



## 18,200 sf available!

Located in the Manassas Southern Industrial Park with easy access to the Prince William Parkway and I-66, the space is also rail served.



\$10.50 psf, NNN/ operating expenses est. \$2.25 psf



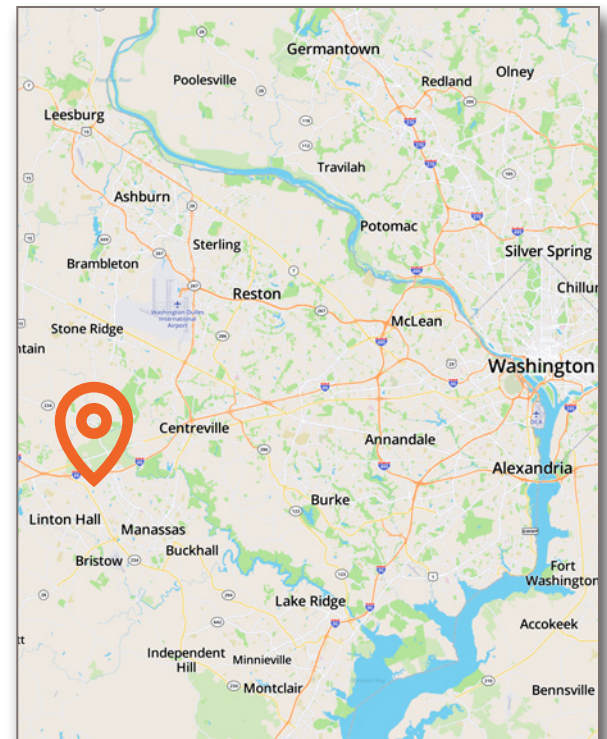
18' tailgate height loading positions with 10' x 10' overhead doors, two oversized loading positions



Located off Balls Ford Road minutes from the Prince William Parkway, I-66, and Route 29



