

innovation

B U S I N E S S C E N T E R

 PENZANCE



125,574 SF - 3 BUILDINGS

9371 - 9529 Innovation Drive | Manassas, VA 20110


STREAM®

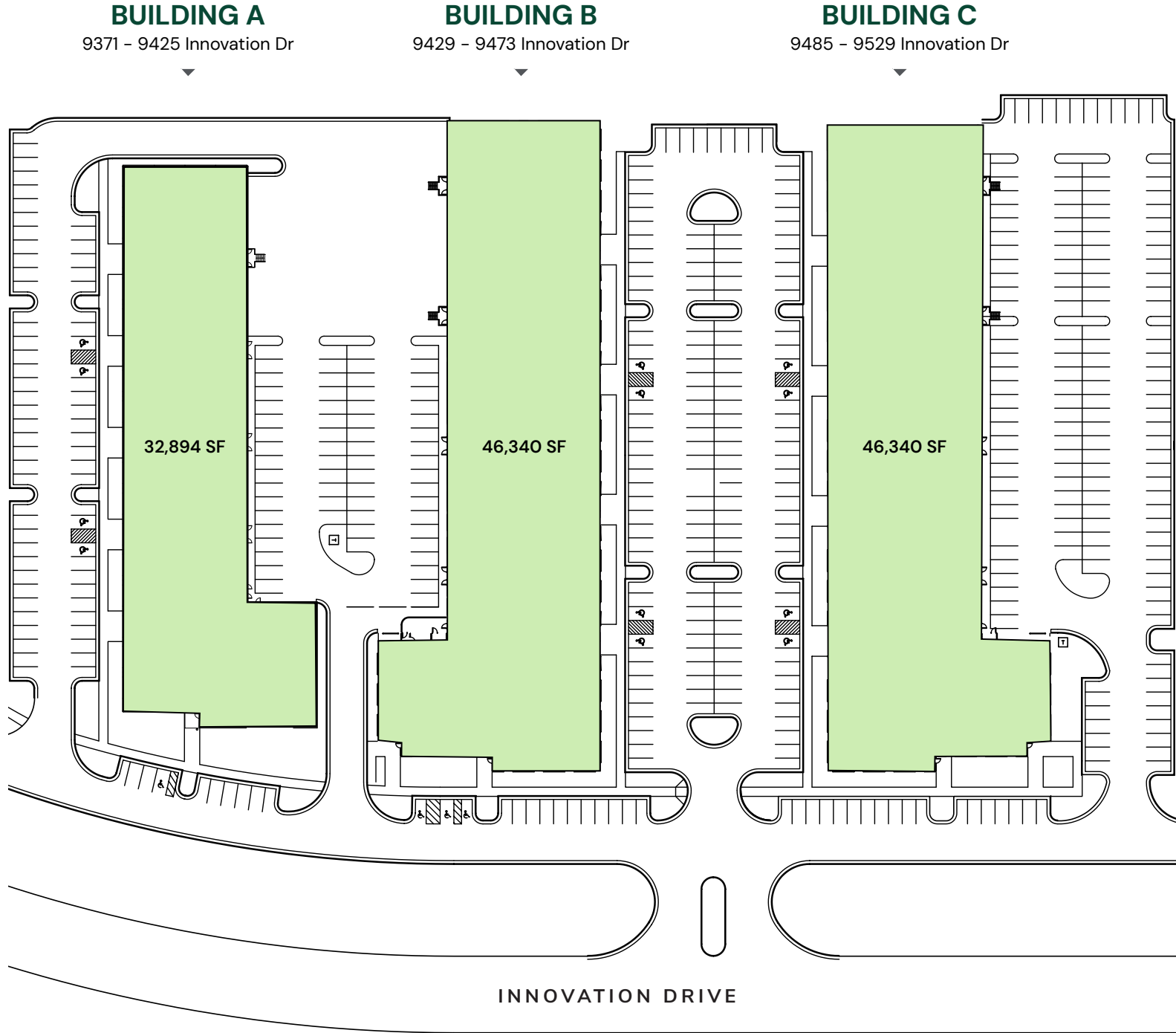
PROPERTY OVERVIEW



INNOVATION BUSINESS CENTER

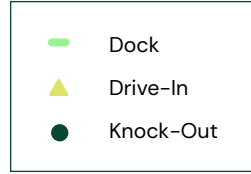
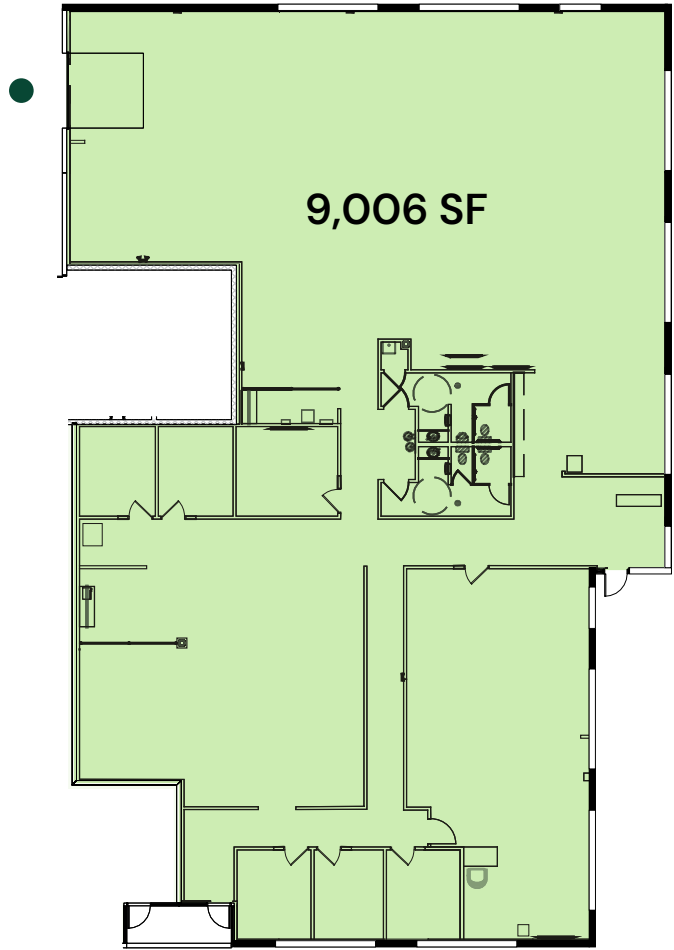
