

FOR LEASE | SINGLE TENANT BUILDING WITH YARD



9701 HORNBAKER RD

MANASSAS, VA 20109



J. CARTER WILEY

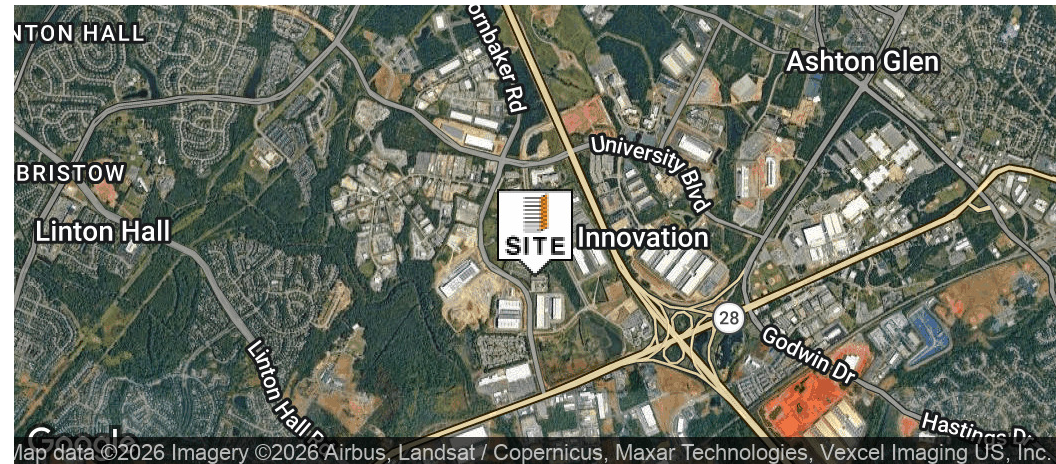
703.753.9600

carter@thewileycompanies.com

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LEASE RATE

NEGOTIABLE

OFFERING SUMMARY

Property Type:	Building with Yard
APN:	7595-96-4112
Zoning:	M-2
Building Size:	6,800 SF
Available Space:	217,800 SF
Lot Size:	5.0 Acres
Lease Rate:	Negotiable

LOCATION OVERVIEW

Located on Hornbaker Road near the intersection of Rt. 28 with quick access to Rt. 234 Bypass

PROPERTY HIGHLIGHTS

- 4400 SF Office/service repair garage
- 2400 SF Office
- 5 Acres +/- or 217,800 SF
- 2,400 SF cell tower lease
- Zoned M-2 Industrial
- Former Rockingham Construction Co Site



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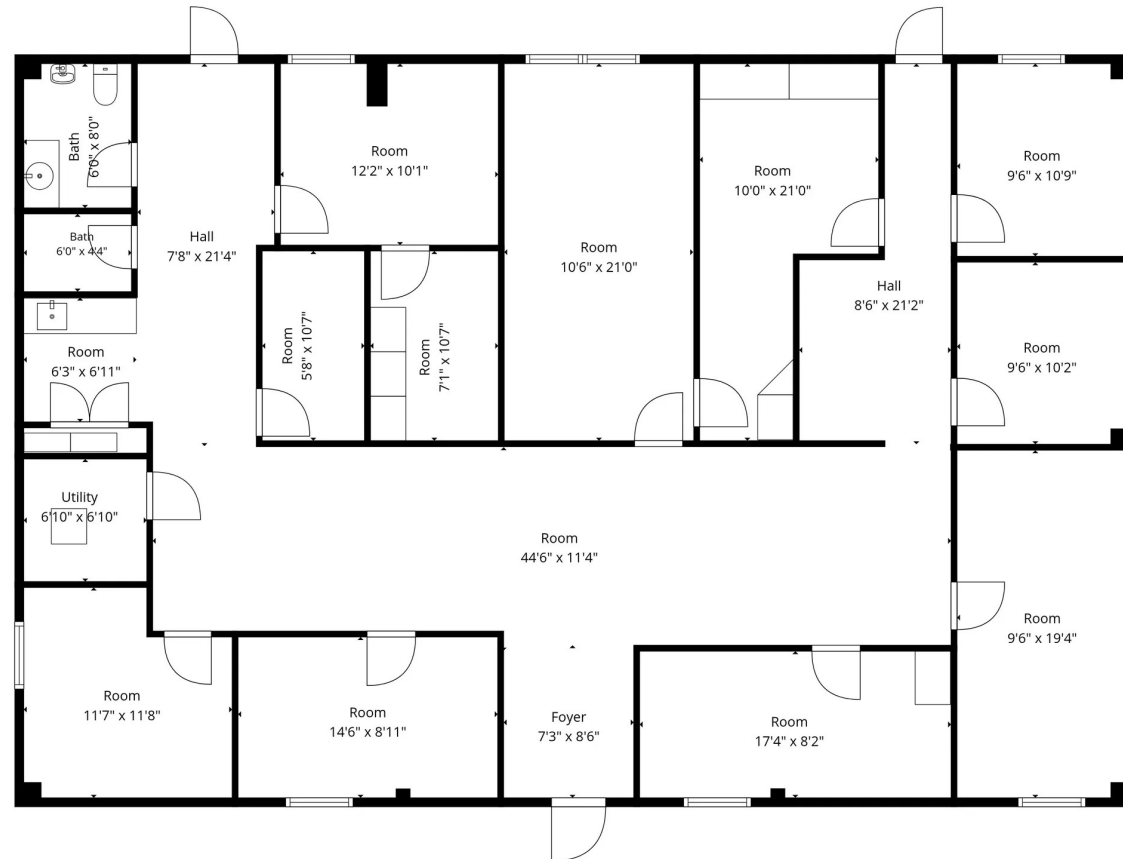
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TOTAL: 2468 sq. ft
1st floor: 2468 sq. ft
EXCLUDED AREAS: UTILITY: 47 sq. ft, WALLS: 103 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed.



