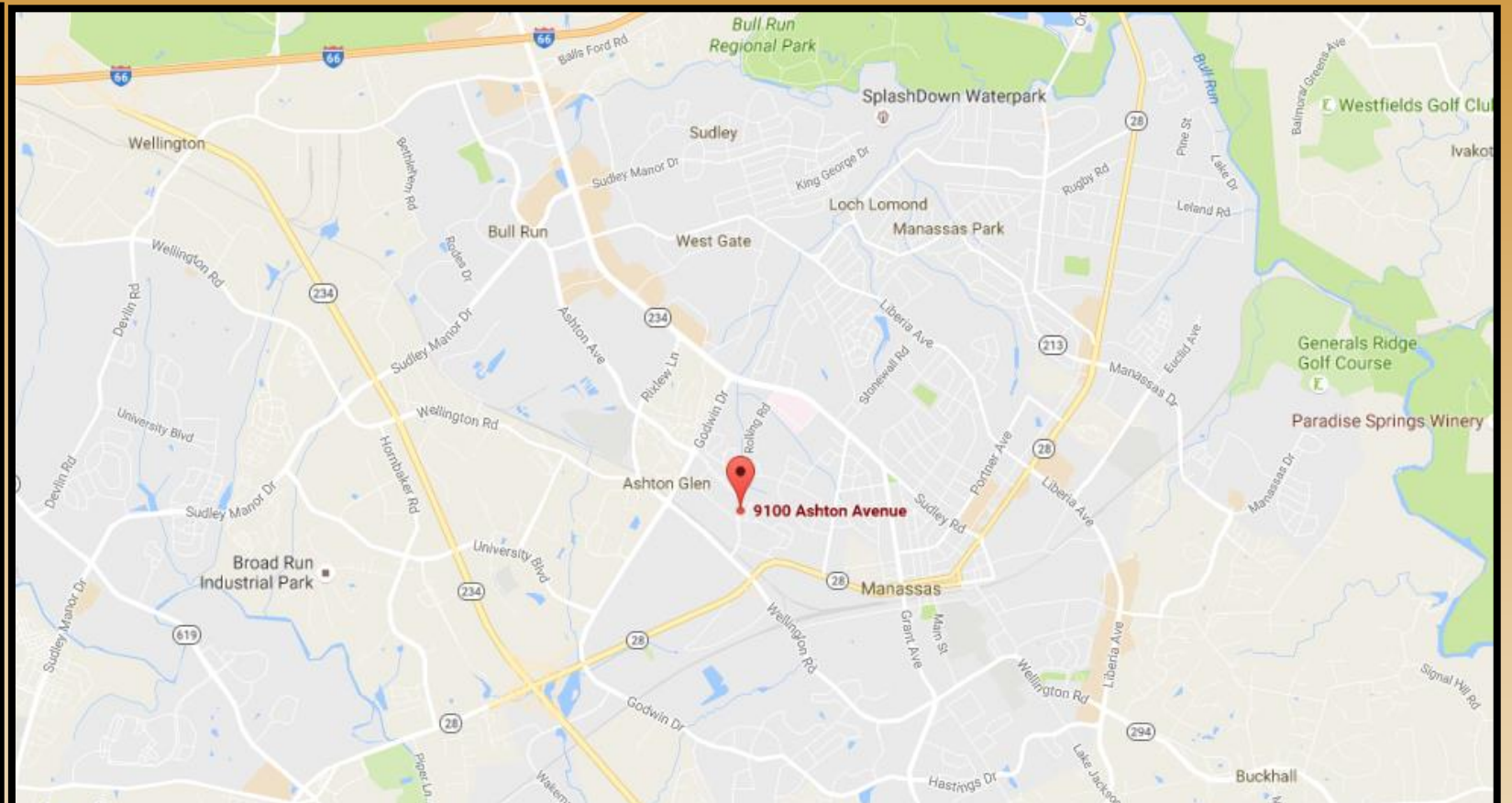


OFFICE/WAREHOUSE/STORAGE FOR SALE



Boundary lines depicted above are illustrative and not exact.



9100-9200 Ashton Avenue
City of Manassas, Virginia 20110

Available: Immediately
Zoning: I-1 (Light Industrial)
Priced to sell: Together: \$6.5 MM
Barn (3.72 ac): \$1.5 MM
B101/102 (17.05 ac): \$6.