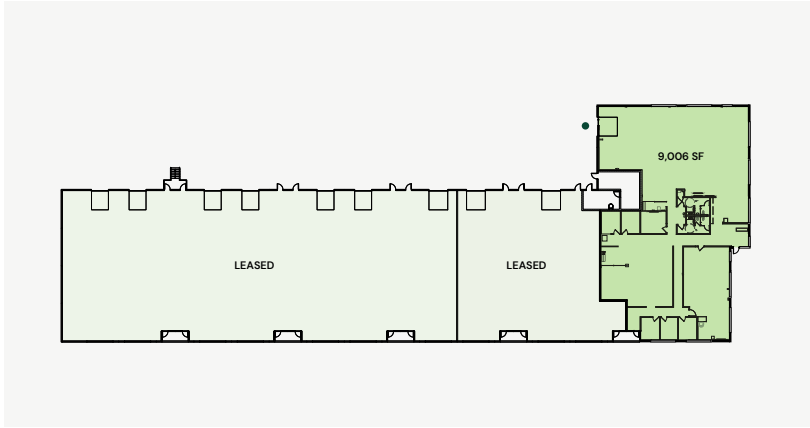
Property	Innovation Business Center	Parking Ratio	3.37 per 1,000 SF
Address	9371 – 9529 Innovation Dr	Clear Height	18' Clear
Year Built	2006	Loading	Dock and Drive-In
Buildings / SF	Three Buildings / 125,574 SF	Zoning (Prince William County)	Planned Business District (PBD)

