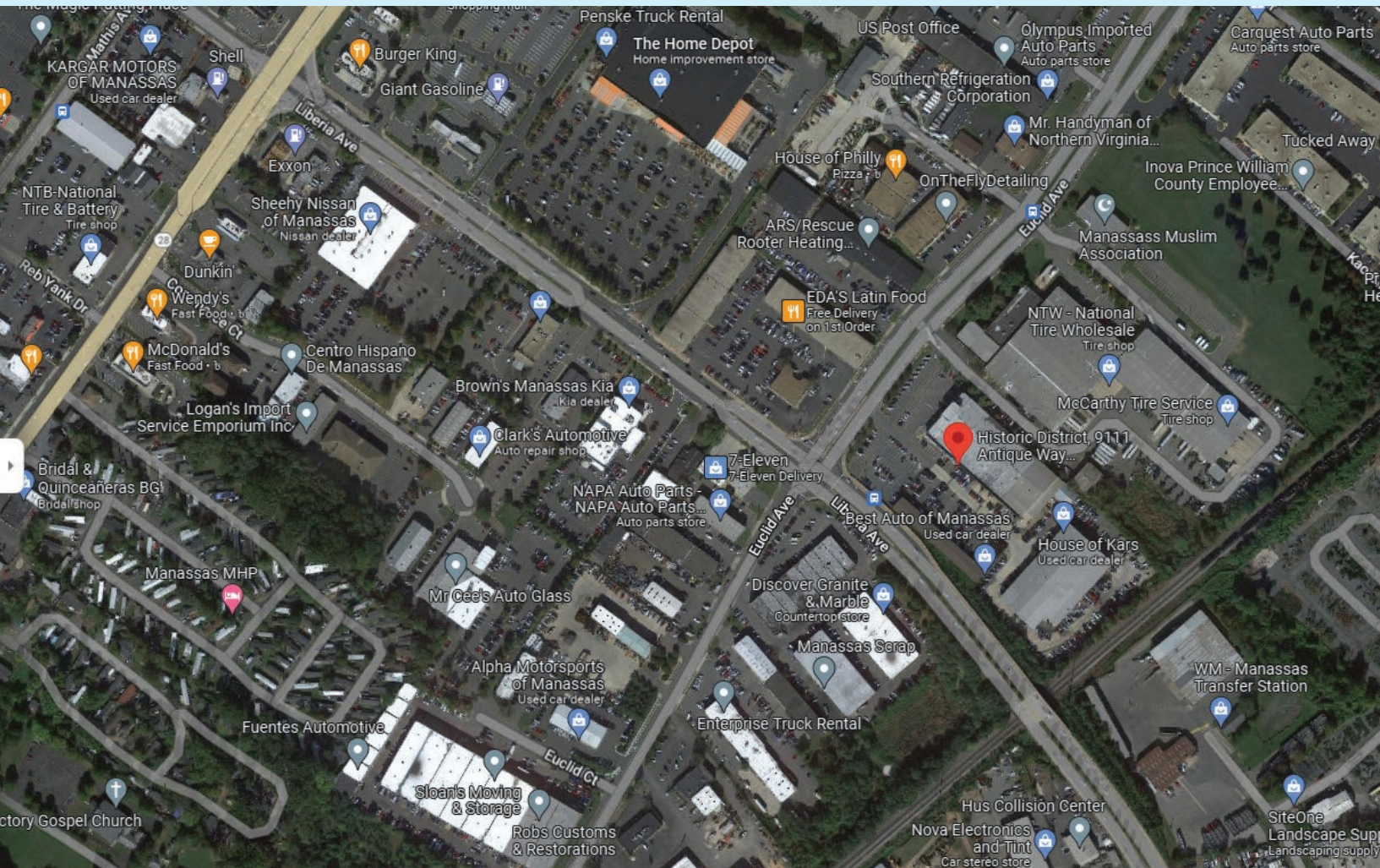
• • • Overall user rating	• • • User reviews rating	• • • User surveys rating
83% 3 total ratings	80% 2 total reviews	96% 1 total surveys

* The information provided herein was obtained from sources believed reliable; however, Fred's Properties LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Public Transportation and Location Map

	Commuter Rail	Drive	Walk	Distance
	Manassas Commuter Rail (Manassas Line)	5 min	-	1.2 mi
	Manassas Park Commuter Rail (Manassas Line)	7 min	-	2.0 mi

	Airport	Drive	Walk	Distance
	Washington Dulles International Airport	35 min	-	18.1 mi
	Ronald Reagan Washington National Airport	52 min	-	32.6 mi



**For More
Information**

**Fred Jafarzadeh,
C: 703-505-3501**

Office address :
46191 WESTLAKE DRIVE STERLING VA 20165

