



**INDUSTRIAL SPACE FOR LEASE**

# CENTER POINT BUSINESS PARK

9400–9442 Center Point Lane, Manassas, Virginia

  
STREAM

**BOUNDARY**  
COMPANIES

# PROPERTY OVERVIEW

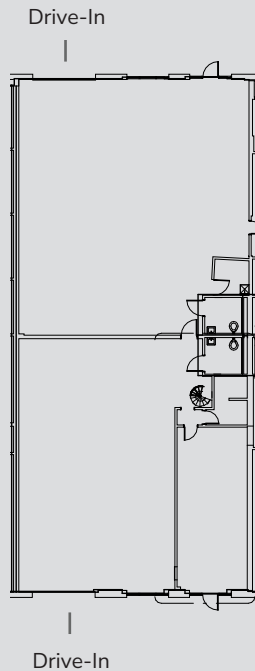
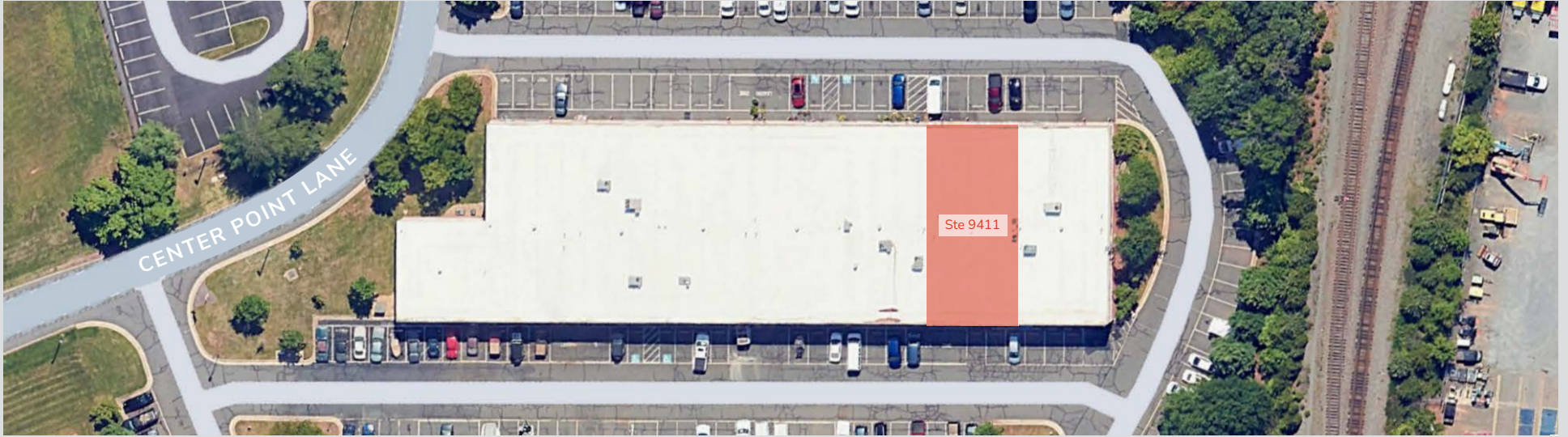


Property	Center Point Business Park
Address	9400-9442 Center Point Lane
Year Built	2006
Buildings / SF	Two Buildings / 58,500 RSF
Parking Ratio	4.2 per 1,000 SF
Clear Height	18'
Zoning (City of Manassas)	I-1 (Light Industrial)