SITE PLAN



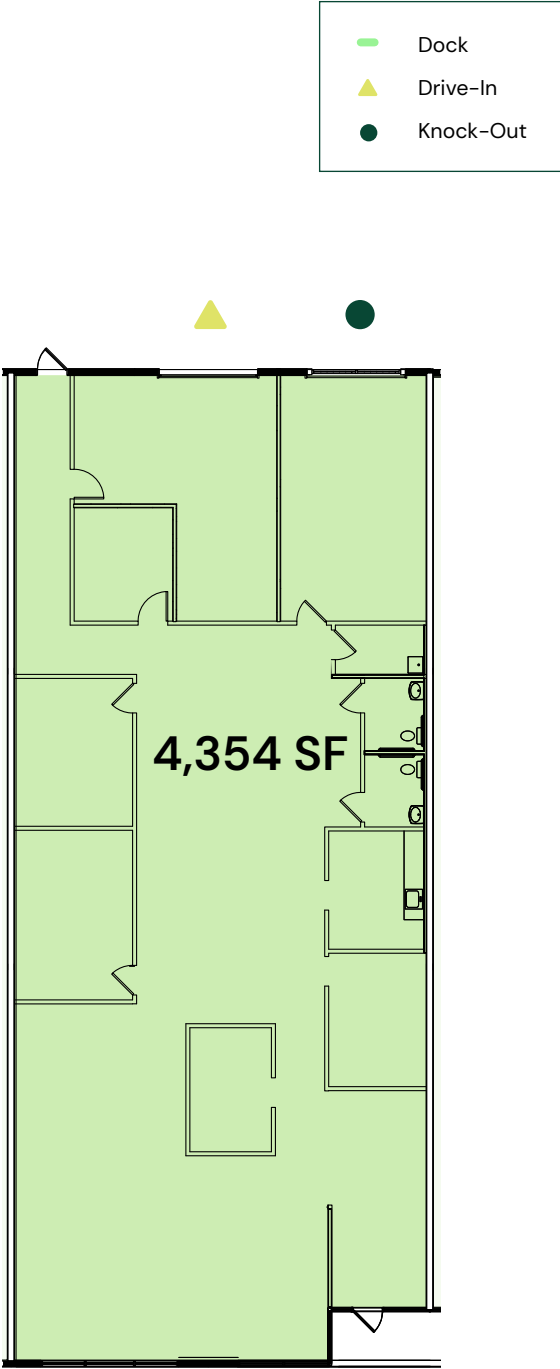
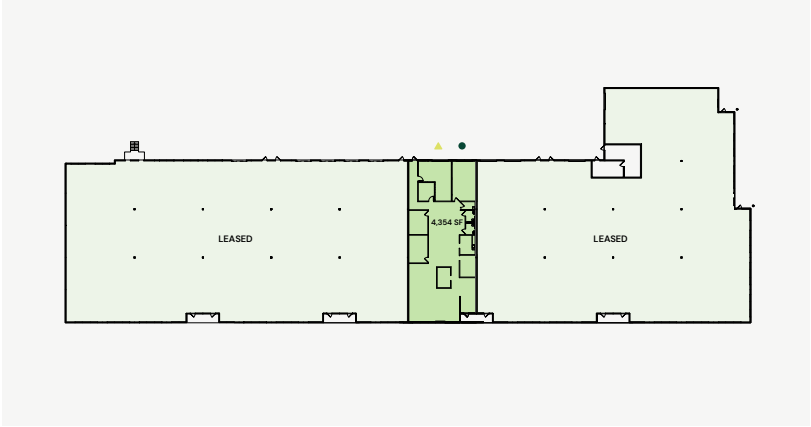
BUILDING A

SUITE 9417	
Vacancy Size	9,006 SF
Clear Height	18'
Loading	1 drive-in knock-out
Parking Ratio	3.37 per 1,000 SF
Building Power	277/480v, 3 phase 4 wire into a 1,000 amps



BUILDING C

SUITE 9501	
Vacancy Size	4,354 SF
Clear Height	18'
Loading	1 drive-in & 1 knock-out
Parking Ratio	3.37 per 1,000 SF
Building Power	277/480v, 3 phase 4 wire into a 1,000 amps

