

EDWARD B. WRIGHT

ebw@wright-realty.com

703.368.8136

9500 Technology Dr

Manassas, VA 20110



FALCON COMMUNICATION BUILDINGS ON RT 28 NEAR MICRON

Two Buildings For Sale Or Lease
Stand Alone Two Story Office Building
Size:18,100 SF

Stand Alone Warehouse Building Size:
6,000 SF

Total Building Size: 24,100 SF

Office Building Contains A Good Mixture
Of Executive Office And Open Space For
Cubicles, Boardroom, Fully Networked
With Fiber Optic And Server Room. Di-

vided Into Seven Suites. Technology Oriented
With Security System And Cameras In Place.

n Warehouse Building Is Divided Into Six 1,000 SF
Separately Metered Bays. Six Drive In Bays. Fenced
Paved Outside Storage Area.

3,500 SF Vacant; Remainder Leased.

12,000 SF Available For A User

n Located On RT 28 Near Prince William Parkway,
Micron, Lockheed Martin, Manassas Airport And Old
Town Manassas.

For Lease: \$14.00 PSF, FS

FOR SALE: \$2,555,000



Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

P:703-368-8136 • F: 703-368-7238 • 9009 Sudley Road, Manassas, VA • www.wright-realty.com

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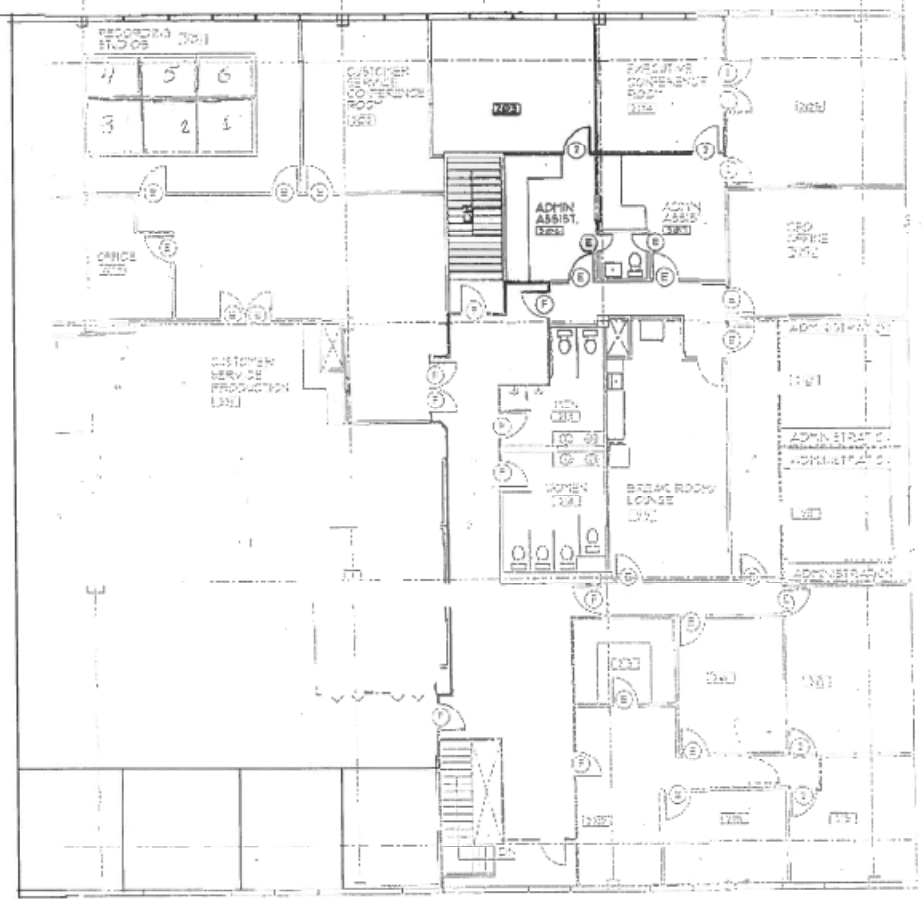
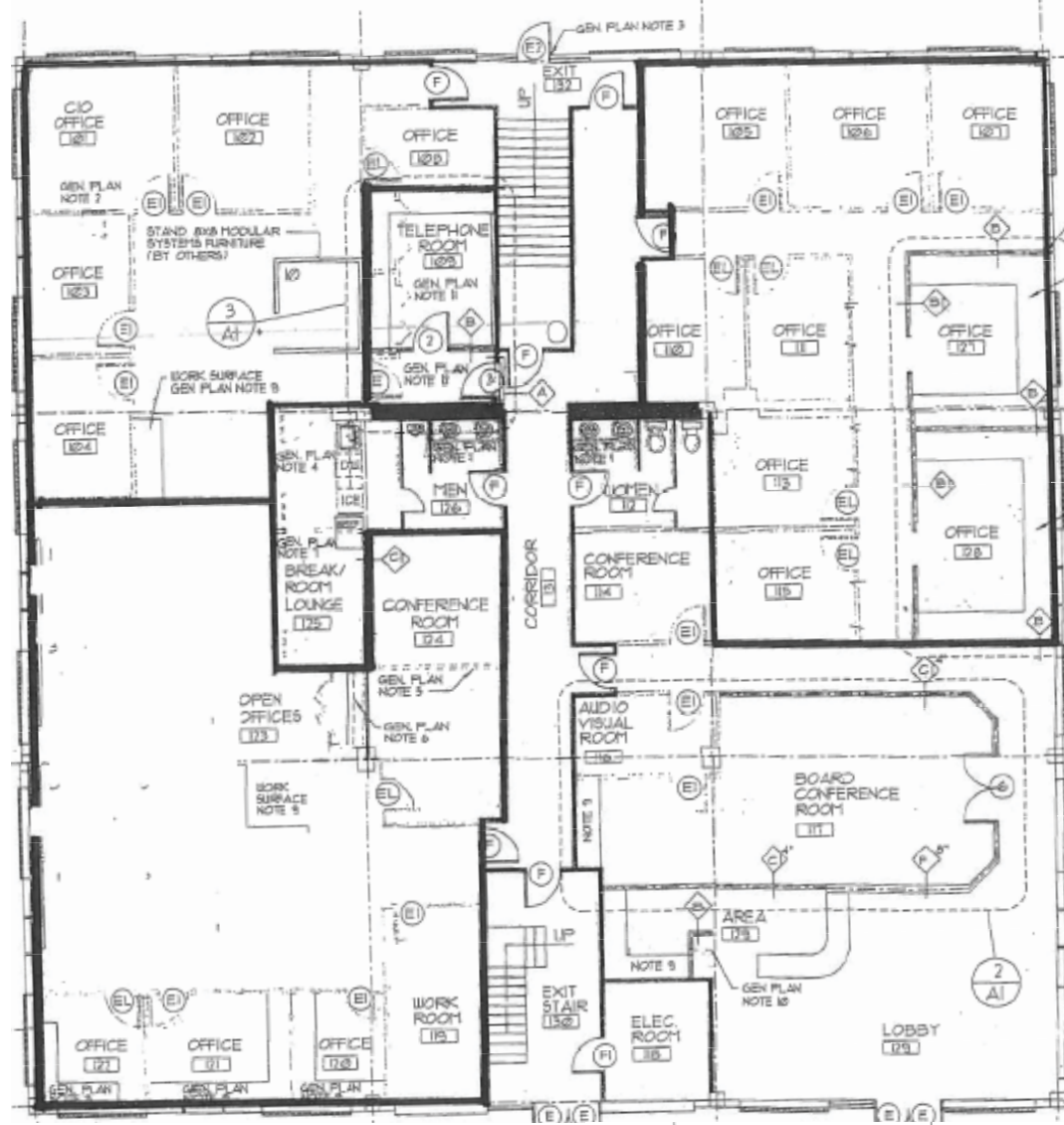
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**FOSTER DRIVE
STATE ROUTE # 729**

T. NATIONAL
ZONE: I-1
945

TC = 231.60 (EX)
BC = 232.30 (EX)
ZONE OF BUTTER = 237.00 (NOV)
TC = 237.50 (EX)
BC = 237.00 (EX)
ZONE OF BUTTER = 236.80 (NOV)

