

FOR SALE / LEASE

INDUSTRIAL | 10198 Dean Drive, Manassas, VA



SITE DETAILS:

- **Parcel A-1:** 7,200 +/- SF Office/Flex on one level, located on 2.27123 AC. 10 ft ceiling height in Office/Flex Building with reception/waiting area, conference room, 3 private offices, break room, flex space with moveable walls, and storage area.
For Sale \$2,450,000
- **Parcel A-2:** 24,647 +/- SF Warehouse/Production with a 26' x 30' Mezzanine., located on 2.22869 AC. 22 ft ceiling height in Warehouse/Production with two drive-thru doors, two loading docks, and two large garage doors. Warehouse is heated/cooled and sprinkled. **For Sale \$3,500,000**
- **Parcel A-3:** Raw land with 5.09245 AC. **For Sale \$14.00 per SF**
- **10199 Dean Dr:** 3.37 AC of raw I-1 land. **For Sale \$2,100,000**
- Zoned I-1 which allows for a variety of light manufacturing, research and development, data center, self-storage and many additional other commercial uses.



Crossroads, Realtors
Terry L. Caniford

Cell: 703-609-1836/ Email: terry@thecanifordgroup.com
9216 Center Street, Manassas, VA



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Parcel A-1: 7,200 SF OFFICE / FLEX / RESEARCH / MEDICAL / RETAIL

