



OFFICE BUILDING

FOR SALE OR LEASE

LOCATION: 8506 Wellington Road, Manassas, Virginia
GPIN# 7696-13-8119

LOT SIZE: .70 acres

OFFICE: 8,284 square feet with suites available from 1,000 to 3,000 square feet

AVAILABILITY: Immediately

ZONING: M-2, light industrial in Prince William County

DESCRIPTION: Suites with Reception Area, multiple offices, Conference Room, Kitchen

LEASE RATE: \$12 / square foot plus electric on first floor
\$9.75 / square foot plus electric on second floor

SALES PRICE: \$1,200,000 \$144.86 per square foot

COMMENTS:

- Attractive brick construction
- Easy access to Rt. 234 by pass (Prince William Parkway)
- Good road visibility
- Immediate occupancy

Exclusive Agent

KW Commercial

Contact

Fred Bishopp

Associate Broker

cell (703) 517-2619

Becky Clayberg

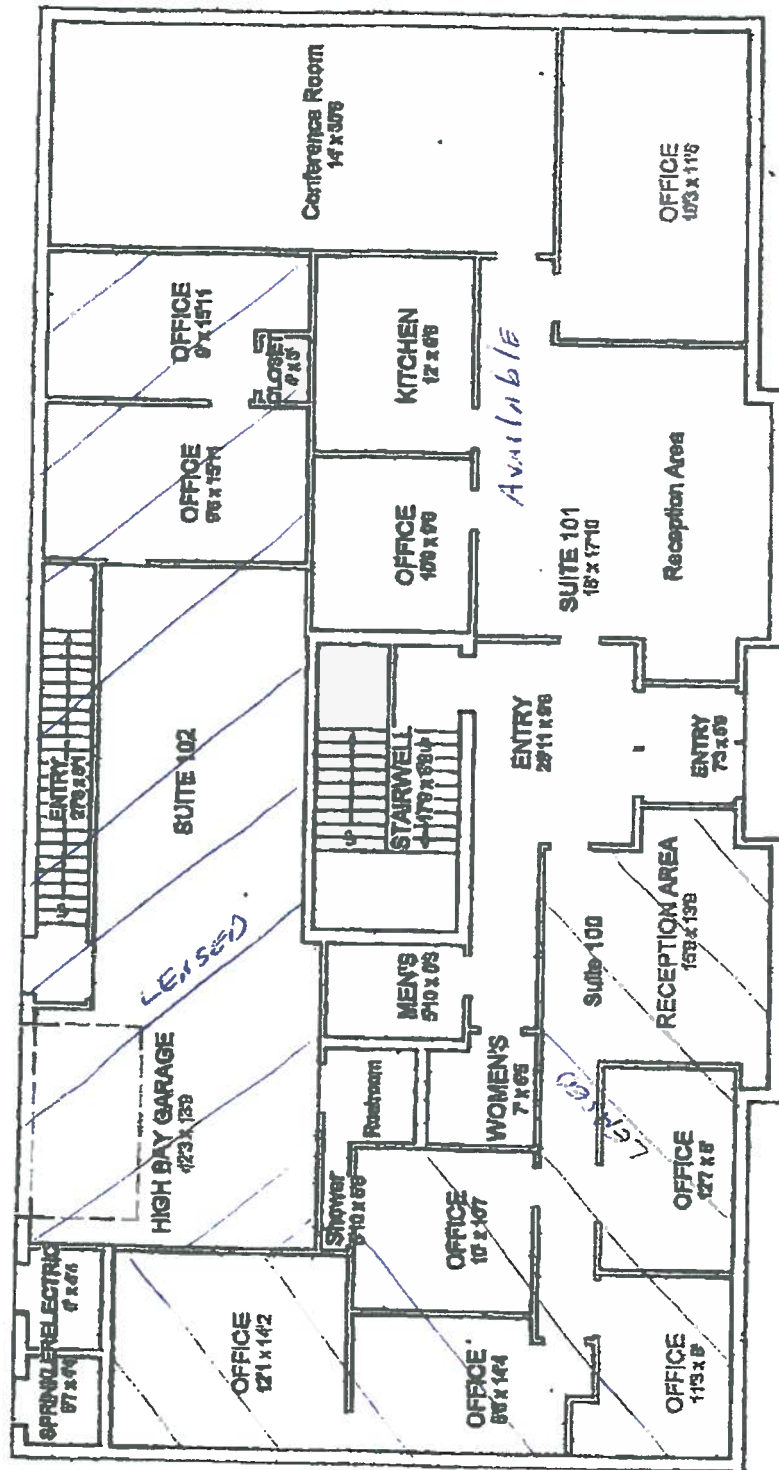
Agent

cell (540) 300-0097

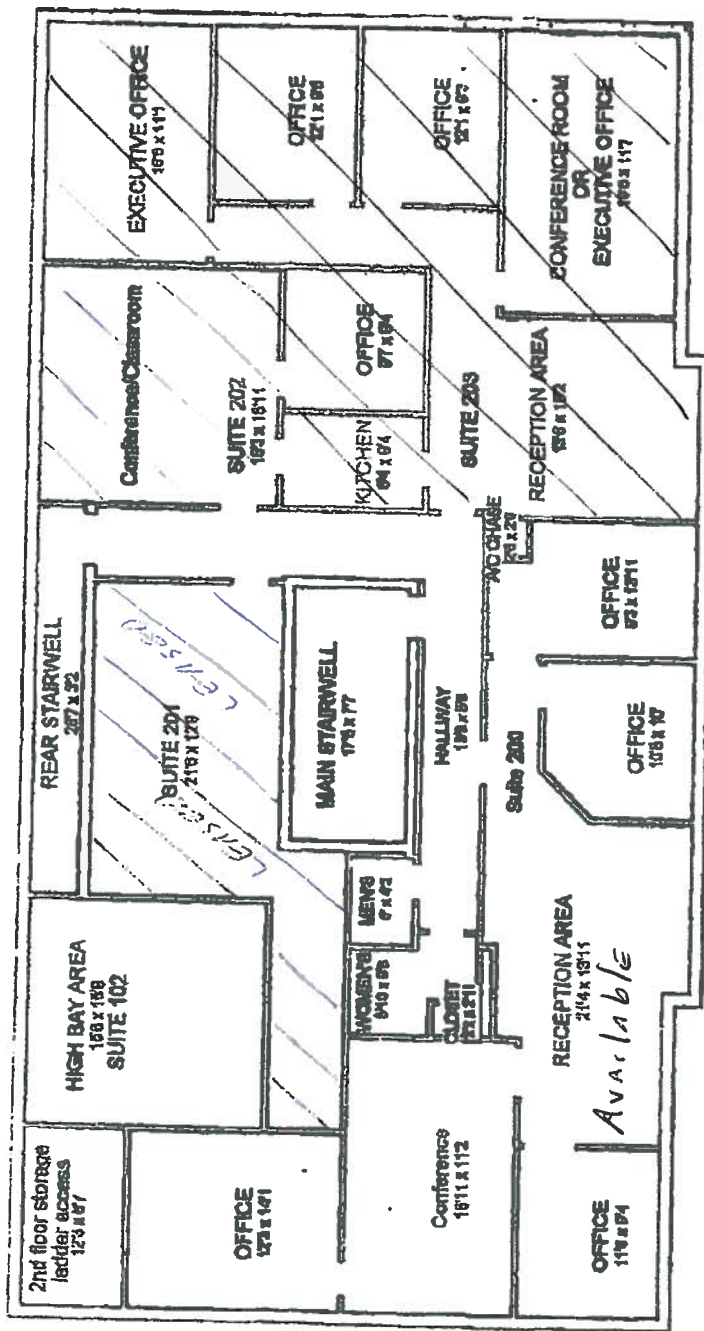
8100 Ashton Avenue, Suite 130, Manassas, Virginia 20109

