



Fred's
Properties



SALE

10498 Colonel Ct.

Manassas VA 20110, Unit 104

10,928 SF Flex/Warehouse Condo in Manassas, VA
Prime Location at an Exceptional Price!

PROPERTY OVERVIEW

This 10,928 square foot Flex/Warehouse condo in the heart of Manassas, VA, is priced to sell and offers an unbeatable combination of functionality, flexibility, and location. Ideal for a variety of business uses, this property is perfect for a brewery, laboratory, light manufacturing, R&D, or distribution operation.

** The information provided herein was obtained from sources believed reliable; however, Fred's Properties LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

For More Information

Fred Jafarzadeh, C: 703-505-3501

Office address : 11710 Plaza America Dr. Suite 710, Reston, VA 20190

KEY FEATURES

- **Fully Air-Conditioned:** Equipped with two HVAC units to ensure a comfortable work environment year-round.
- **Loading Docks:** Two 8' x 8' loading docks to facilitate easy loading and unloading of goods.
- **High Ceilings & Spacious Layout:** 11'7" ceiling heights and a wide-open production area, ideal for large-scale operations.
- **Power & Connectivity:** 600 amps of power for heavy equipment use, along with Verizon Fiber and Comcast Business for fast, reliable internet.
- **Office & Conference Space:** Includes six offices and conference rooms for meetings, administration, and employee use.
- **Exhaust Fans:** Multiple exhaust fans provide excellent ventilation for various uses such as manufacturing or lab work.

ZONING

The property is zoned I-1 (Light Industrial), which offers a range of possibilities for commercial and light industrial applications within the City of Manassas.

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LOCATION

Situated with easy access to US-29, Prince William Parkway, and I-66, this property is in close proximity to the Manassas Airport, making it an ideal location for businesses with logistical needs.

Whether you're looking to expand your business or start a new venture, this property offers everything you need to thrive in the vibrant business community of Manassas.

