

FOR SALE

FLEX/INDUSTRIAL INVESTMENT

6947 GATEWAY CT MANASSAS, VA 20109



SALE PRICE **\$15,900,000**

OFFERING SUMMARY

Cap Rate:	4.39%
NOI:	\$697,854
Year Built:	1990
Building Size:	55,838 SF
Total Lot Size:	6.02 Acres
Zoning:	M-2
Market:	Rt. 29/I-66 Corridor
Price / SF:	\$284.75
Parcel ID:	7697-88-9107

PROPERTY OVERVIEW

Multi-tenant flex/industrial investment opportunity consisting of two buildings totaling 55,838 SF. The property is approximately 96% occupied and leased to a diverse tenant base, providing stable in-place income with limited vacancy. Zoned M-2; Light Industrial, the existing improvements are situated on 4.15 acres and are complemented by a separate 1.87 acre parcel, creating a rare opportunity for future development, expansion, or additional value creation.

LOCATION OVERVIEW

Located within Gateway Park, a premier industrial and flex business park in Prince William County, the property offers excellent access and visibility from Interstate 66 (with 135,000 VPD), as well as convenient connectivity to Rt. 234, Rt. 28, Rt. 29, and Prince William Parkway. The surrounding area is home to a strong concentration of industrial, flex, warehouse, and contractor oriented businesses, supported by a large regional workforce and extensive nearby retail and service amenities. Its central Northern Virginia location provides efficient access throughout the Washington, D.C. metropolitan area.

PRESENTED BY:

CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com	COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com
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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

6947 GATEWAY CT.

- GPIN: 7697-88-9107
- Lot Size: 4.1475 Acres
- Improvements: 2 Flex Buildings totaling 55,838 SF with associated parking.

10051 BALLS FORD RD.

- GPIN: 7697-88-7434
- Lot Size: 1.8736 Acres
- Improvements: No buildings currently built (potential to build a similar flex building). Overflow parking.



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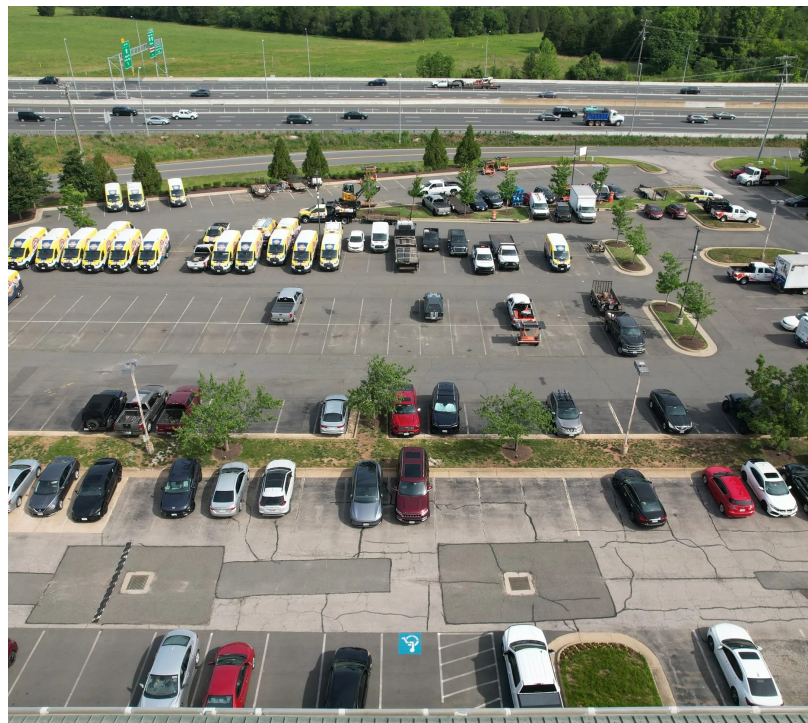
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ADDITIONAL PHOTOS



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**WEBER
RECTOR**

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RENT ROLL

SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	LEASE START	LEASE END
6897, 6909, 6917, 6969	20,307 SF	36.37%	\$11.13	06/01/2025	05/31/2030
6933	8,052 SF	14.42%	\$21.54	04/17/2017	04/30/2027
6957	5,001 SF	8.96%	\$14.85	08/01/2023	09/30/2026
6965	2,533 SF	4.54%	\$15.97	12/01/2024	12/31/2027
6967	2,533 SF	4.54%	\$16.44	09/01/2018	11/30/2028
6971	2,550 SF	4.57%	\$17.00	09/01/2020	06/30/2026
6981	2,533 SF	4.54%	\$15.50	10/01/2025	11/30/2030
6985	2,550 SF	4.57%	\$11.60	12/12/2020	03/31/2028
6989	2,533 SF	4.54%	\$14.21	12/01/2017	10/31/2027
6993	2,533 SF	4.54%	\$10.03	02/01/2018	05/31/2028
6997	2,636 SF	4.72%	\$15.50	05/01/2025	05/31/2028
6981	-	-	-	-	-
6933A	2,077 SF	3.72%	-	-	-
6997A	-	-	-	-	-
TOTALS	55,838 SF				

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INCOME & EXPENSES

INCOME SUMMARY

Rent Income (Including Reimbursements)	\$967,341
Miscellaneous	\$16,222
GROSS INCOME	\$983,563

EXPENSES SUMMARY

Operating Expenses	\$12,543
Grounds Expenses	\$58,486
Maintenance Expenses	\$20,586
Management Fees	\$31,945
Payroll Expenses	\$17,118
Security Expenses	\$4,380
Utility Expenses/Trash	\$35,027
RE Tax/Insurance	\$105,624
OPERATING EXPENSES	\$285,709

