



## Godwin Business Park

10498 Colonel Ct. Manassas, VA 20110

### Location

Great location just off Route 234 bypass with easy access to Route 28 & I-66.

### Availability

#### Unit 101

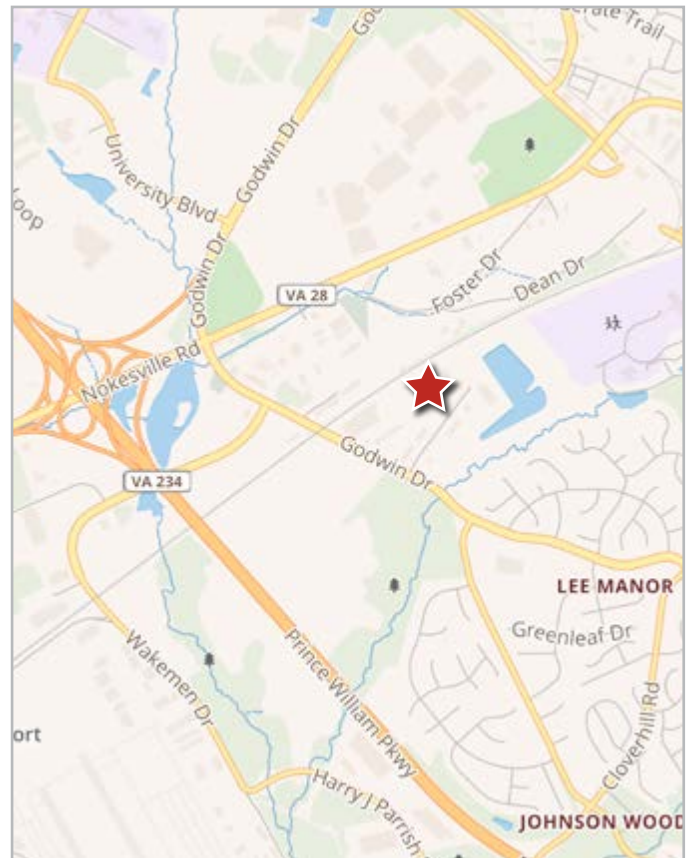
- 6,519 SF
- Rate: \$11.00/NNN
- Dock loading – 8'x8'
- Partial build-out
- End Unit

#### Unit 105

- 5,100 SF
- Rate: \$11.00/ NNN
- Dock Loading – 8'x8'
- 13' ceiling height
- End Unit

### Property Features

- Exterior Signage Available
- Ample Parking
- I-2 zoning: Heavy industrial
- Flexible zoning allowing for a variety of uses

