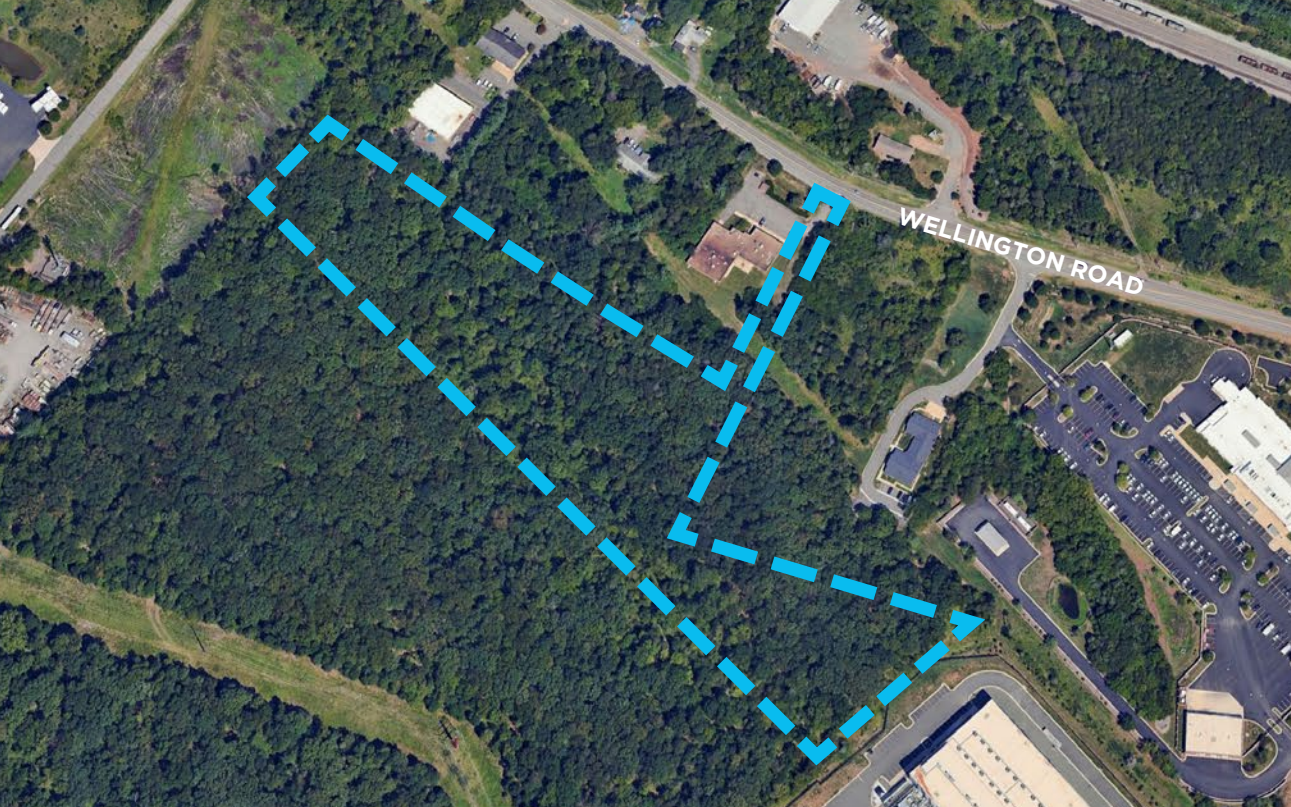


8586 WELLINGTON

MANASSAS, VA 20109

- For Sale: 8.8 Acres
- Zoning: M2 Light Industrial
- Located within the Manassas Innovation Hub
- Delivery: Early 2027
- Build to Suit Opportunity available offering up to 80,000 SF of industrial space
- Includes additional 1 acre of outdoor storage, perfect for trailer parking, equipment storage, or laydown yard
- Excellent access to I-66, Routes 28 and 234
- Ideal for flex industrial, distribution, and manufacturing users