NET OPERATING INCOME	\$697,854
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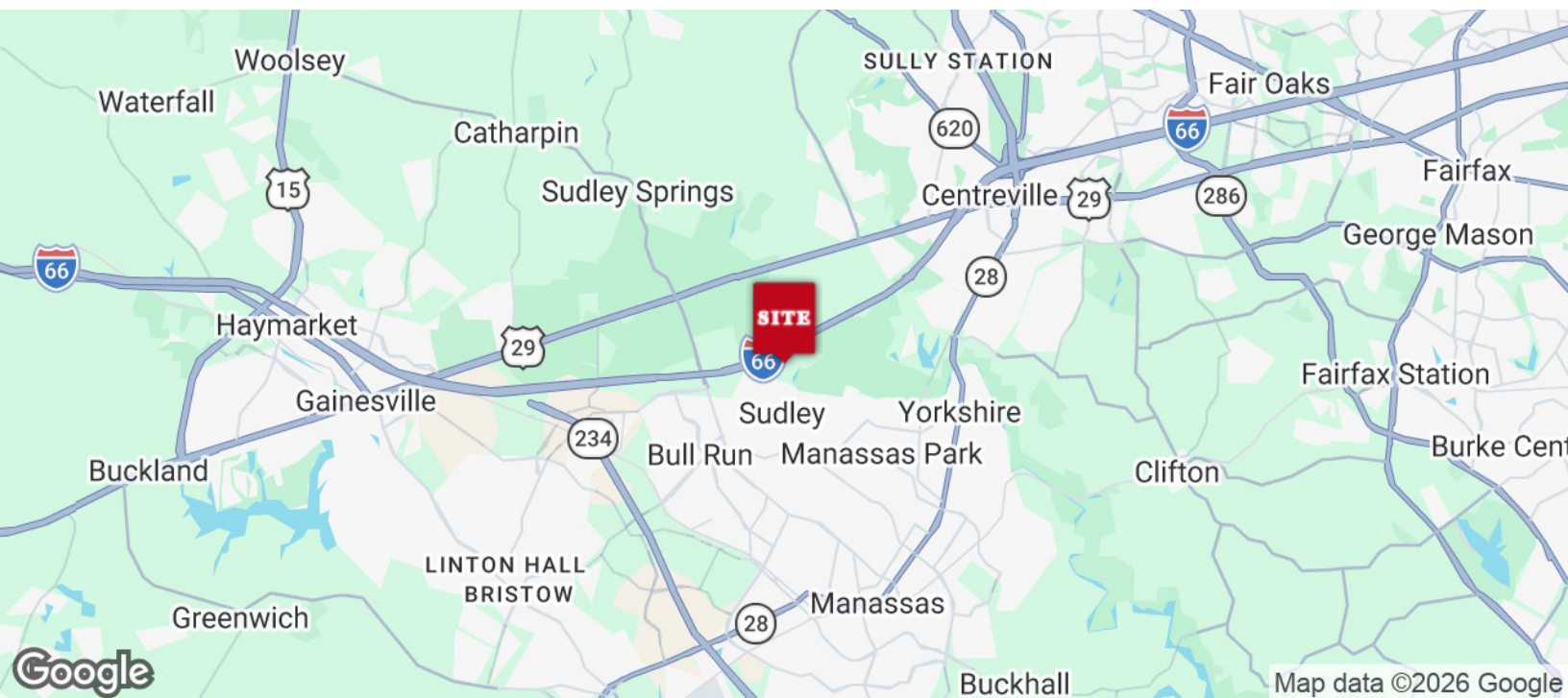
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LOCATION MAP



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ZONING INFORMATION

Prince William County M-2 By Right Uses	
Alarm systems operations, office.	Ambulance service, commercial.
Artist or photographer's studio, commercial.	Assembly (non-HAZMAT).
Bakery, industrial.	Brewery and bottling facility.
Business school.	Catering, commercial (off premises).
Cold storage.	College, university or seminary.
Computer and network services.	Contractor or tradesman's shop (limited), no trash or refuse removal service.
Data center, within the Data Center Opportunity Zone Overlay District.	Distillery (not to exceed production of 5,000 gallons per year).
Distributions and fulfillment center, less than 80,000 SF, outside of the E-Commerce Overlay District.	Distribution and fulfillment center, less than 250,000 SF, inside of the E-Commerce District.
Electronic equipment and component manufacturing, assembly, processing, and distribution.	Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
Gunsmith shop.	Institute for special education and training.
Institutional food service.	Janitorial service.
Locksmith.	Medical or dental laboratory.
Motor vehicle service (limited).	Neighborhood retail and fulfillment center.
Office.	Pharmaceutical product manufacturing (non-HAZMAT).
Photographic processing laboratory.	Publishing and printing.
Radio or TV broadcasting station.	Railroad passenger station.
Recording studio.	Recycling collection points, subject to the standards in section 32-250.84.
Research and development (non-HAZMAT).	School of special instruction.
Self-storage center, in accordance with the provisions of section 32-400.14.	Solar energy facility.
Tool and equipment rental, service and repair (minor).	Trade or convention center.
Trade, technical or vocational school.	Travel agency.
Veterinary hospital.	Warehouse (non-HAZMAT).
Wholesaling (non-HAZMAT).	

[Click here for more information on the Prince William County M-2 zoning regulations.](#)

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