

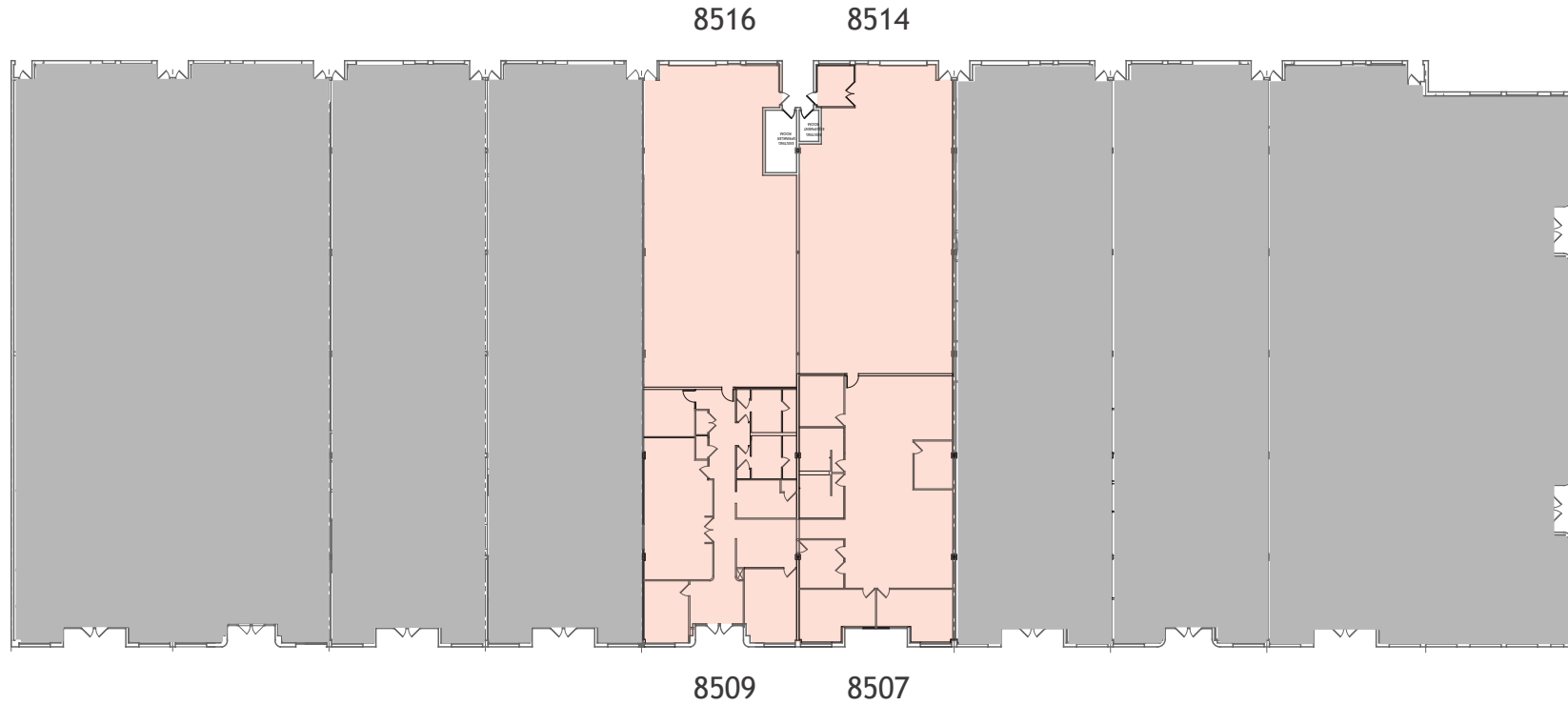
  
STREAM®



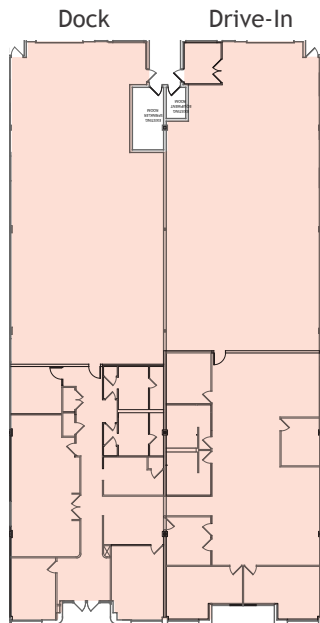
INDUSTRIAL SPACE FOR LEASE

**8500-8624 PHOENIX DRIVE**

MANASSAS, VA 20110



SPECS

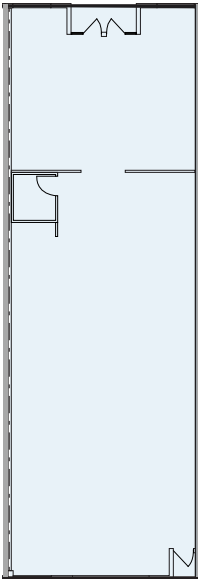


<b>Suite</b>	Unit 8507/8516
<b>Available SF</b>	6,000 - 12,000 SF
<b>Clear Height</b>	18'
<b>Drive-In</b>	One Dock & One Drive-In

