

**7024, 7028, 7056, 7060 Tech Circle  
Manassas, VA 20109  
For sale at \$1,825,000**



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## **Property Highlights**

Four connected flex space units.

Two units on each side of the building joined end to end..

Two of the units are built out as office/showroom and also have office space on the second floor..

Two units are strictly warehouse.

4 grade level roll up doors.

Three restrooms total, one of which has a shower.

About 7,000 square feet of base space and another 1,000 square feet of upstairs office.

Can be easily divided to 2 units with one part being warehouse and the other office showroom. Seller may be willing to lease back the showroom portion.

Condo fee for all 4 combined is \$577/month.

Taxes are about \$12,000 per year.