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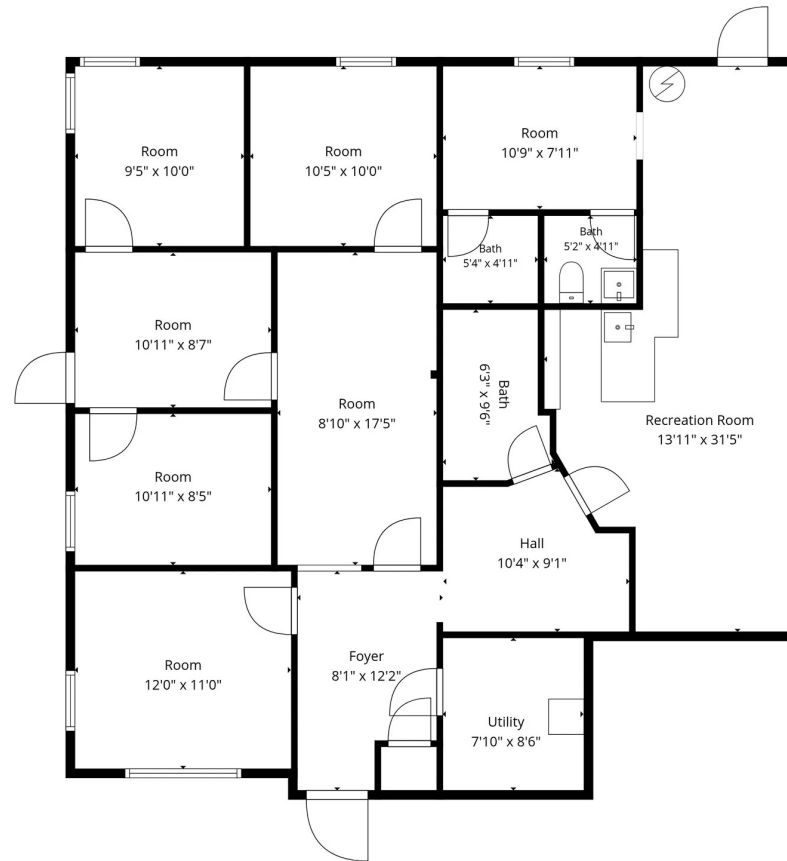
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TOTAL: 1303 sq. ft

1st floor: 1303 sq. ft

EXCLUDED AREAS: UTILITY: 67 sq. ft, HALF BATH: 27 sq. ft, ROOM: 86 sq. ft,
UNDEFINED: 8 sq. ft, WALLS: 81 sq. ft

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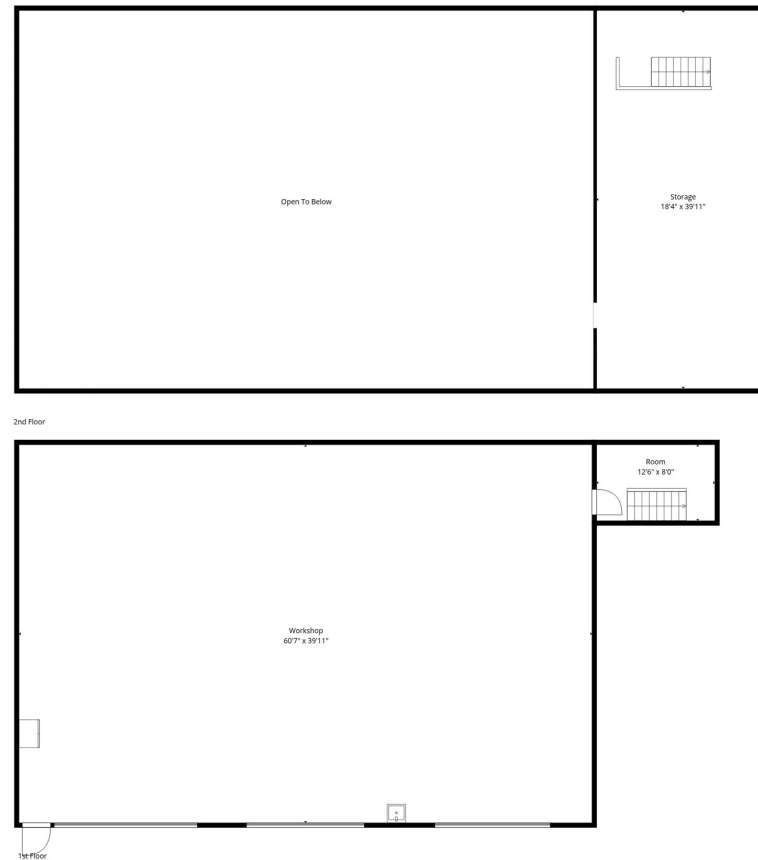
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TOTAL: 100 sq. ft