Available February 1, 2022



### For more information, please contact:

**Edward S. Harrell (Bert)**, Principal  
D 703 288 2702  
C 703 298 1168  
bert.harrell@avisonyoung.com

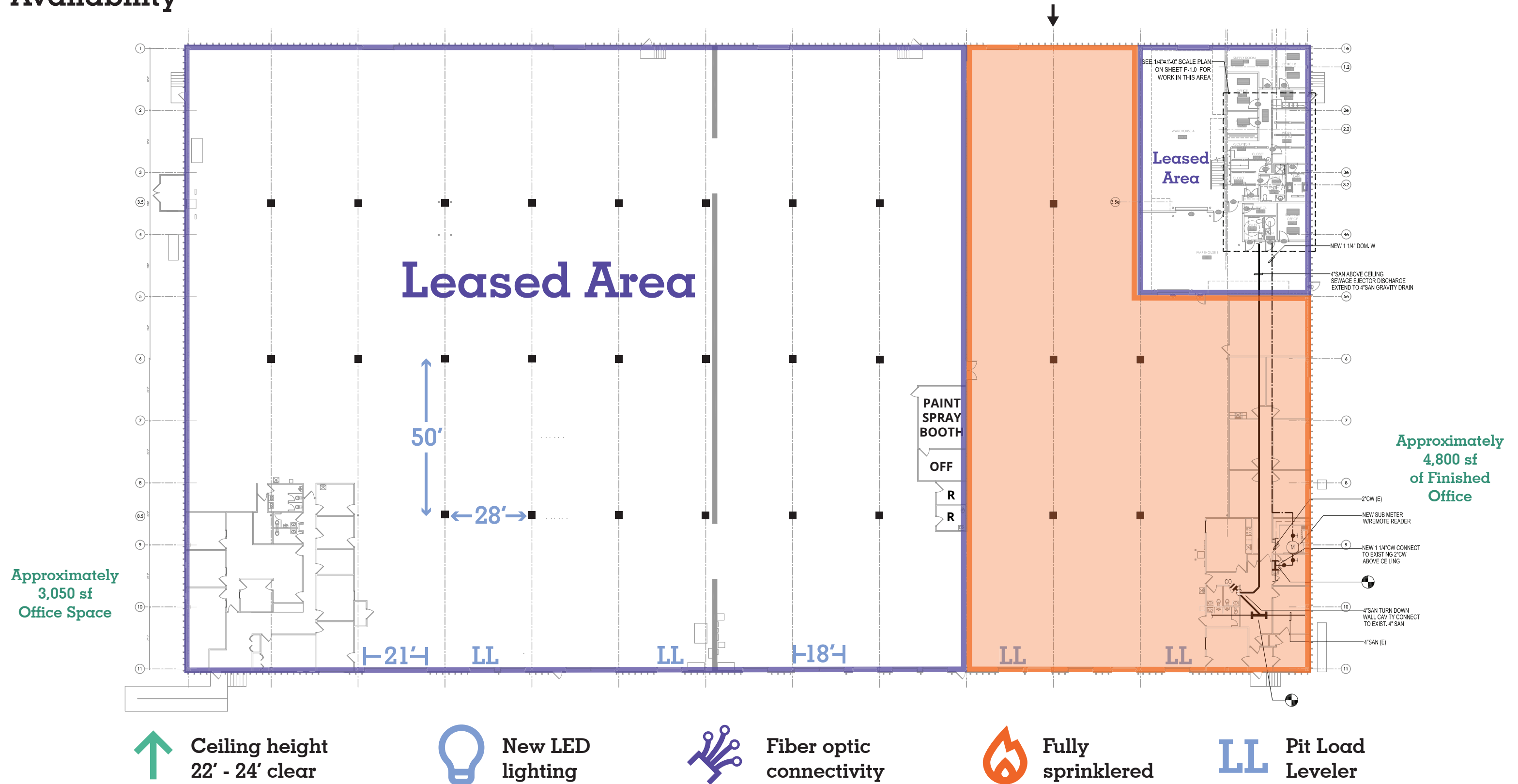
**Jesse Martin**, Senior Vice President  
D 703 288 2718  
C 703 517 9799  
jesse.martin@avisonyoung.com

**Tripp Tarro**, Senior Associate  
D 703 992 6053  
C 571 318 0706  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, VA 22102  
703 288 2700  
**avisonyoung.com**

## Availability

**18,200 sf Available**



**For more information, please contact:**

**Edward S. Harrell (Bert)**, Principal  
D 703 288 2702  
C 703 298 1168  
bert.harrell@avisonyoung.com

**Jesse Martin**, Senior Vice President  
D 703 288 2718  
C 703 517 9799  
[jesse.martin@avisonyoung.com](mailto:jesse.martin@avisonyoung.com)