PHOTO GALLERY



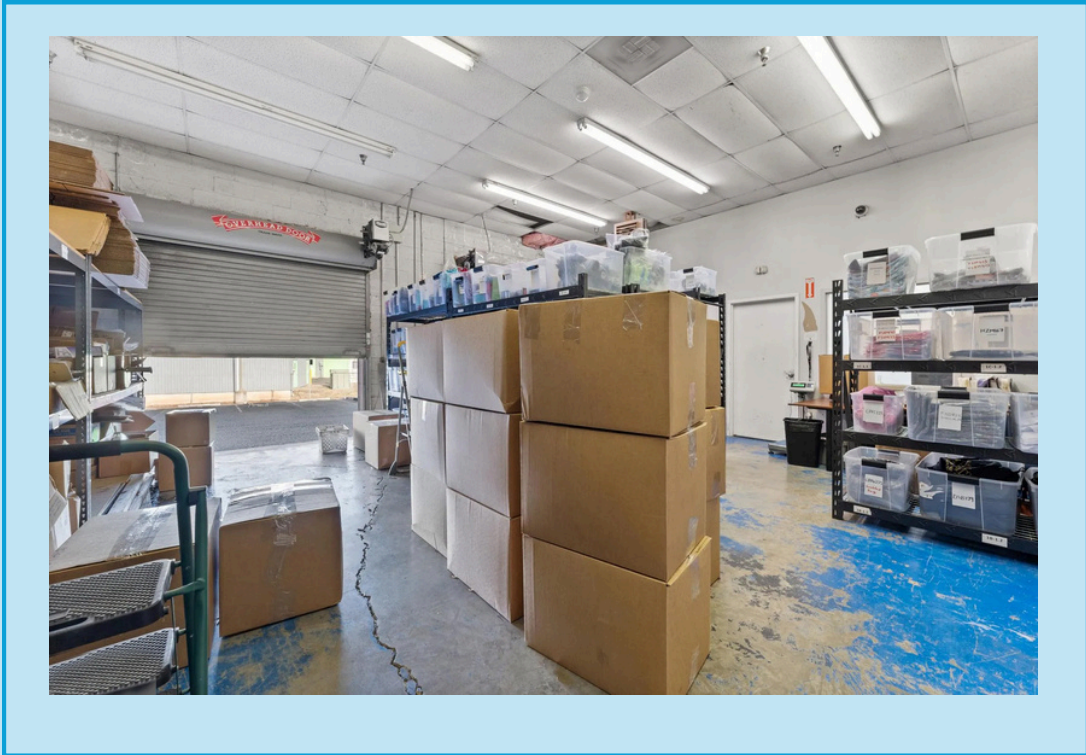
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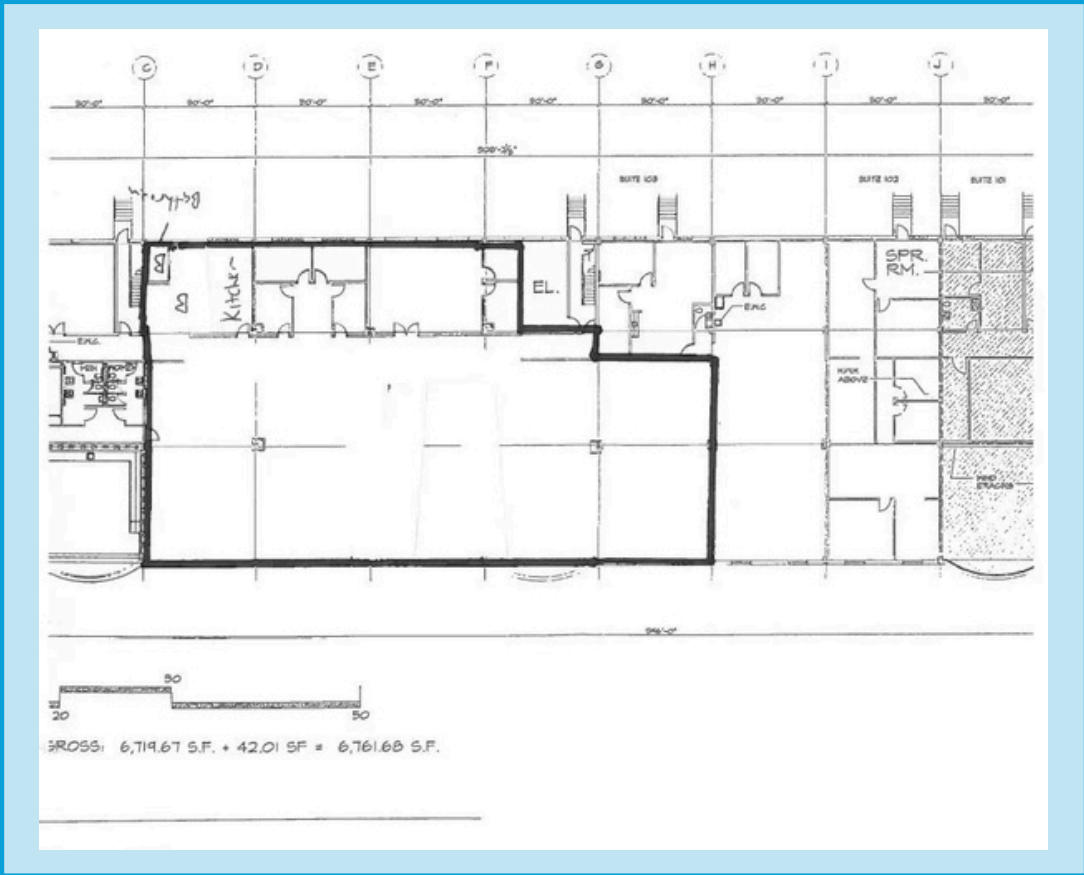
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