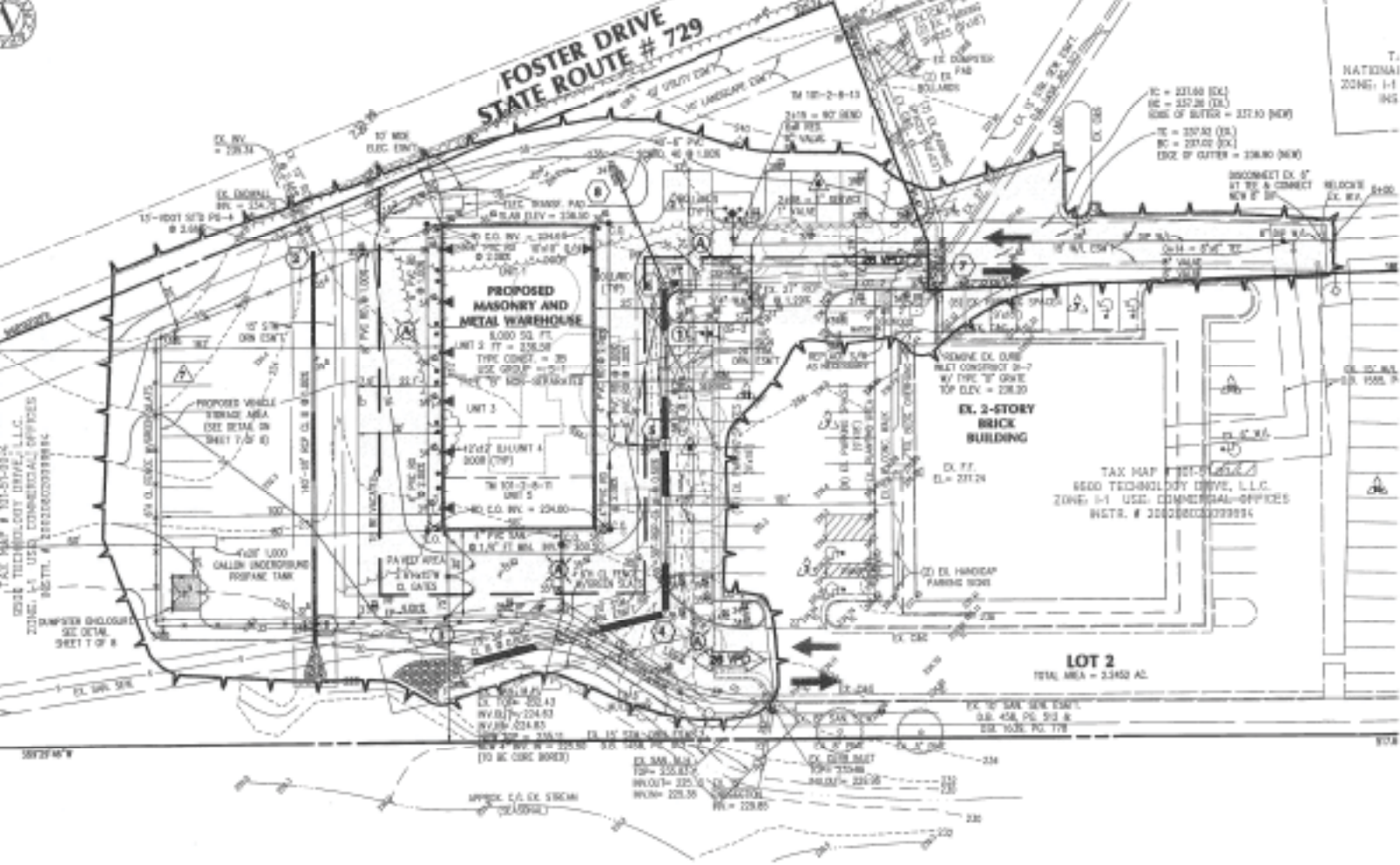
TAX MAP # 301-51-0024
6600 TECHNOLOGY DRIVE, L.L.C.
ZONE: I-1 USE: COMMERCIAL-OFFICES
INSTR. # 20020800399984

TAX MAP # 301-51-0024
6600 TECHNOLOGY DRIVE, L.L.C.
ZONE: I-1 USE: COMMERCIAL-OFFICES
INSTR. # 20020800399984

**PROPOSED
MASONRY AND
METAL WAREHOUSE**

**EX. 3-STORY
BRICK
BUILDING**

LOT 2
TOTAL AREA = 2.3452 AC.



SW 25/4" W

9174