Property Overview:

- Large tract of industrial zoned improved land
- Public water/sewer
- Two single story conditioned office buildings
- Conditioned warehouse
- Building 101 76,544 SF
- Building 102 75,402 SF
- 5,900 SF CMU Barn
- 2,400 SF open air shed
- Located in the City of Manassas
- ~4 miles to Interstate 66, less than 1 mile to Rt. 28



Contact Information:

J. Carter Wiley
Principal

(o): 703.753.9600

(c): 703.298.8129

carter@thewileycompanies.com

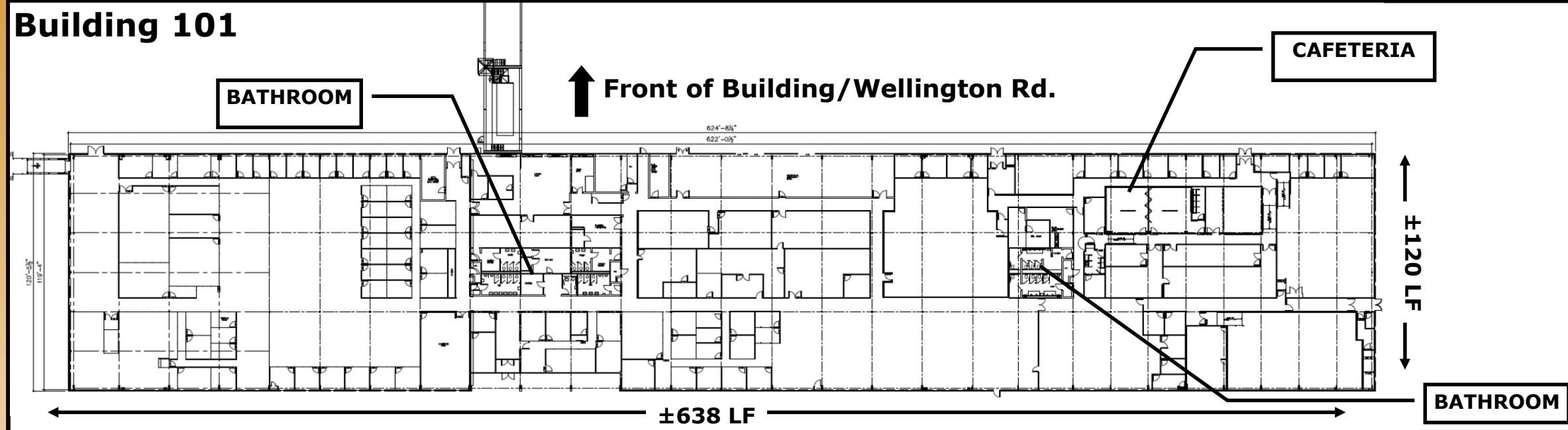
7524 Gardner Park Drive

Gainesville, Virginia 20155

www.thewileycompanies.com



OFFICE/WAREHOUSE/STORAGE FOR SALE

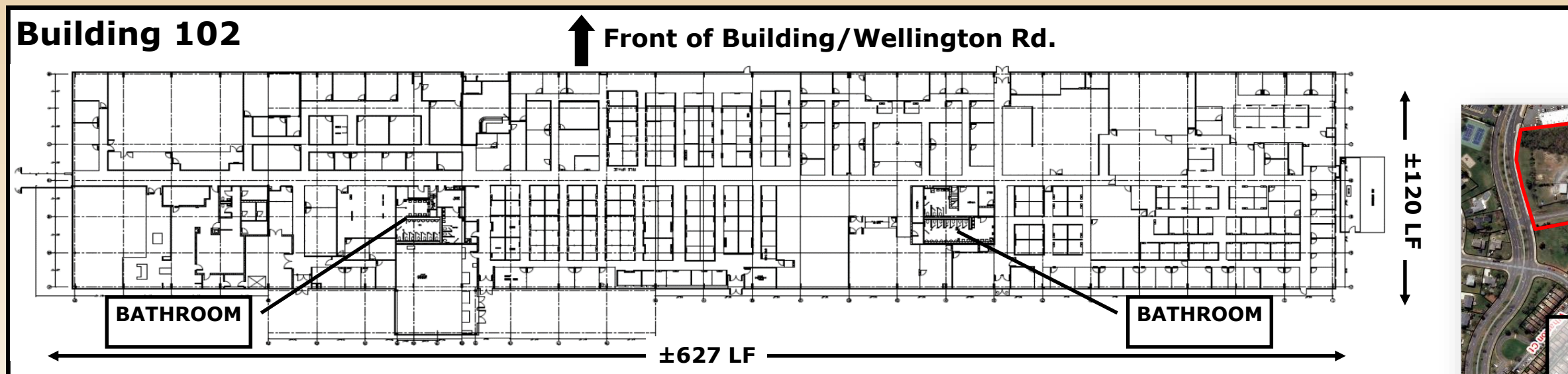


Some Allowed Uses for I-1 Zoning

- Business or Trade School
- Child Care Center
- Public Utility
- Airport or Aviation Facility
- Brewery
- Construction Material Sales
- Craft Shop
- Office
- Light Manufacturing
- Warehousing and Distribution
- Wholesale Trade

For a complete list,
click link below:

<http://www.manassascity.org/DocumentCenter/View/28126>



The Wiley Companies, Inc. © 2016
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omission, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J. Carter Wiley
Principal Broker

703.753.9600 (office)
carter@thewileycompanies.com
www.TheWileyCompanies.com