Office (703) 330-2222 Fax (703) 330-2146 Fax



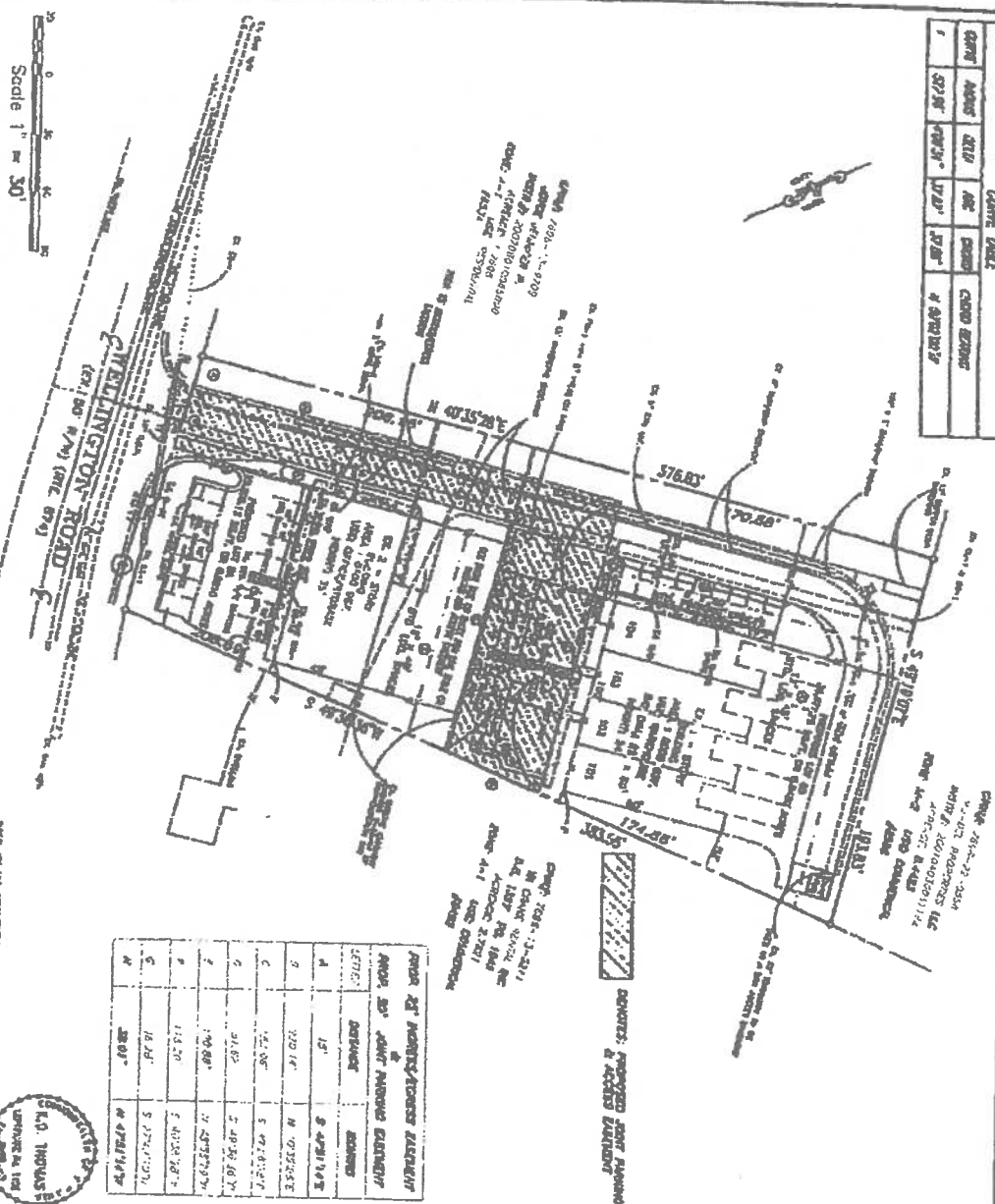


8506 Wellington Road
Suite Layout - First Floor



8506 Wellington Road
Suite Layout - Second Floor

CAME TABLE				
DATE	AMOUNT	DATE	AMOUNT	CASH BALANCE
1/27/98	100.00	1/27/98	100.00	100.00



FROM	TO	BEARING	DISTANCE
1	2	S 47° 14' 45"	15.00
2	3	N 0° 35' 45"	15.00
3	4	S 47° 14' 45"	15.00
4	5	N 0° 35' 45"	15.00
5	6	S 47° 14' 45"	15.00
6	7	N 0° 35' 45"	15.00
7	8	S 47° 14' 45"	15.00
8	9	N 0° 35' 45"	15.00
9	10	S 47° 14' 45"	15.00
10	11	N 0° 35' 45"	15.00
11	12	S 47° 14' 45"	15.00
12	13	N 0° 35' 45"	15.00
13	14	S 47° 14' 45"	15.00
14	15	N 0° 35' 45"	15.00
15	16	S 47° 14' 45"	15.00
16	17	N 0° 35' 45"	15.00
17	18	S 47° 14' 45"	15.00
18	19	N 0° 35' 45"	15.00
19	20	S 47° 14' 45"	15.00
20	21	N 0° 35' 45"	15.00
21	22	S 47° 14' 45"	15.00
22	23	N 0° 35' 45"	15.00
23	24	S 47° 14' 45"	15.00
24	25	N 0° 35' 45"	15.00
25	26	S 47° 14' 45"	15.00
26	27	N 0° 35' 45"	15.00
27	28	S 47° 14' 45"	15.00
28	29	N 0° 35' 45"	15.00
29	30	S 47° 14' 45"	15.00
30	31	N 0° 35' 45"	15.00
31	32	S 47° 14' 45"	15.00
32	33	N 0° 35' 45"	15.00
33	34	S 47° 14' 45"	15.00
34	35	N 0° 35' 45"	15.00
35	36	S 47° 14' 45"	15.00
36	37	N 0° 35' 45"	15.00
37	38	S 47° 14' 45"	15.00
38	39	N 0° 35' 45"	15.00
39	40	S 47° 14' 45"	15.00
40	41	N 0° 35' 45"	15.00
41	42	S 47° 14' 45"	15.00
42	43	N 0° 35' 45"	15.00
43	44	S 47° 14' 45"	15.00
44	45	N 0° 35' 45"	15.00
45	46	S 47° 14' 45"	15.00
46	47	N 0° 35' 45"	15.00
47	48	S 47° 14' 45"	15.00
48	49	N 0° 35' 45"	15.00
49	50	S 47° 14' 45"	15.00
50	51	N 0° 35' 45"	15.00
51	52	S 47° 14' 45"	15.00
