

66 Business Center

12980 Balls Ford Rd., Manassas, VA 20109

LEASING INFORMATION

- Available For Lease or Sale
- Short-Term and Long-Term Leases Available
- Call for Pricing

INVESTMENT NOTES

- Location, Location, Location!
- Excellent Access to 234 Bypass and I-66 (minutes to 66 exit)
- Excellent Visibility on Balls Ford Road

DIRECTIONS

Take I-66 to Exit #44, Rt 234 Bypass, first right after exit ramp to Balls Ford Road. 66 Business Center is on the right, just past the railroad tracks.

For More Information, Please Contact:

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Aksoylu Properties
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BROKERS WELCOME!!

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PRE-CONSTRUCTION SALE OR LEASE

124,000 sf FLEX WAREHOUSE CONDO

Zoned M-1

66 Business Center, LLC
8012 Centreville Road
Manassas, VA 20111



Standard Features of 3,000 SF Unit

- 3,000 SF – 40' width by 75' depth
- Warm Lit Bay
- Fully Sprinklered
- 5 Dedicated Parking Spaces Plus Common Area Parking
- 4" Thick Concrete Subfloors
- Telephone and Communications Package
- Tilt-up Concrete Block Store Fronts
- Fire Alarm and Monitoring Electric, Gas, and Water
- Handicap Accessible Bathroom
- 200 Amp Electric Panel
- Gas Space Heater
- Warehouse Bay Lights
- Glass Storefront
- 4-Ply Laminated Roof
- 24' Ceiling Height
- 1 Rollup Door

Additional Features for 6,000 SF Unit

- 1 Additional Rollup Door
- Conduits for 2nd Electric Panel
- Stub in for 2nd Bathroom
- 5 Additional Dedicated Parking Spaces

M-1 (HEAVY INDUSTRIAL DISTRICT)

Some Uses Permitted by right are as follows:

- Automotive Use
- Bakery, Industrial
- Blacksmith, Welding or Machine Shop
- Catalog Sales, Contractor (with or without Showroom)
- Catering, Commercial (Off Premises)
- Contractor's Shop
- Data and Computer Services
- Dry Cleaning/Garment Processing Plant, Wholesale Facility
- Dry Cleaning/Garment Processing Facility, Retail Greater than 3,000 SF
- Food Service, Institutional
- Manufacturing Business
- Motor Vehicle Repair, Service
- Office
- Publishing and Printing
- Recording Studio
- Sheet Metal Fabrication
- Tool and Equipment Rental
- Veterinary Hospital, Etc.

For more information, please visit www.pwcgov.org

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