

**FOR SALE/LEASE**



**10364 - 10384 Balls Ford Road  
Manassas, VA 20109**

Retail/Warehouse  
Up to 24,000 Sq Ft

## EXCLUSIVE MARKETING

PRESENTED BY



**Eileen Xu Weithers**   
Principal

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DEVELOPED BY



# PROPERTY SUMMARY



**Alpha Royale Commercial Group (“ARCG”)** is pleased to introduce the opportunity to acquire a retail/industrial condo units. The Property is ideally located at intersection of Interstate 66, Route 29, Route 234 and Balls Ford Road in Manassas, Virginia.

The Property contains a total of **24,000 Sq Ft** which can be divided in to 6 bays/units with **4,000 Sq Ft per unit**. Each unit offers rear drive-in door, 25' ceiling height, free surface parking, strong power and rear outdoor storage possibility. In addition, M-1 zoning code allows broad business concepts within this Property to embody with the hotels, shopping centers and convenience stores nearby.



- Each unit (bay) can be acquired individually or combined.
- 6 bays (units)
- 24,000 sqft in total
- 4,000 sqft each bay (space)
- Rear drive-in door
- 25' ceiling height
- 2.65 acre of land
- Built in 2007
- Free surface parking
- Possible rear outdoor space
- M-1 zoning
- Boarded on two sides by interstate 66; Balls Ford providing excellent visibility
- Centrally located and easily accessible
- Ample amenities, hotels, shopping centers and convenience stores within 1 mile



# OFFERING SUMMARY

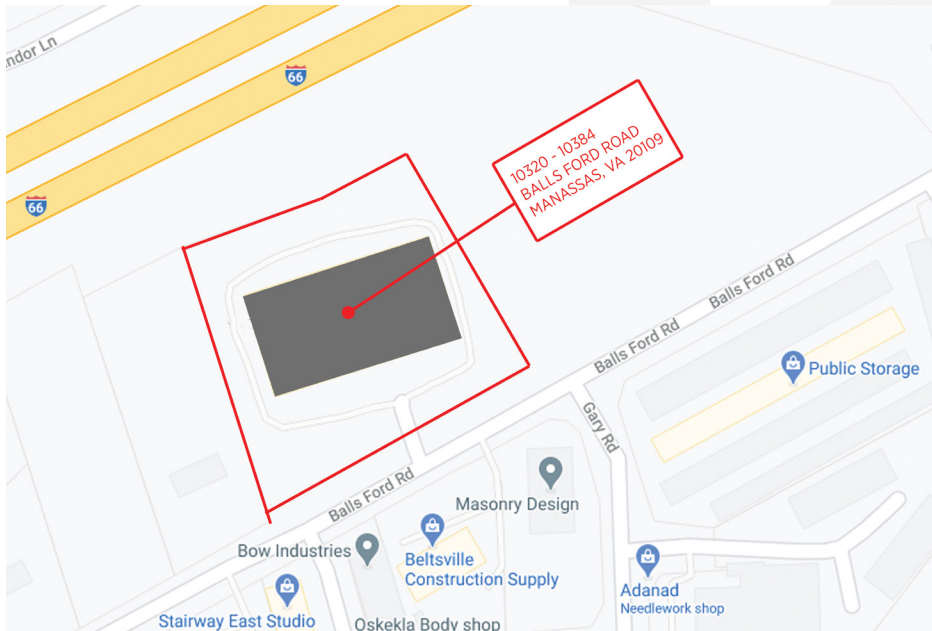


## OFFERING

- Retail/Industrial
- Price: \$185 - \$195 per sf
- Size: 4,000 sq ft up to 24,000 sq ft
- Year Built: 2007
- Land Area: 2.46 Acre
- Sale Type: User or Investor

## PROPERTY SPECIFICATIONS

- Ceiling Height: 25'
- Drive-in Loading
- Fully Sprinkled
- Heavy power 3 phase 480 amps
- Parking: 40 free surface, 1.25/1,000 sq ft
- Zoning: M-1
- Condition: Shell