52	53	N 0° 35' 45"	15.00
53	54	S 47° 14' 45"	15.00
54	55	N 0° 35' 45"	15.00
55	56	S 47° 14' 45"	15.00
56	57	N 0° 35' 45"	15.00
57	58	S 47° 14' 45"	15.00
58	59	N 0° 35' 45"	15.00
59	60	S 47° 14' 45"	15.00
60	61	N 0° 35' 45"	15.00
61	62	S 47° 14' 45"	15.00
62	63	N 0° 35' 45"	15.00
63	64	S 47° 14' 45"	15.00
64	65	N 0° 35' 45"	15.00
65	66	S 47° 14' 45"	15.00
66	67	N 0° 35' 45"	15.00
67	68	S 47° 14' 45"	15.00
68	69	N 0° 35' 45"	15.00
69	70	S 47° 14' 45"	15.00
70	71	N 0° 35' 45"	15.00
71	72	S 47° 14' 45"	15.00
72	73	N 0° 35' 45"	15.00
73	74	S 47° 14' 45"	15.00
74	75	N 0° 35' 45"	15.00
75	76	S 47° 14' 45"	15.00
76	77	N 0° 35' 45"	15.00
77	78	S 47° 14' 45"	15.00
78	79	N 0° 35' 45"	15.00
79	80	S 47° 14' 45"	15.00
80	81	N 0° 35' 45"	15.00
81	82	S 47° 14' 45"	15.00
82	83	N 0° 35' 45"	15.00
83	84	S 47° 14' 45"	15.00
84	85	N 0° 35' 45"	15.00
85	86	S 47° 14' 45"	15.00
86	87	N 0° 35' 45"	15.00
87	88	S 47° 14' 45"	15.00
88	89	N 0° 35' 45"	15.00
89	90	S 47° 14' 45"	15.00
90	91	N 0° 35' 45"	15.00
91	92	S 47° 14' 45"	15.00
92	93	N 0° 35' 45"	15.00
93	94	S 47° 14' 45"	15.00
94	95	N 0° 35' 45"	15.00
95	96	S 47° 14' 45"	15.00
96	97	N 0° 35' 45"	15.00
97	98	S 47° 14' 45"	15.00
98	99	N 0° 35' 45"	15.00
99	100	S 47° 14' 45"	15.00

THOMAS SURVEYS
 8 BLUEPRINTS
 1175 DUMFRIES ROAD
 MANASSAS, VIRGINIA 20112
 TEL (703) 791-5562 FAX (703) 791-5567

REVISIONS:

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DATE: 09/15/08
SCALE: 1" = 30'
SHEET: 2 OF 2

SUBDIVISION & EASEMENT PLAT
 FOR THE SUBDIVISION OF
KENNETH J. & KATHRYN S. MCKINNEY
 100000 S.F. (2.28 AC.)

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