

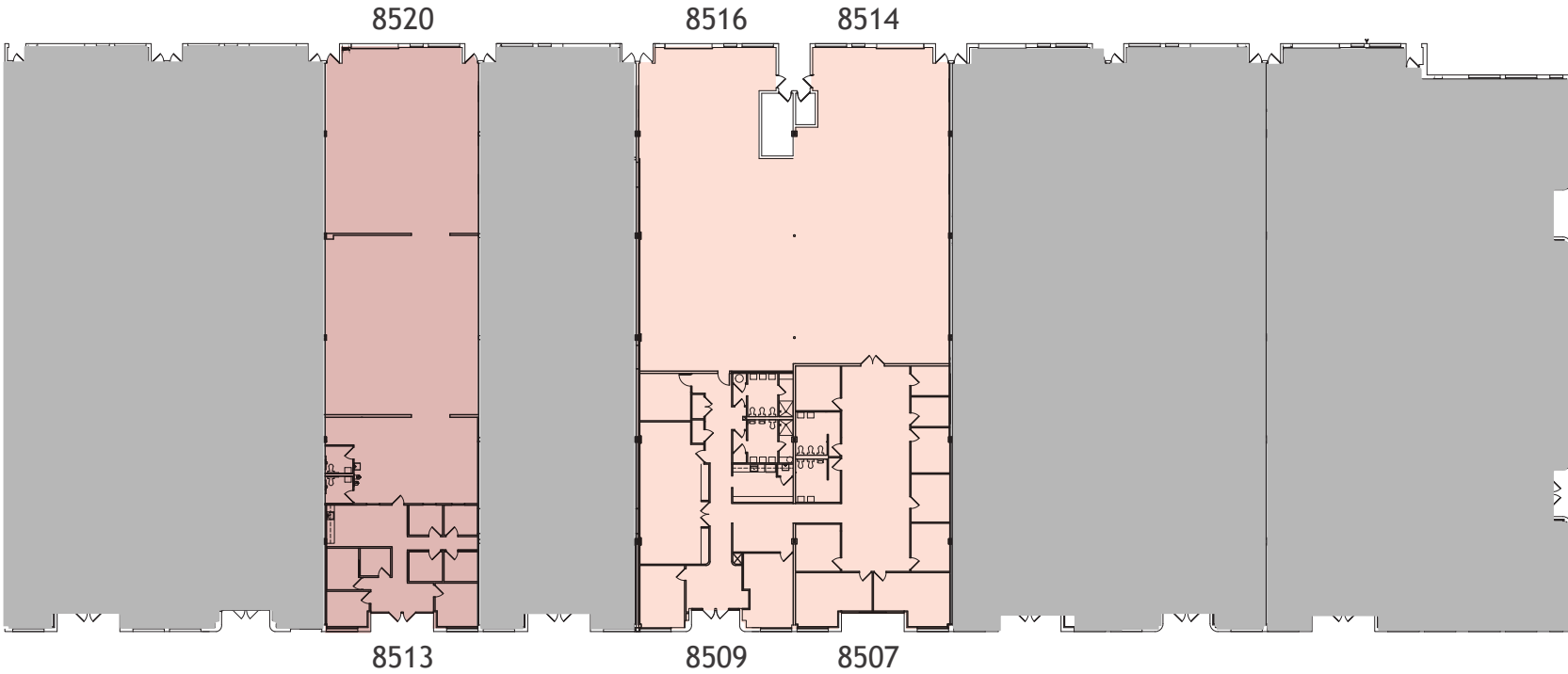


INDUSTRIAL SPACE FOR LEASE

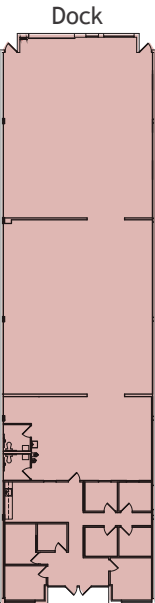
8500-8624 PHOENIX DRIVE

MANASSAS, VA 20110

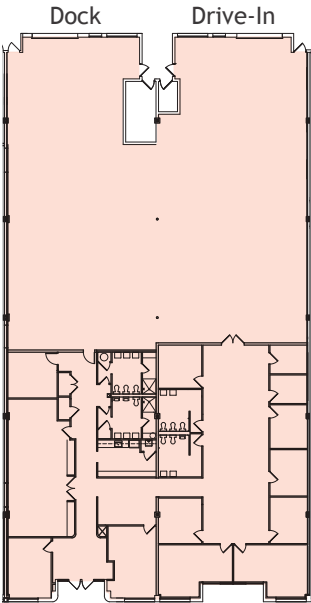
SITE PLAN | 8500-8524



SPECS

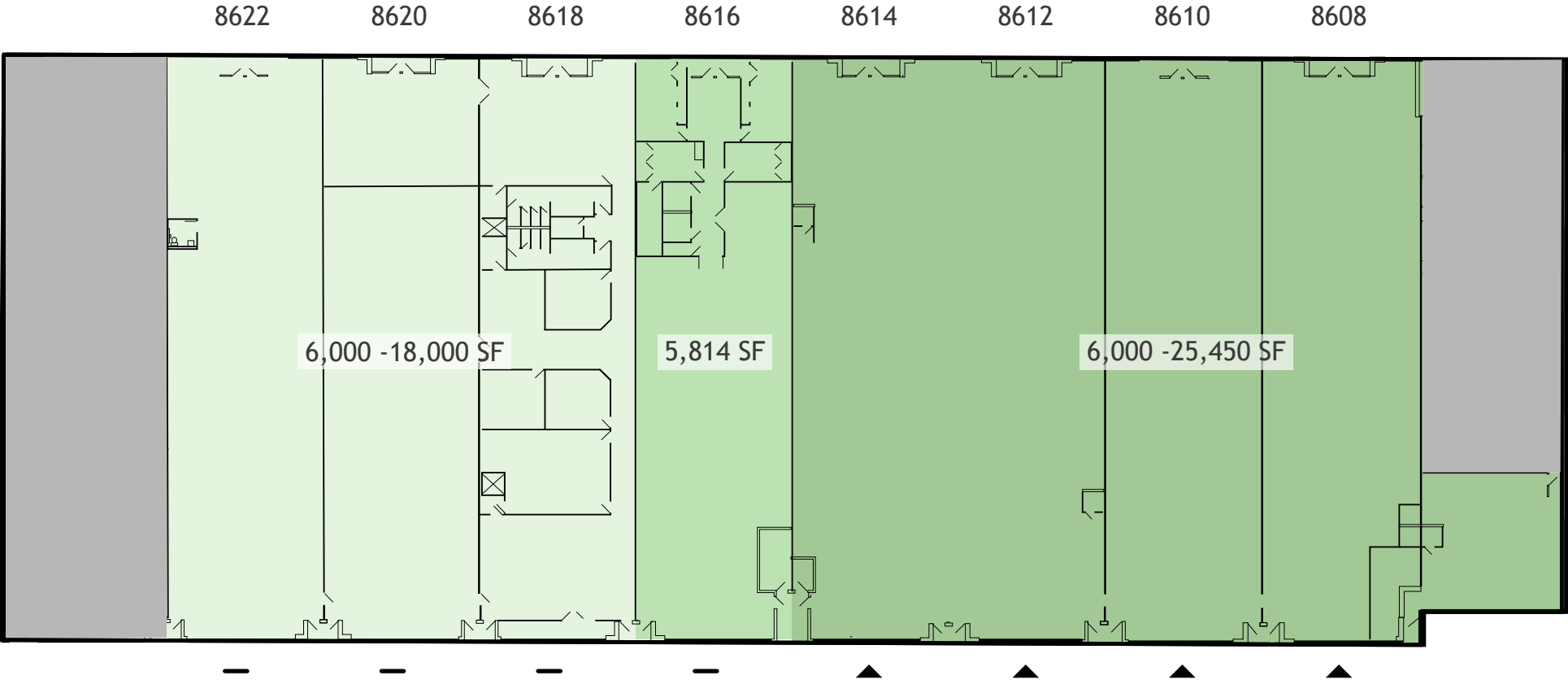


Suite	Unit 8513
Available SF	6,000 SF
Clear Height	18'
Loading	One Dock



Suite	Unit 8507/8516
Available SF	6,000 - 12,000 SF
Clear Height	18'
Loading	One Dock & 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)	495 BELTWAY	25 MIN (18.0 MI)
ROUTE 50	15 MIN (10.2 MI)	TYSONS CORNER	26 MIN (20.6 MI)
DULLES TOLL ROAD	20 MIN (15.0 MI)	WASHINGTON, D.C.	36 MIN (34.3 MI)
DULLES AIRPORT (IAD)	22 MIN (15.4 MI)	BALTIMORE	1 HR 11 MIN (68.0 MI)

8500-8624

PHOENIX DRIVE

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