MID-ATLANTIC ACQUISITIONS LLC

2,100 SF – 53,626 SF
IOS - Available

6870 WELLINGTON ROAD | MANASSAS, VA



NEW OWNERSHIP: A BOLD NEW LOOK.

Fresh pavement, striking new signage designed to stand out, and refreshed landscaping are just the beginning.

Space Features

- 53,626 SF total available in two buildings on 4.19 acres
- $22.00 PSF NNN
  $7.00 PSF NNN (IOS)
- Small bay industrial space
- 18' clear heights
- Great location off I-66, on the corner of Balls Ford & Wellington
- Outdoor Storage - IOS
- Premier signage opportunity
- Zoned M2
  Uses include but not limited to:
  - Warehousing
  - Distribution
  - Assembly and Production
  - Manufacturing
  - Research and Development

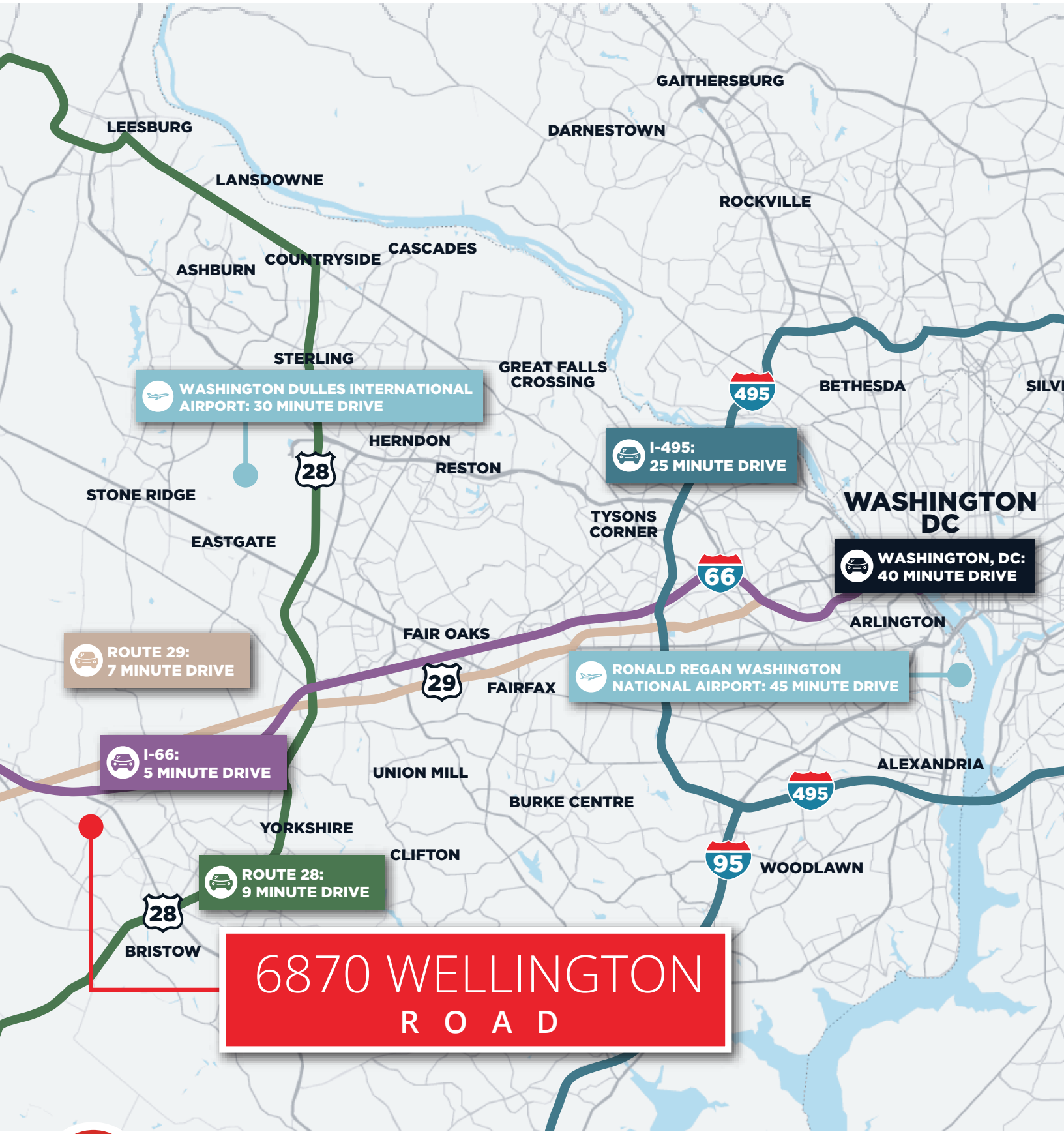


Contact Traci Morris Cole | 703.328.7884 | www.midacq.com



Sample of IOS

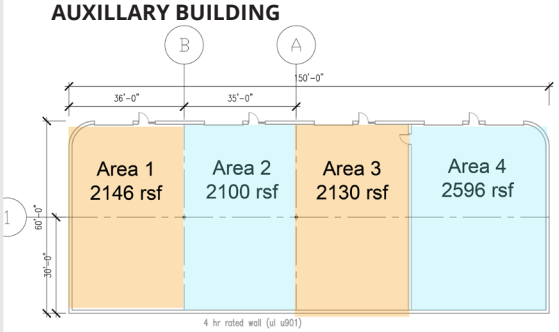
Institutional Neighboring Data Center Ownership