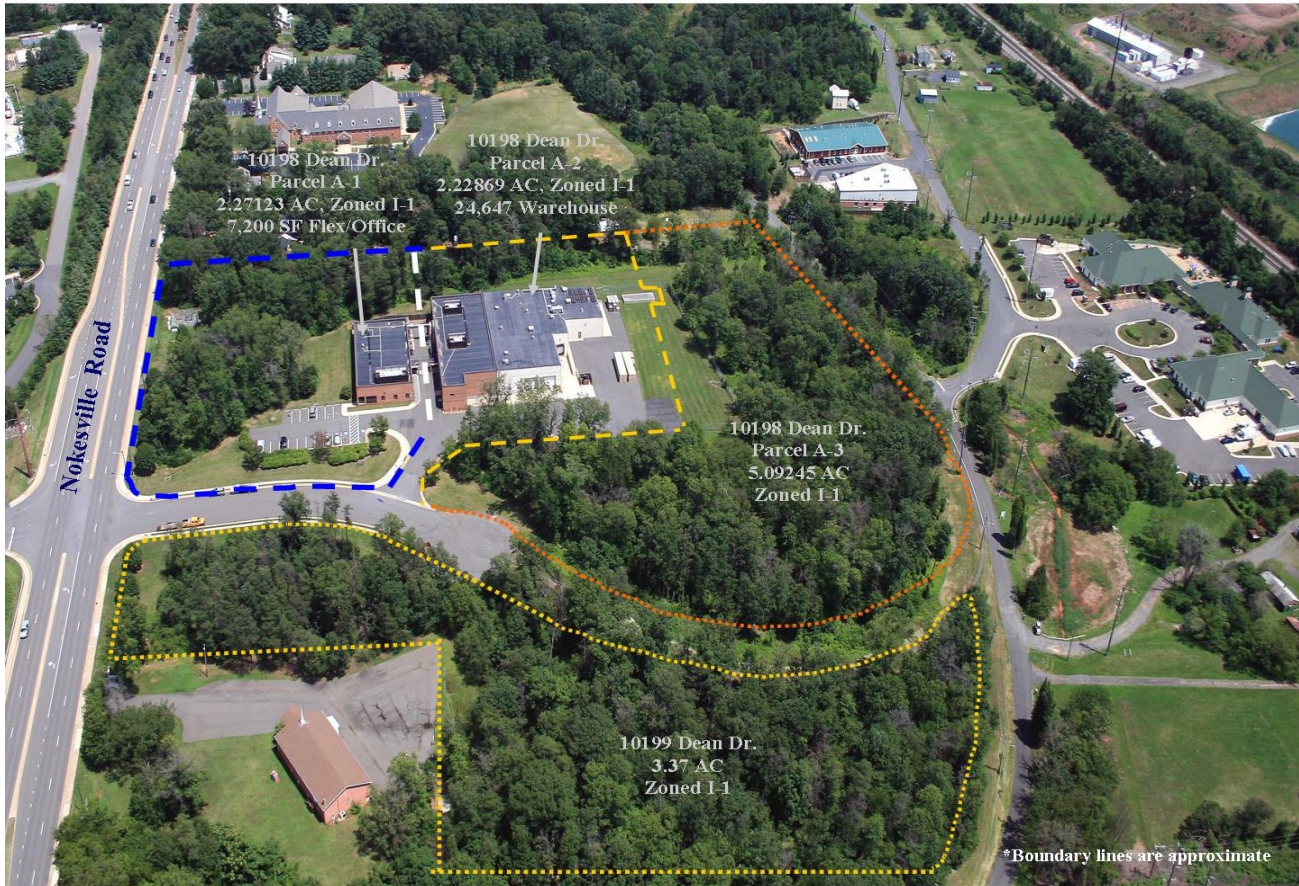
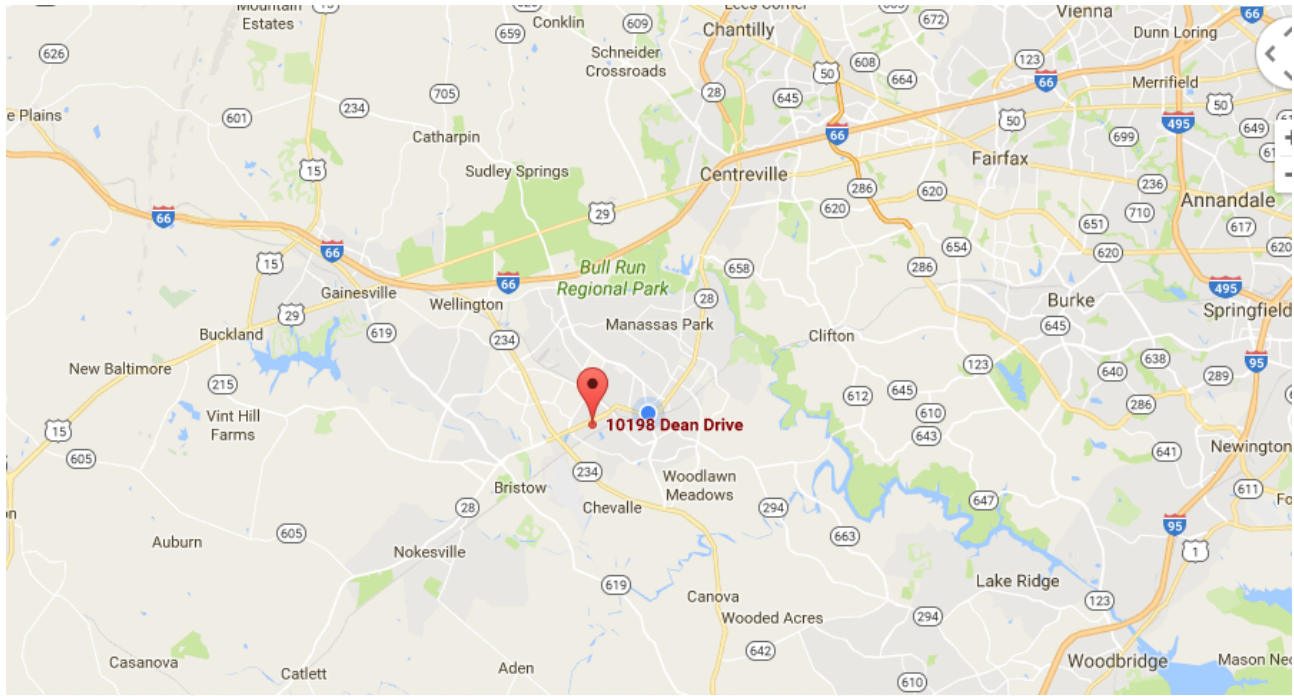


Parcel A-2: 24, 657 SF WAREHOUSE / DISTRIBUTION / MANUFACTURING/ SELF STORAGE



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