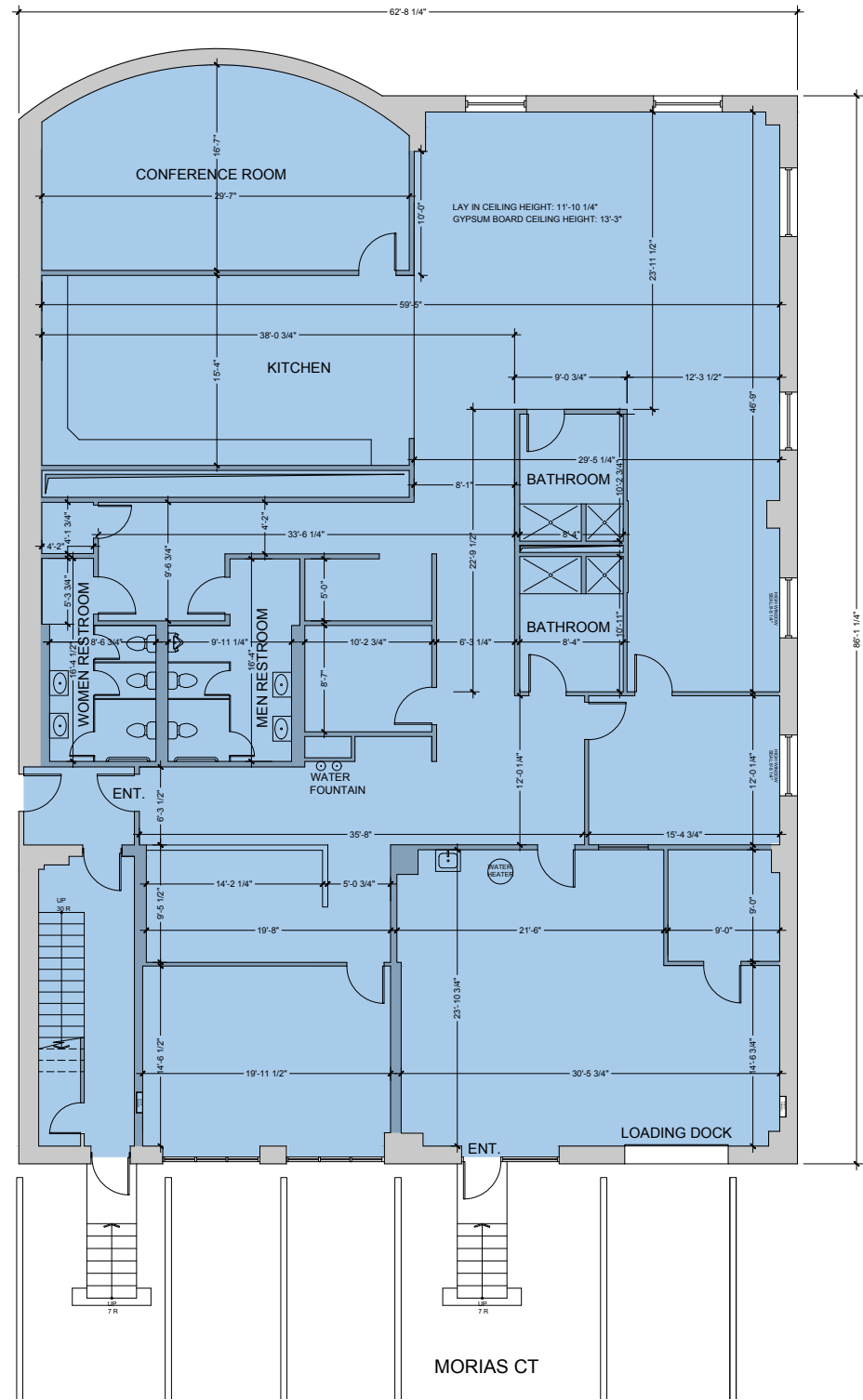


For more information, please contact:

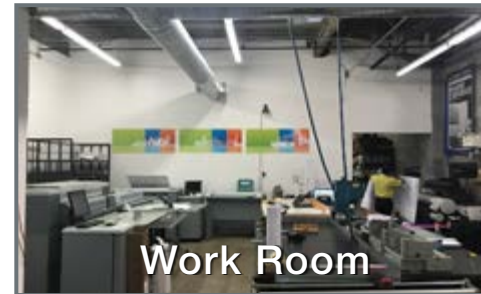
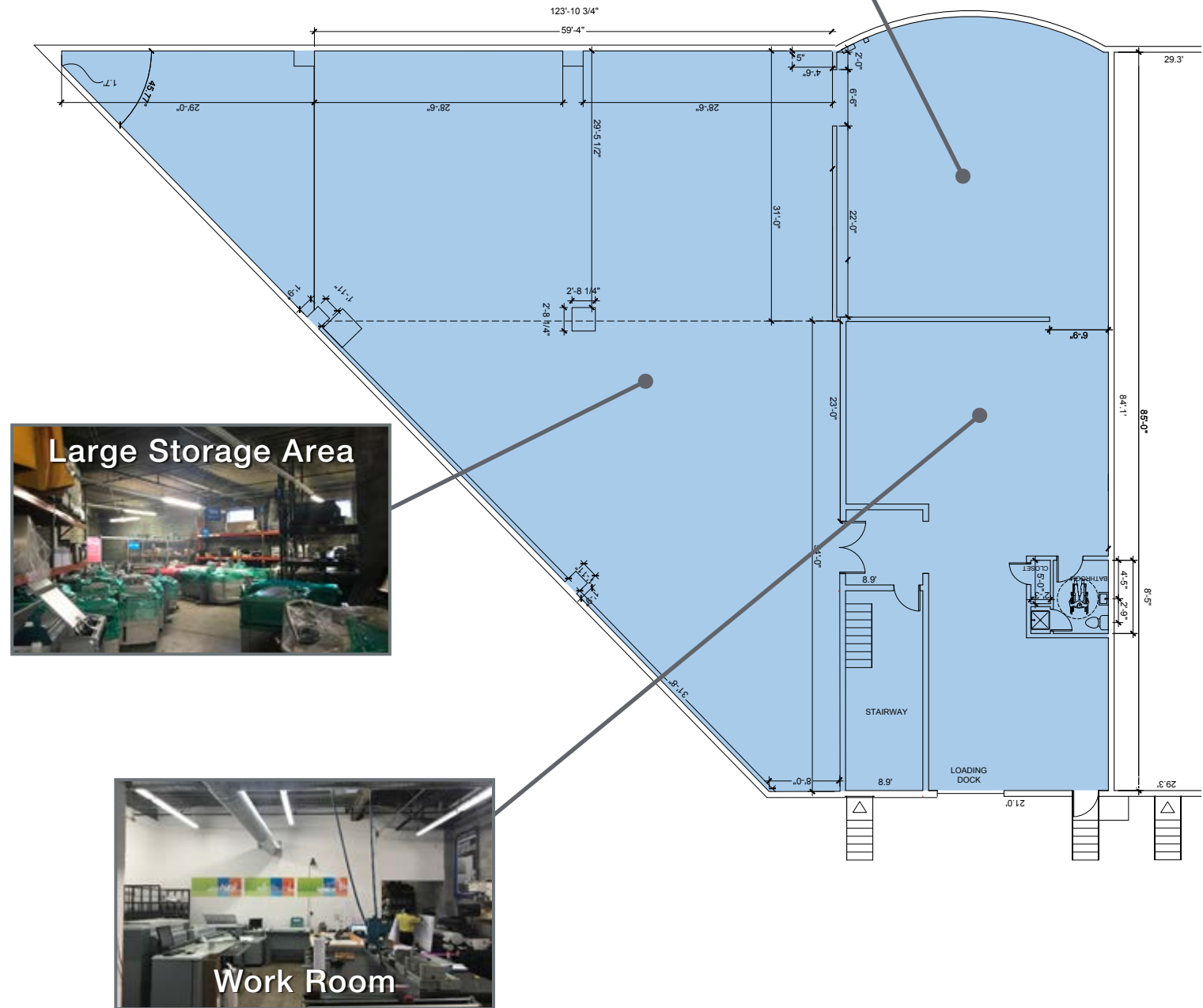
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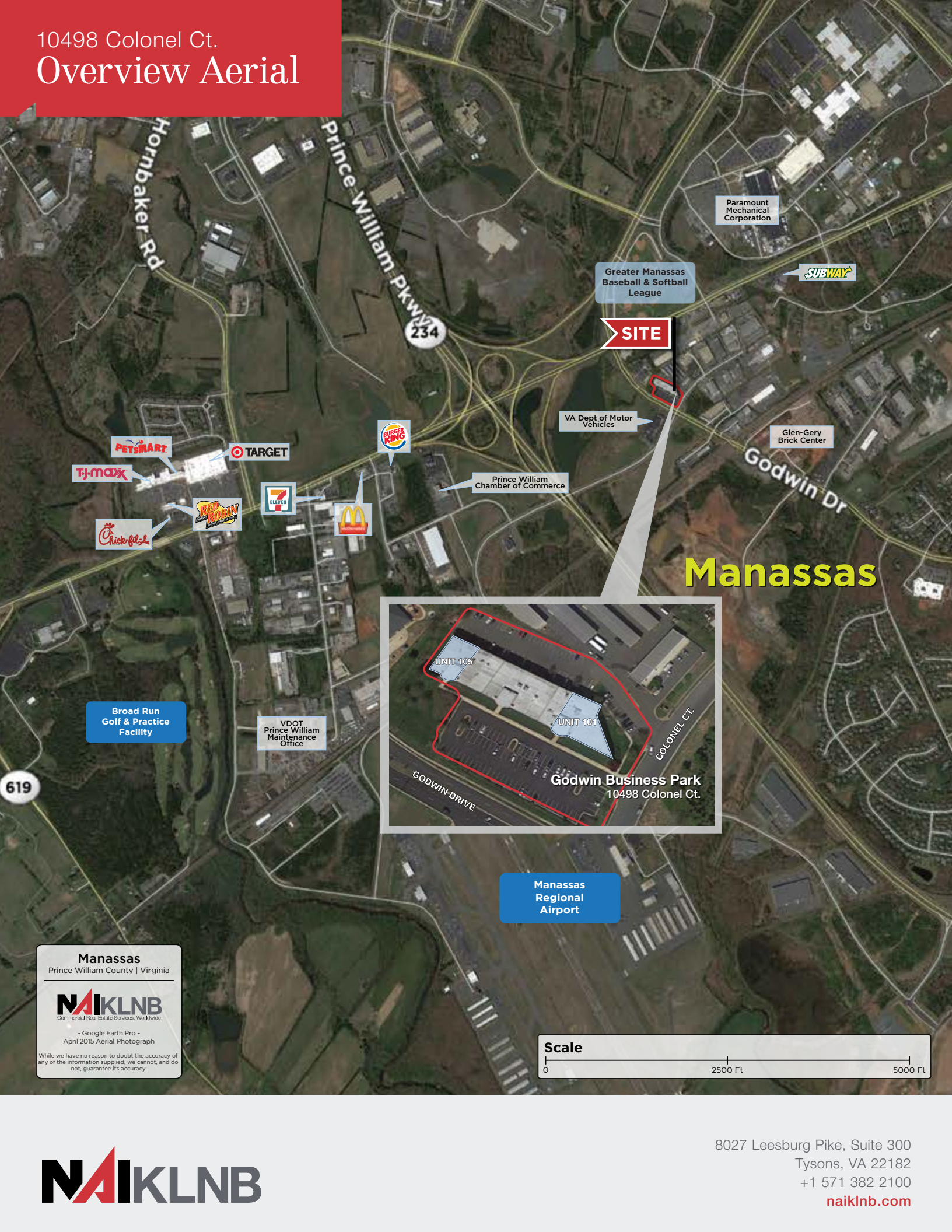
Unit 105 | 5,100 SF



Unit 101 | 6,519



10498 Colonel Ct.  
**Overview Aerial**



# Manassas

**SITE**



**Manassas Regional Airport**

**Broad Run Golf & Practice Facility**

**VDOT Prince William Maintenance Office**

**Greater Manassas Baseball & Softball League**

**SUBWAY**

**Paramount Mechanical Corporation**

**Glen-Gery Brick Center**

**VA Dept of Motor Vehicles**

**Prince William Chamber of Commerce**

**PETSMART**

**TARGET**

**BURGER KING**

**TJ-MAXX**

**RED ROBIN**

**7 ELEVEN**

**MCDONALD'S**

**Chick-fil-A**

619

**Manassas**  
Prince William County | Virginia

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Commercial Real Estate Services, Worldwide.

- Google Earth Pro -  
April 2015 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