1st floor: 100 sq. ft, 2nd floor: 0 sq. ft

EXCLUDED AREAS: WORKSHOP: 2419 sq. ft, STORAGE: 744 sq. ft, OPEN TO BELOW: 2425 sq. ft,
WALLS: 239 sq. ft

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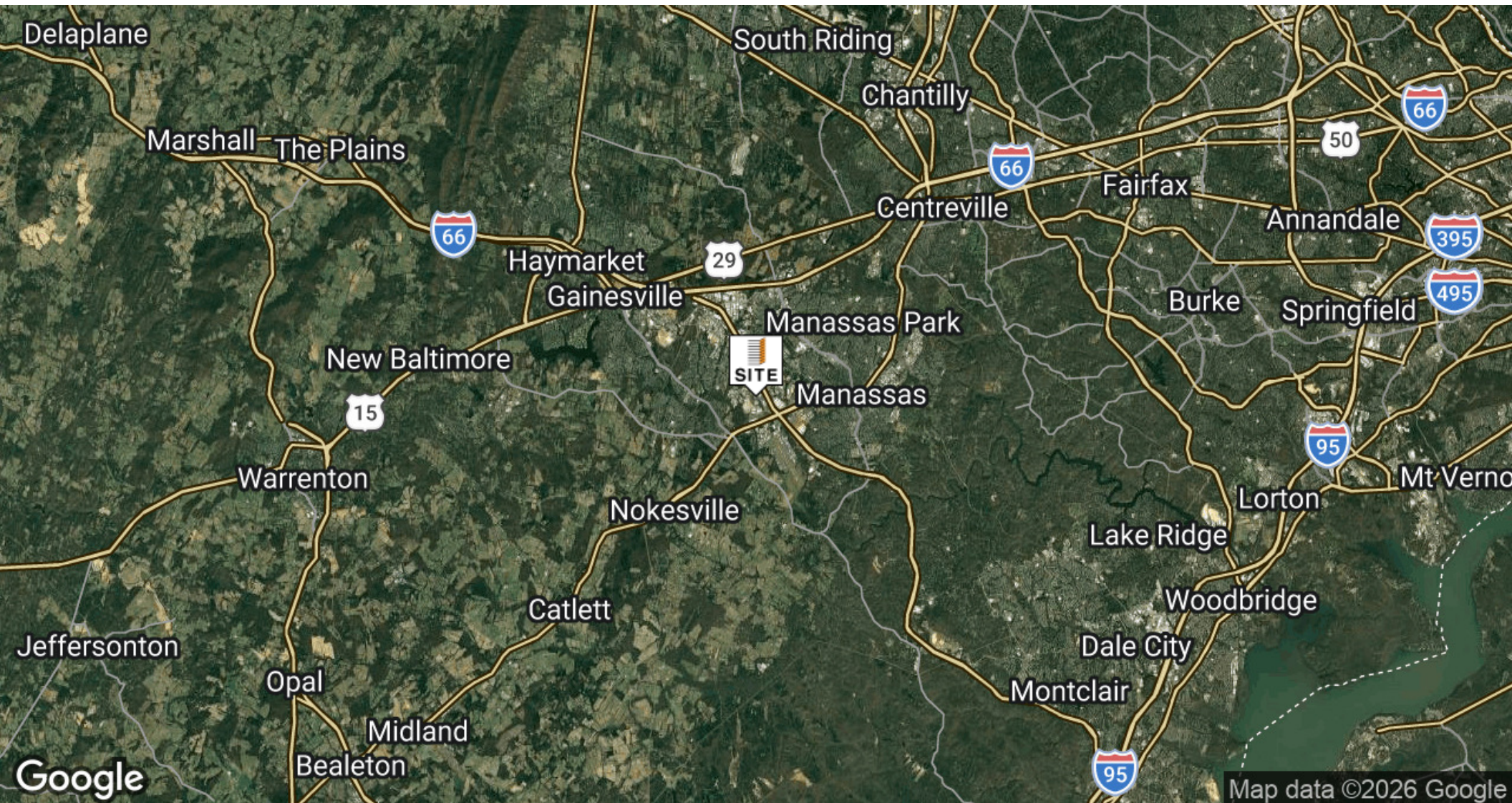
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