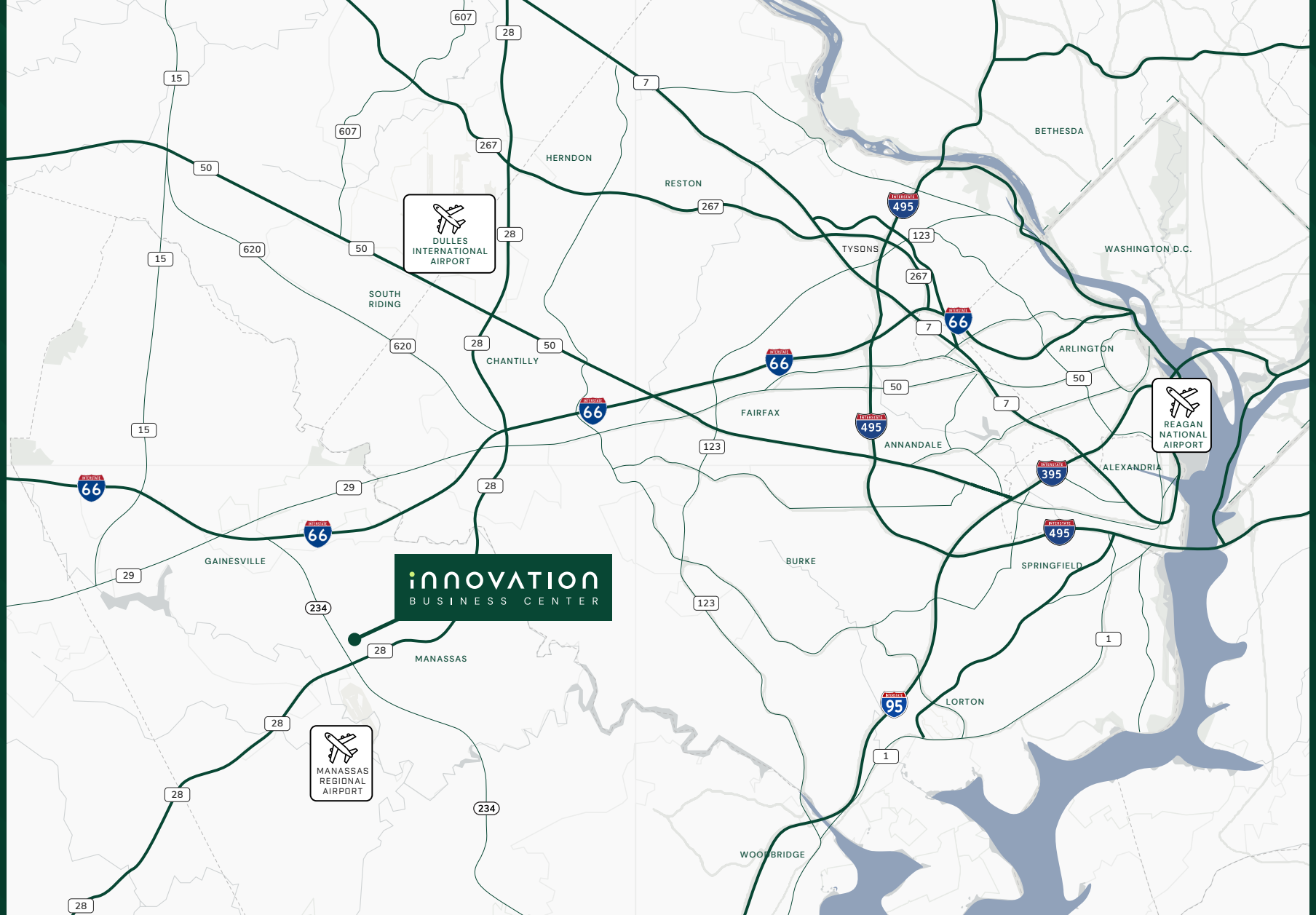


AMENITIES MAP



1				
2				
3				
4				
5				
6				
7				
8				

REGIONAL TRAVEL TIME



Manassas Airport		3.3 miles
I-66		4.5 miles
I-95		19.6 miles
Dulles Airport		23.4 miles

I-495 Beltway		24.5 miles
DC		37 miles
Baltimore		74.5 miles
Richmond		98 miles

GET IN TOUCH

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