CONCEPT RENDERING



MARKET LOCATION



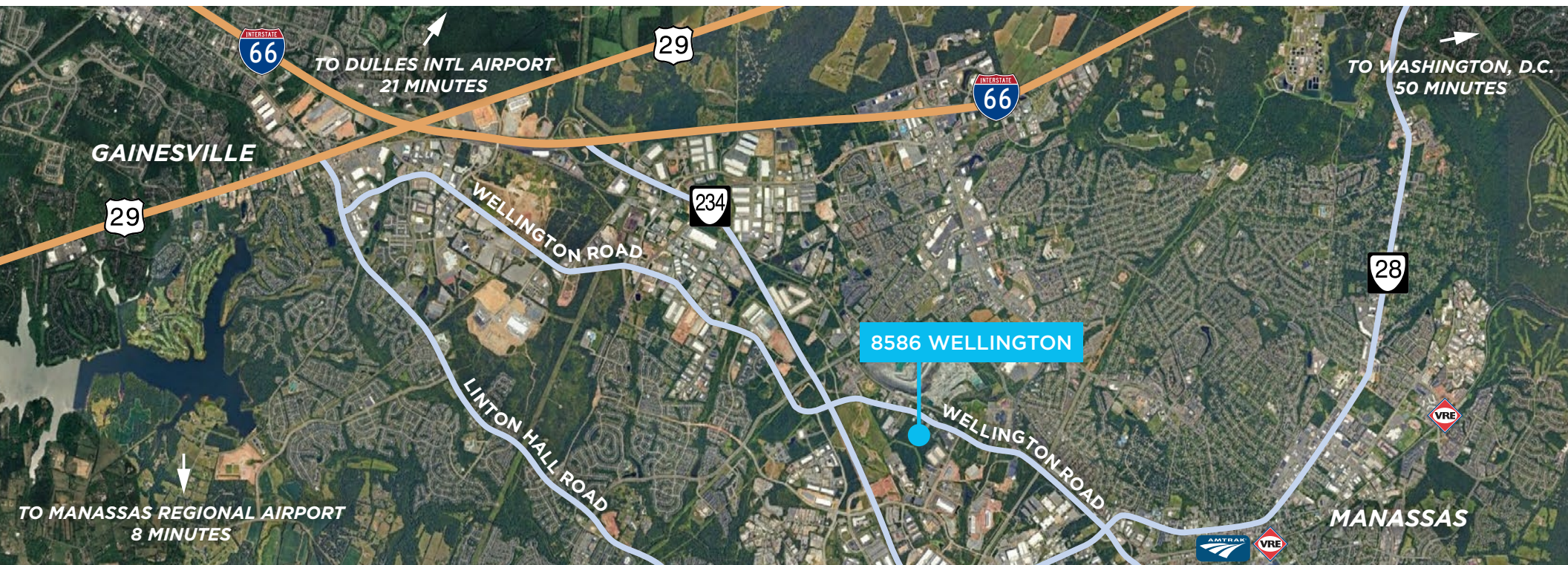
PROJECT HIGHLIGHTS

PROPERTY DETAILS

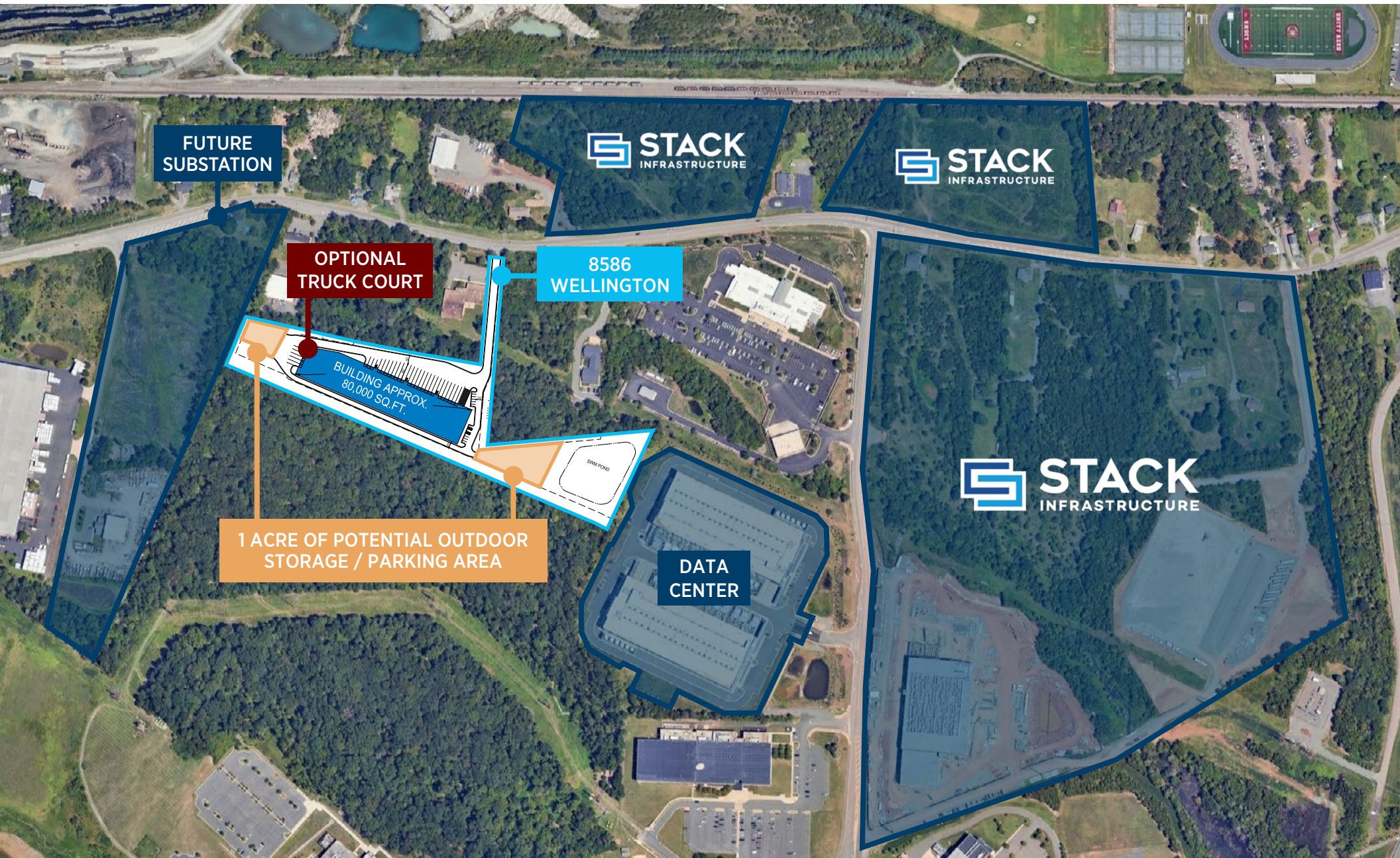
- Shovel-ready site with flexible zoning
- Up to 80,000 SF customizable space
- Dock Door & Drive-In Configuration to Suit
- 36' + clear ceiling height

STRONG REGIONAL TRANSPORTATION ACCESS

- Proximity to I-66, Route 28, Route 234 access
- Three airports within 45 minutes
- Amtrak and multiple VRE stations within a 10-minute drive
- 35 miles to Washington, D.C.
- 70 miles to I-81



SITE PLAN



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