**Tripp Tarro**, Senior Associate  
D 703 992 6053  
C 571 318 0706  
tripp.tarro@avisonyoung.com

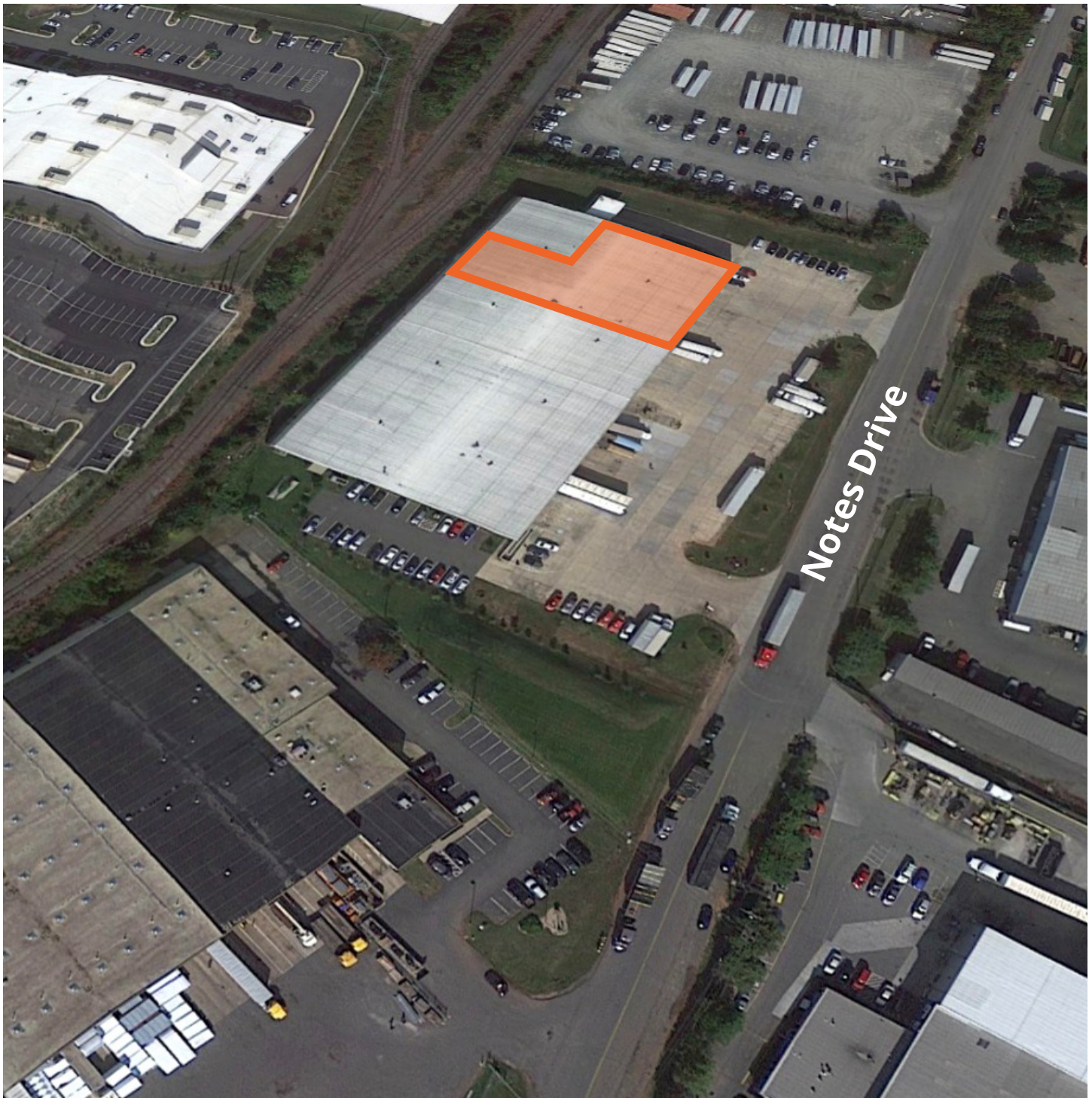
8300 Greensboro Drive, Suite 275  
Tysons, VA 22102  
703 288 2700  
**avisionyoung.com**

**AVISON  
YOUNG**



**Available space**  
**18,200 sf**

7890 Notes Drive  
Manassas, VA 20109



**For more information, please contact:**

**Edward S. Harrell (Bert)**, Principal  
D 703 288 2702  
C 703 298 1168  
[bert.harrell@avisonyoung.com](mailto:bert.harrell@avisonyoung.com)

**Jesse Martin**, Senior Vice President  
D 703 288 2718  
C 703 517 9799  
[jesse.martin@avisonyoung.com](mailto:jesse.martin@avisonyoung.com)

**Tripp Tarro**, Senior Associate  
D 703 992 6053  
C 571 318 0706  
[tripp.tarro@avisonyoung.com](mailto:tripp.tarro@avisonyoung.com)

**AVISON  
YOUNG**