



MID-ATLANTIC  
ACQUISITIONS LLC

19,059 SF – 53,626 SF  
IOS – 21,780+ SF

6870 WELLINGTON ROAD | MANASSAS, VA

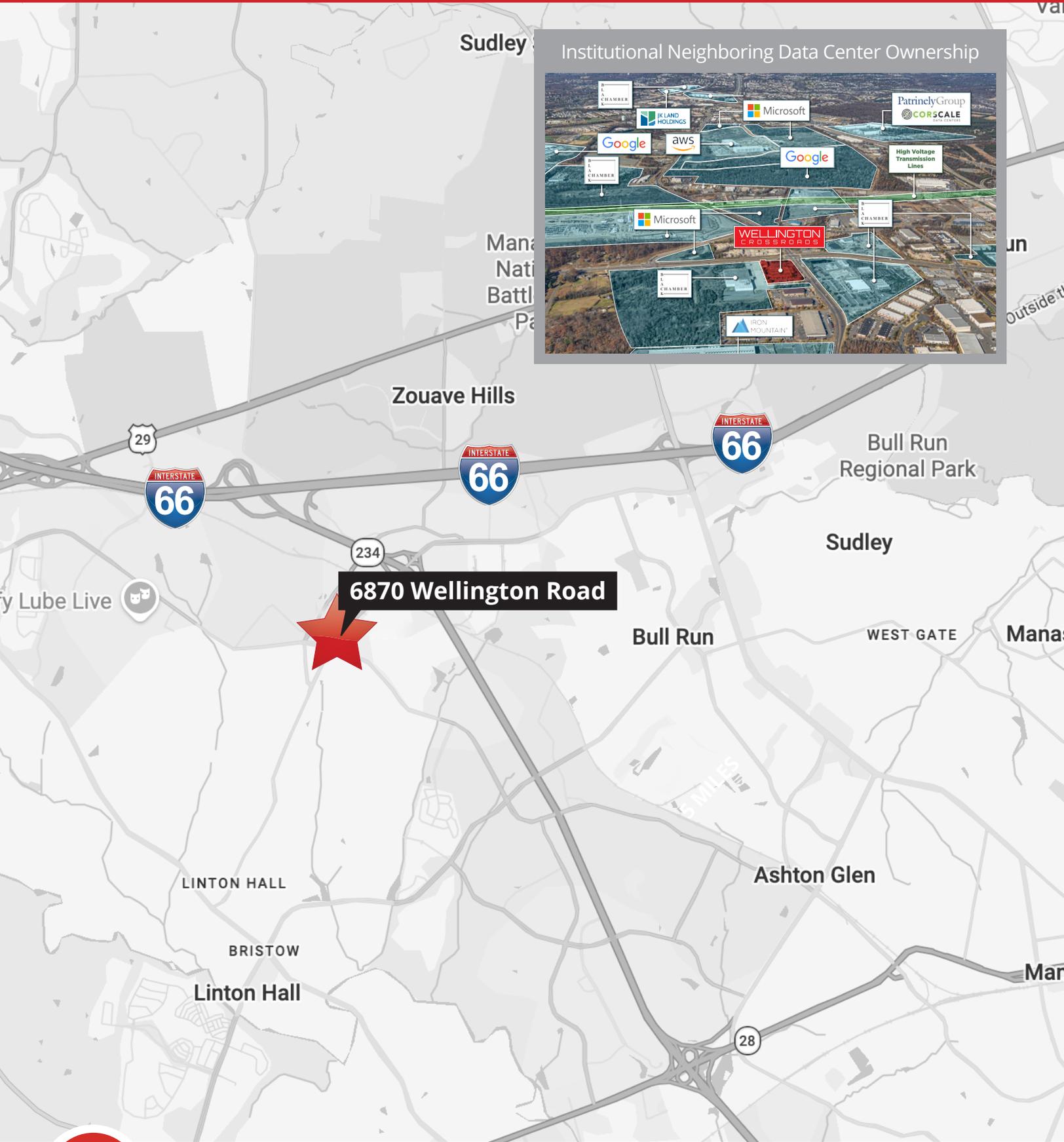


### Space Features

- 53,626 SF total available in two buildings on 4.19 acres
  - \$22.00 PSF NNN  
\$6.00 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](http://www.midacq.com)



**6870 Wellington Road**



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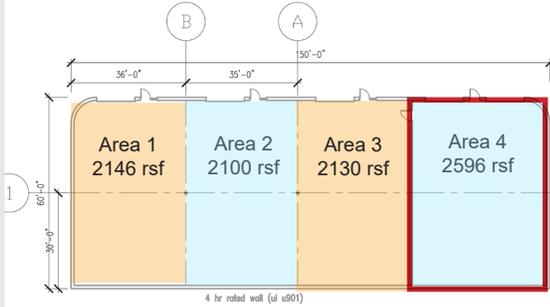
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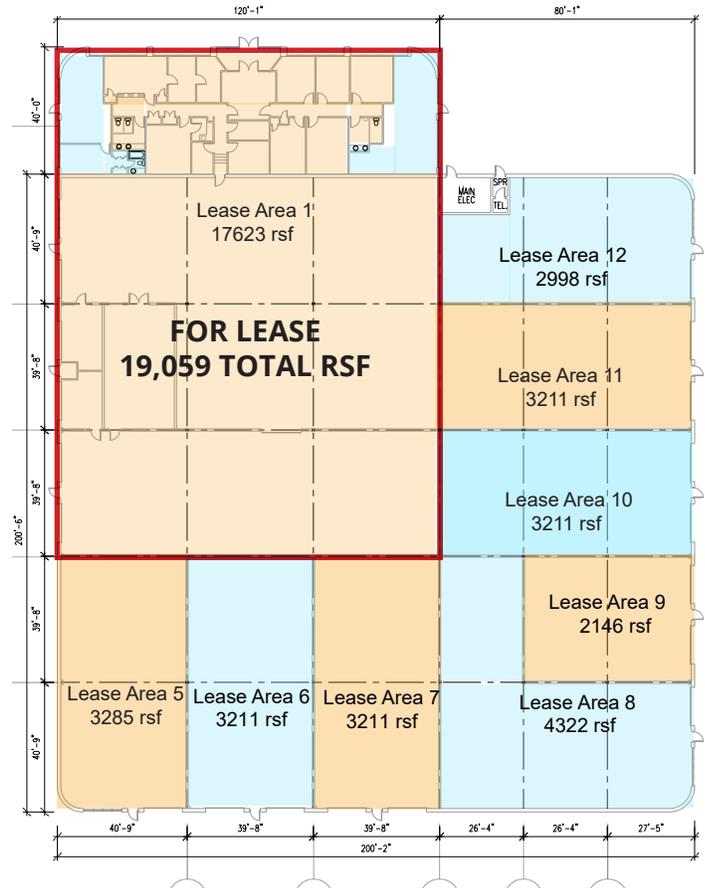
# WELLINGTON ROAD

BALLS FORD ROAD

## AUXILLARY BUILDING



## MAIN BUILDING



### Main Building

- 4,661 RSF – office
- 14,398 RSF – high-bay warehouse 18' clear
- 4 drive-in 12x12
- 2 knock-outs
- Column – 40x40
- 1,200 amps 3 phase 277/480

### Auxillary Building

- High bay 18' clear
- Unit 4 - 2,598 RSF – 2 drive-in
- Column 30x35

### IOS

- Approx 1/2 acre+ RSF

### 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)