# VACANCY

9411 Center Point Lane



## Suite 9411

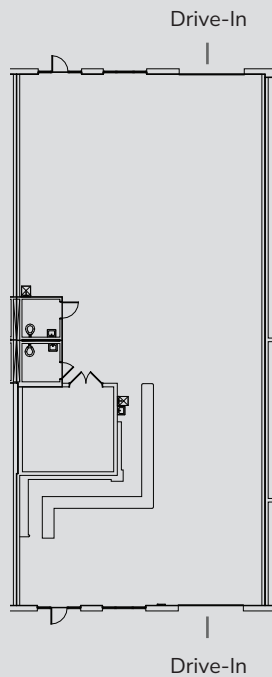
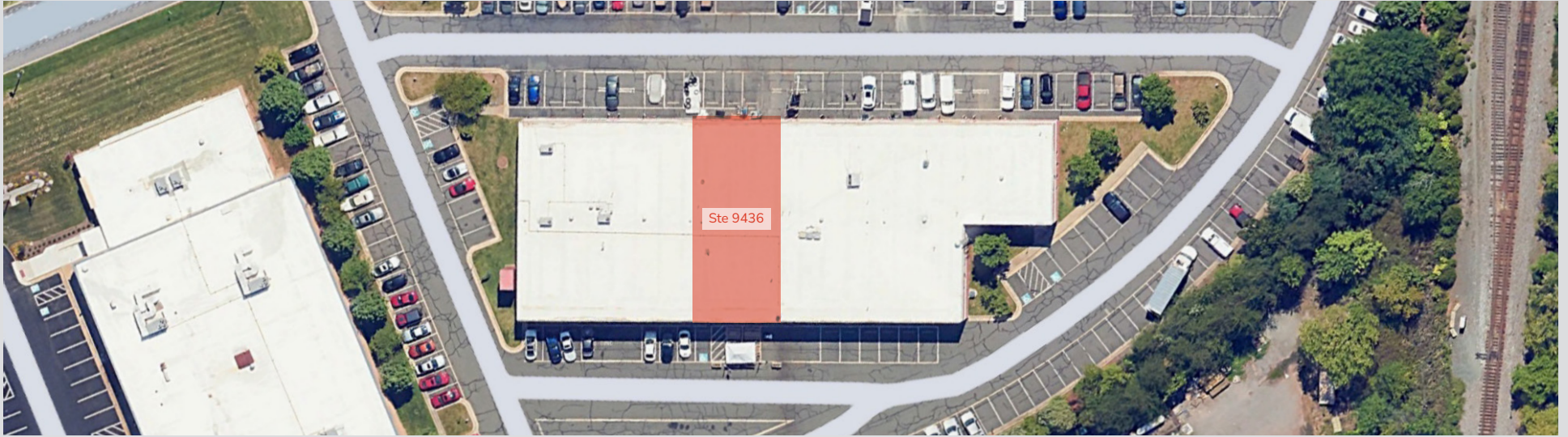
Size 2,250 - 4,500 SF

Clear Height 18'

Loading 2 Drive-Ins

# VACANCY

9436 Center Point Lane



## Suite 9436

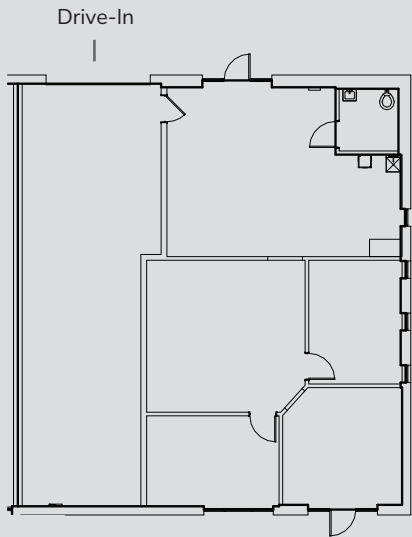
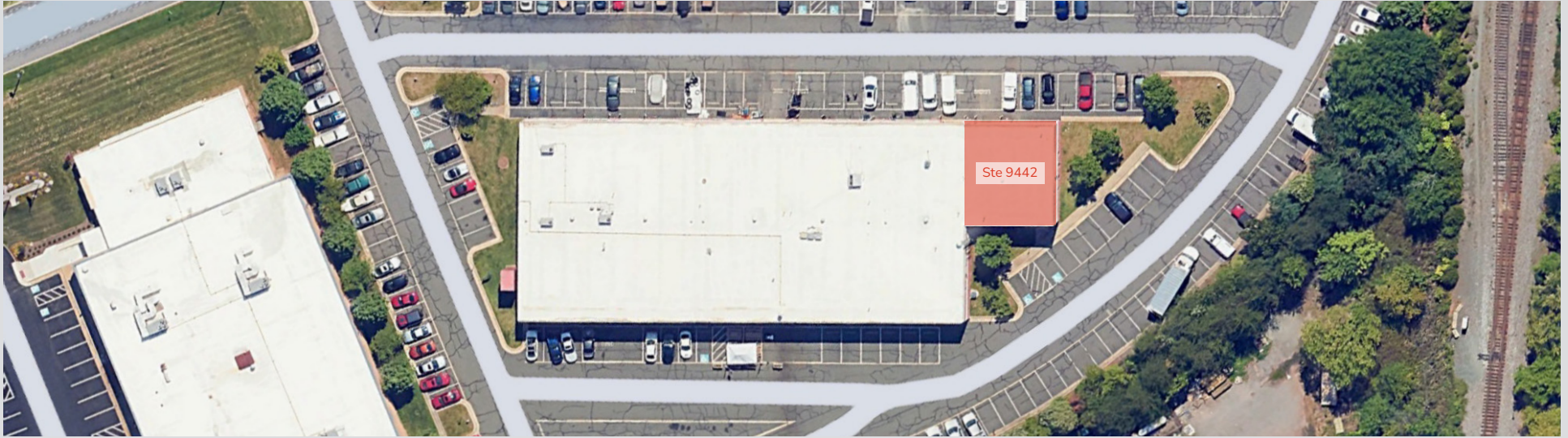
Size 4,600 SF