8531



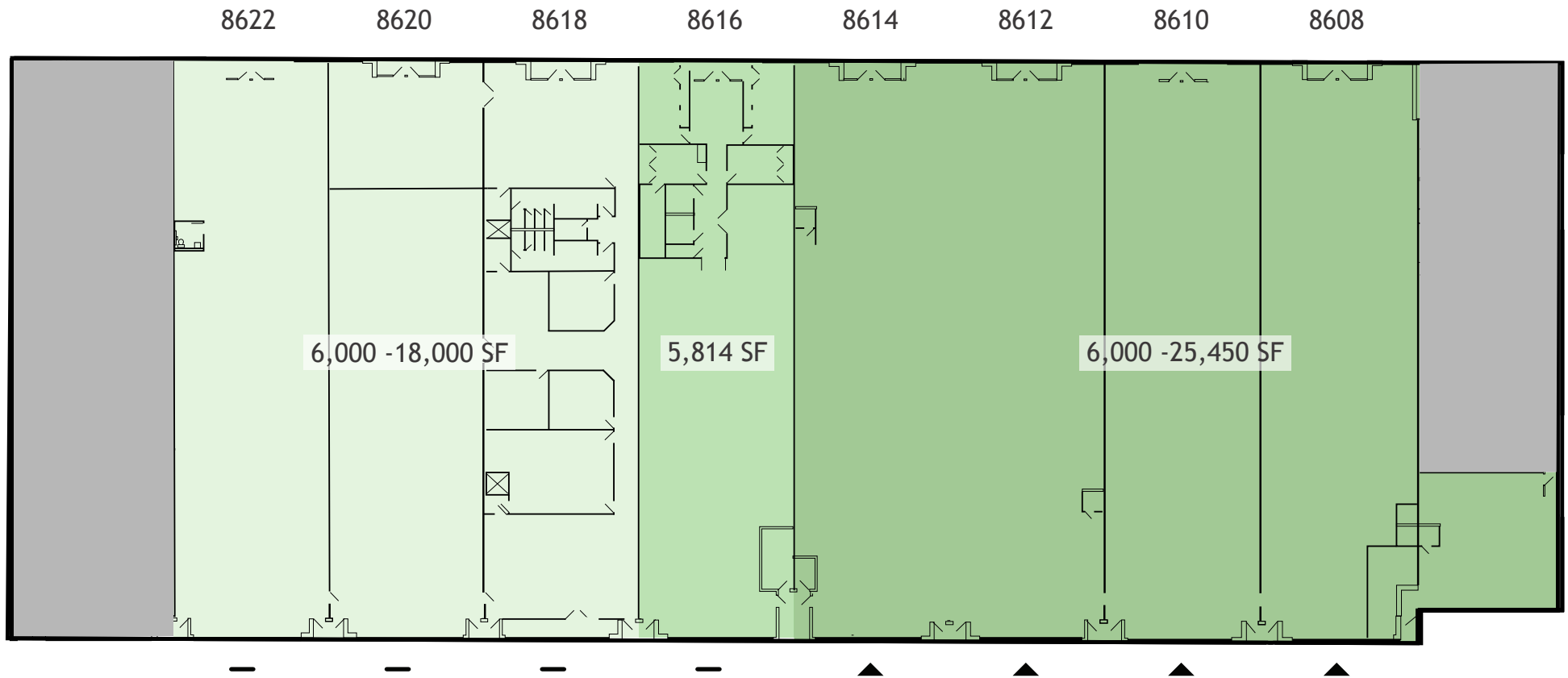
SPECS



Drive-In

Suite	Unit 8531
Available SF	2,745 SF
Clear Height	18'
Drive-In	One Drive-In

SITE PLAN | 8600-8624



SPECS

▲	Dock
—	Drive-In

Available SF	5,814 - 49,275 SF
Clear Height	18'
Loading	4 Drive-Ins & 4 Docks

# AMENITIES MAP



# REGIONAL MAP



## LOCATION & TRAVEL TIMES

**I-66** ————— 12 MIN (6.0 MI)  
**ROUTE 50** ————— 15 MIN (10.2 MI)  
**DULLES TOLL ROAD** ————— 20 MIN (15.0 MI)  
**DULLES AIRPORT (IAD)** ————— 22 MIN (15.4 MI)

**495 BELTWAY** ————— 25 MIN (18.0 MI)  
**TYSONS CORNER** ————— 26 MIN (20.6 MI)  
**WASHINGTON, D.C.** ————— 36 MIN (34.3 MI)  
**BALTIMORE** ————— 1 HR 11 MIN (68.0 MI)

# 8500-8624

## PHOENIX DRIVE

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