# PROPERTY OVERVIEW



## LOCATION

- Manassas, Prince William County
- Route 29 /I-66 Corridor
- Washington-Arlington-Alexandria, DC-VA-MD



## IMPROVEMENTS

- Sprinkle, wet
- Reinforce Concrete
- Bathroom/office
- Shell
- Drive-in roll-up doors
- Heaters
- Public utilities



## PARCEL

- Land Acres: 2.46 AC
- 107,158 Sq Ft
- Building Far: 0.30
- Parcel: 7697-56-9572
- Zoning: M-1



## TRAFFIC

- Route I-66:  
-153,243 cars per day
- Balls Ford Road:  
-5,110 cars per day
- Prince William Pkwy:  
-48,727 cars per day



## ACCESS

- Interstate I-66
- Route 29
- Prince William Pkwy
- Balls Ford Road
- Manassas Commuter Rail -  
5.3 miles
- Manassas Park Commuter Rail -  
7.7 miles



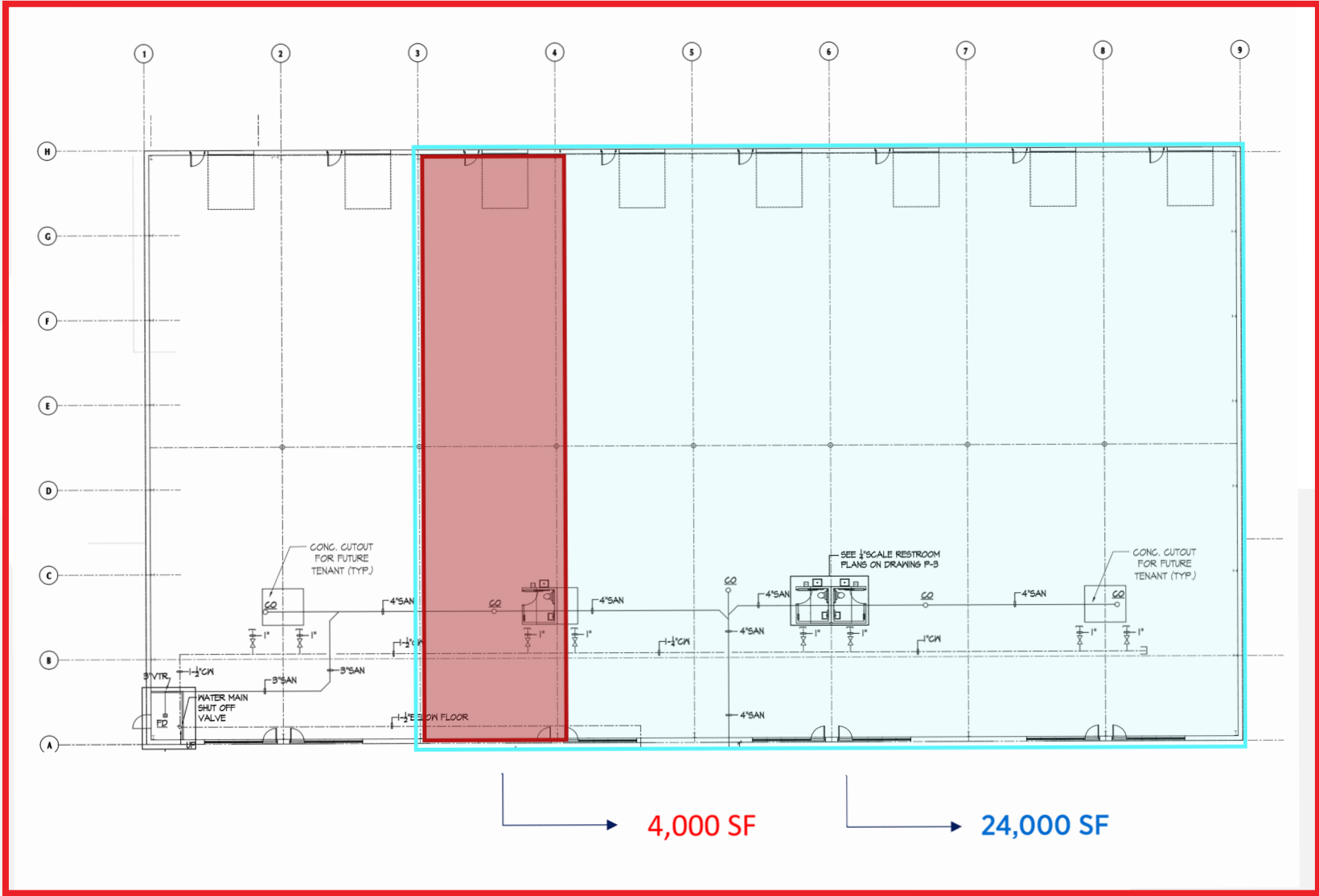
## PARKING

- 40 Free surface spaces
- Ratio 1.25 sq ft / 1,000 sq ft