Clear Height 18'

Loading 2 Drive-Ins

# VACANCY

9442 Center Point Lane



## Suite 9442

Size 2,250 SF

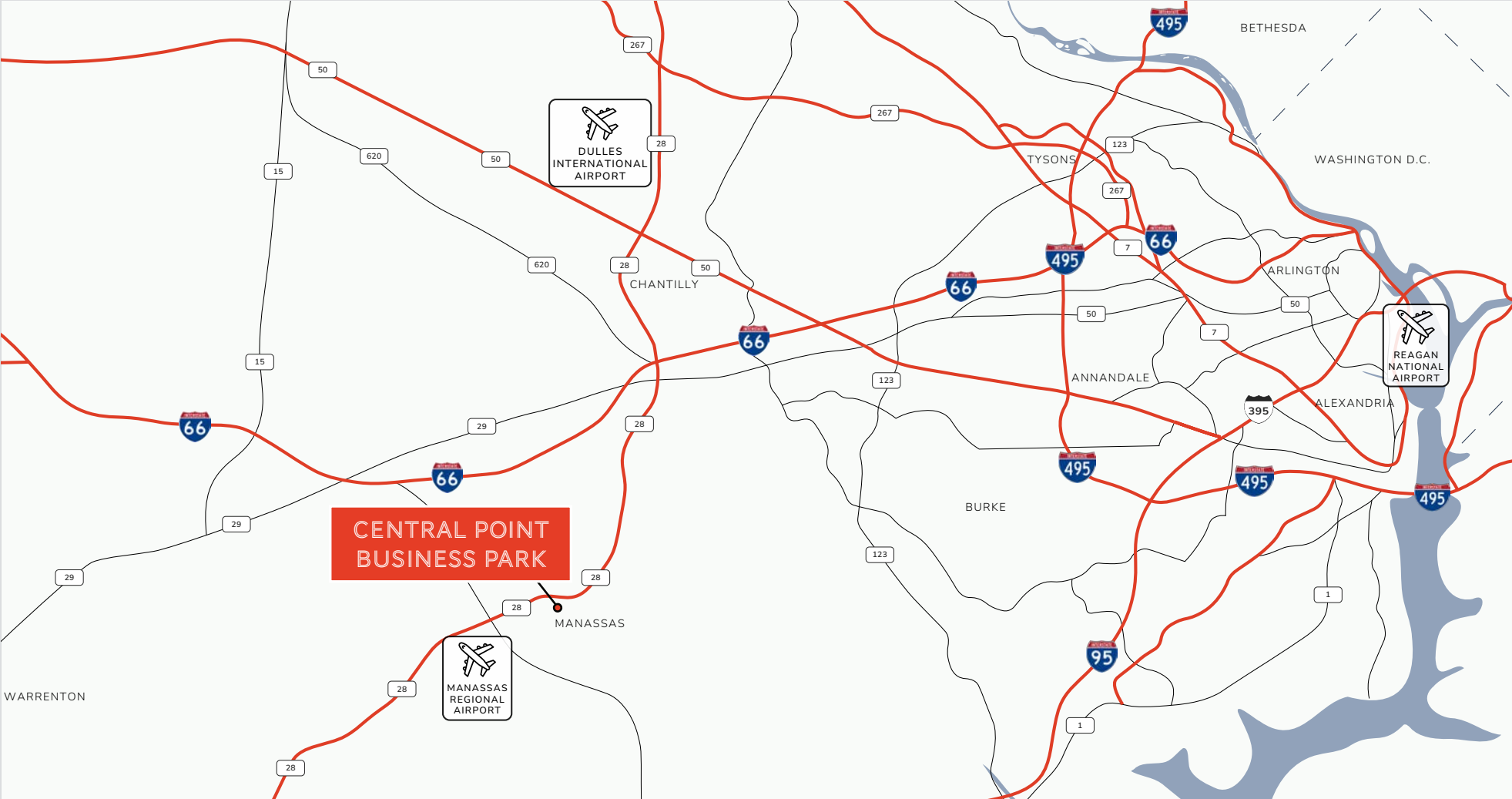
Clear Height 18'

Loading 1 Drive-In

# AMENITIES MAP



# REGIONAL MAP



## LOCATION & TRAVEL TIMES

MANASSAS AIRPORT	3.3 MI	495 BELTWAY	21.7 MI
I-66	4.3 MI	TYSONS CORNER	24.2 MI
I-95	15.5 MI	WASHINGTON, D.C.	32.3 MI
DULLES AIRPORT (IAD)	17.6 MI	BALTIMORE	72.1 MI

# CONTACT US

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