GAITHERSBURG
LEESBURG
DARNESTOWN
LANSDOWNE
ROCKVILLE
CASCADES
COUNTRYSIDE
ASHBURN
STERLING
GREAT FALLS CROSSING
WASHINGTON DULLES INTERNATIONAL AIRPORT: 30 MINUTE DRIVE
495
BETHESDA
I-495: 25 MINUTE DRIVE
HERNDON
28
RESTON
STONE RIDGE
TYSONS CORNER
WASHINGTON DC
EASTGATE
66
WASHINGTON, DC: 40 MINUTE DRIVE
ARLINGTON
FAIR OAKS
ROUTE 29: 7 MINUTE DRIVE
29
FAIRFAX
RONALD REGAN WASHINGTON NATIONAL AIRPORT: 45 MINUTE DRIVE
I-66: 5 MINUTE DRIVE
UNION MILL
ALEXANDRIA
BURKE CENTRE
495
YORKSHIRE
CLIFTON
95
WOODLAWN
ROUTE 28: 9 MINUTE DRIVE
28
BRISTOW
6870 WELLINGTON ROAD

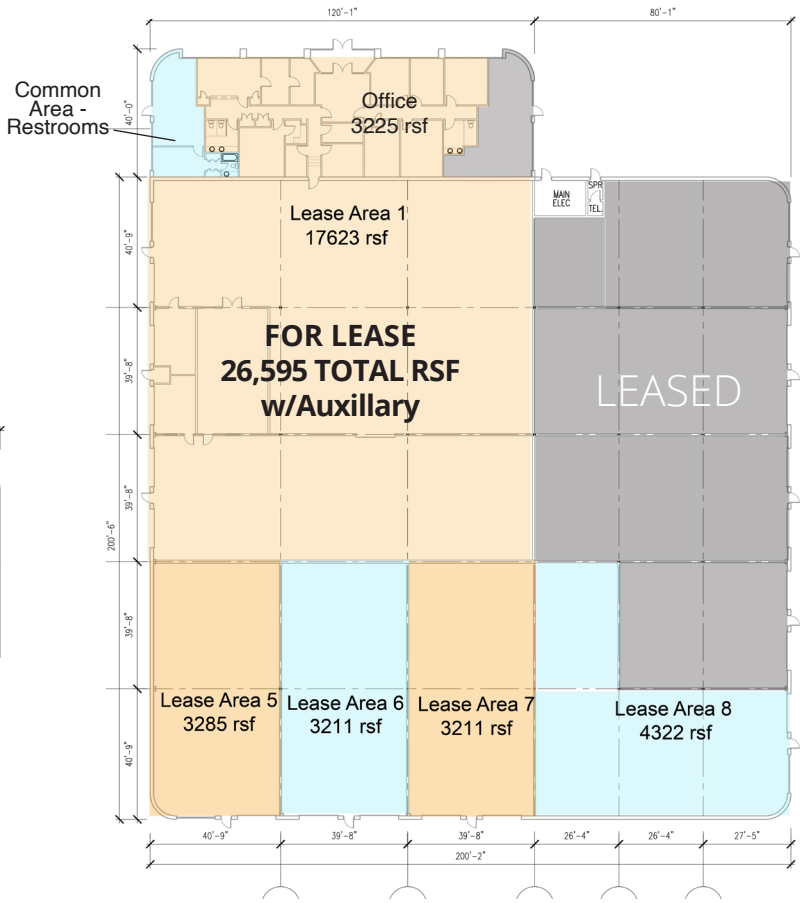
WELLINGTON ROAD

BALLS FORD ROAD

AUXILLARY BUILDING



MAIN BUILDING



Main Building/Aux Building/IOS

- Numerous office and high-bay options with docks
- Numerous drive-ins: 12x12 and 12x14 available
- Main Building Column – 40x40
  Aux. Building Column – 30x35
- High bay 18' clear
- 1,200 amps 3 phase 277/480
- IOS – Up to 1 acre available

OR Entire Park - 4.19 Acres

- 44,654 RSF main building (4,661 office)
- 8,972 RSF auxillary building
- 12 drive-in/10 knock-outs main building
- 2 drive-in 12x14 and 10 drive-in 12x12
- 5 drive-in auxillary building
- IOS approx 1/2 Acres+
- 2400 3 phase 277/480 (entire building)