# PROPERTY OVERVIEW



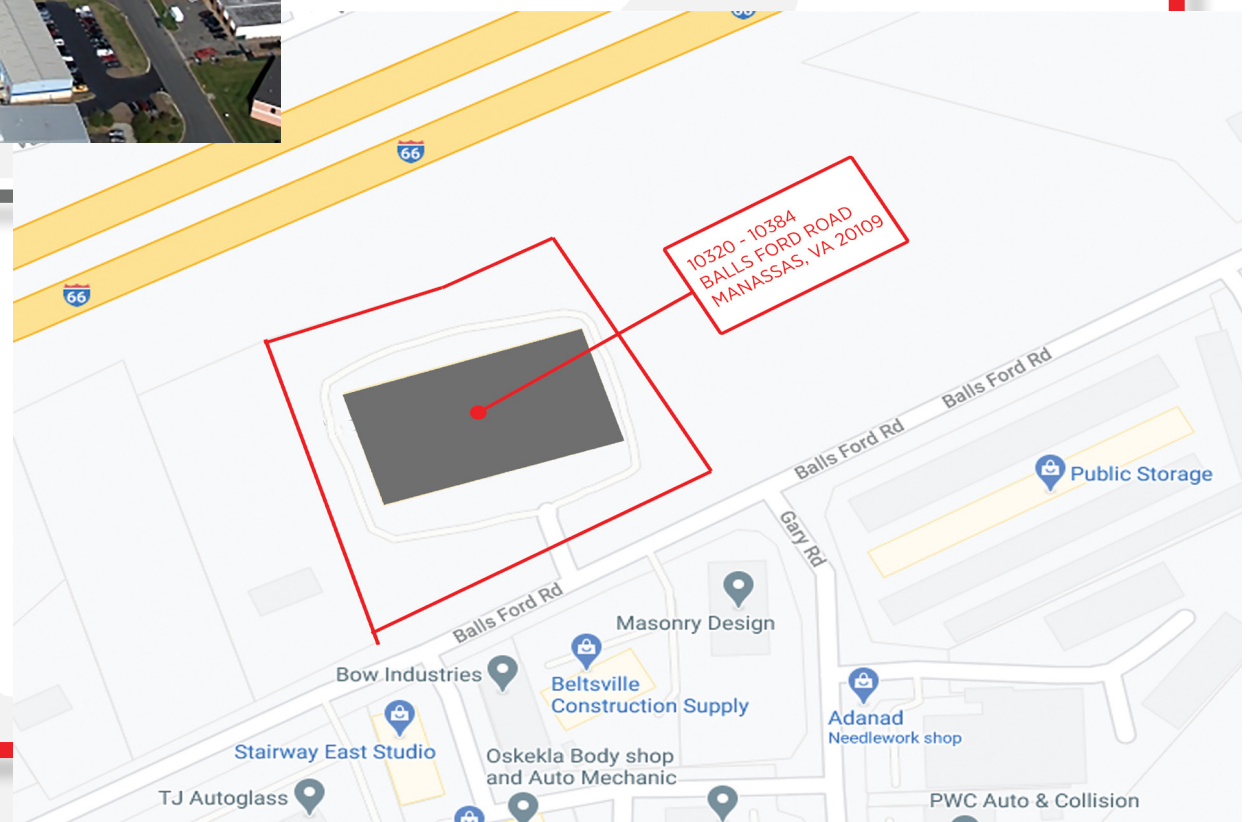
# PROPERTY OVERVIEW



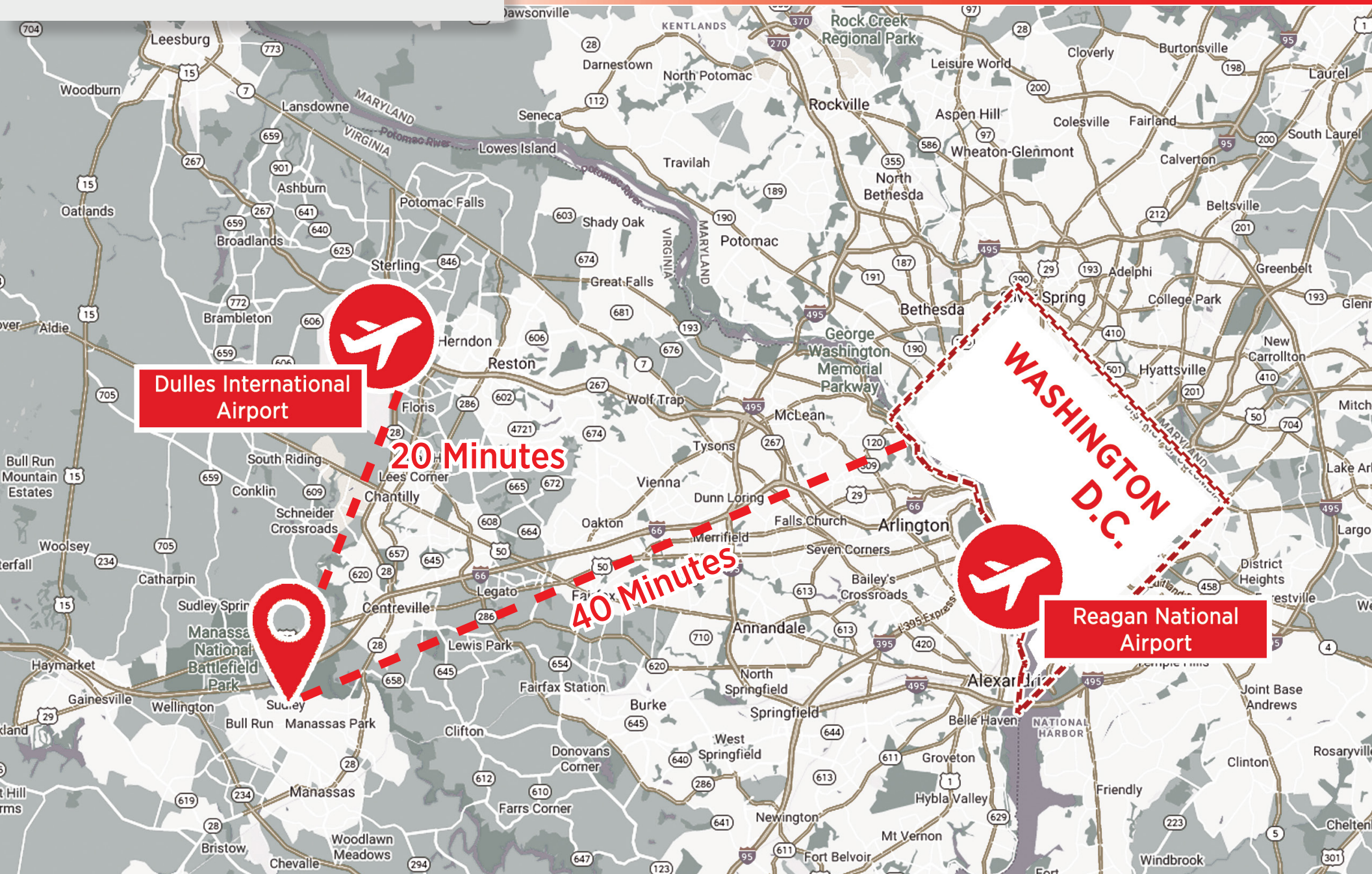
# OVERVIEW MAP



# PARCEL OVERVIEW



## LOCATION MAP



# LOCATION OVERVIEW

## MANASSAS, VA

Manassas is home to a multitude of attractions, things to do and places to stay. Known for its Civil War history, it offers charming historical landmark and natural beauty through two railroads which linked Northern Virginia and Washington D.C. with the Shenandoah Valley and Richmond.

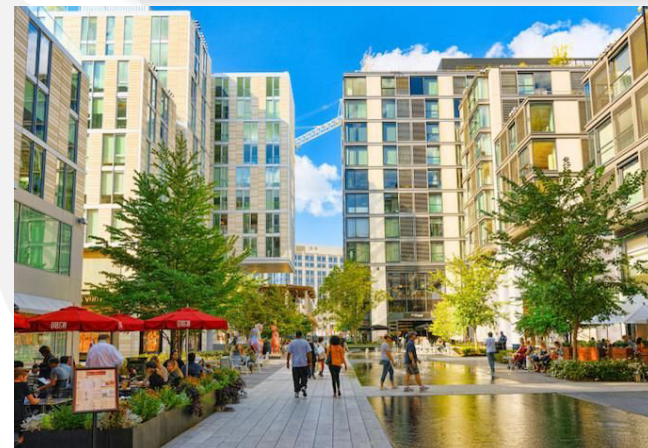
Manassas is a medium-sized city with a population of 41,641 people and 24 constituent neighborhood. With convenient access to many major roads, such as Virginia State Route 28, Virginia State Road 234, I-66 and US-29, and airports and rail stations, Manassas' continued thrive as a top-tier business location, powerful tourism magnet, and great place to live, work and play. Currently, Manassas has the 16th highest per capita income, the 10th highest weekly wages, and 4th highest wages in professional and technical service in Virginia.

## PRINCE WILLIAM COUNTY

As the 2 nd largest county in the Commonwealth of Virginia, Prince William County is a community of choice with a strong, diverse economic base, where individuals and families choose to live, work, and play and businesses choose to locate.

Prince William County is strategically located on the Potomac River in the Commonwealth of Virginia, 20 minutes from Washington, DC. It offers access to two U.S. interstates, three airports, and overnight access to 56% of the U.S. population.

A part of Northern Virginia, Prince William County is part of the Washington Metropolitan area. It is the second largest and 4th fastest growing county in Virginia. In 2019, Prince William County became a headquarter of many mid-large corporations, including eight companies that are on the list of the fastest-growing privately held business in the United States according to the Inc. 5000 list for 2019. Those companies include but are not limited to High Purity Systems, Chantilly Air, Micron and the new Mason Small Business Development Center. During 2019, Prince William County further solidified its position as a major player in the world's largest data center market with the completion of 6 data center projects.



RADIUS	POPULATION	AVG. AGE	AVG. HOUSEHOLD	AVG. INCOME
1 MILE	7,022	32.90	3.00	\$87,517
2 MILE	34,442	32.90	2.90	\$87,480
3 MILE	65,395	33.70	3.10	\$96,168



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