

Stone Bridge Corporate Center

Site/ Building Address: 11314 Balls Ford Road,
Manassas, VA 20109

Acres: 40

Targeted Industry: Federal Agencies & Corporate
Facilities

Overview: This site has excellent access to both Prince William Parkway and I-66. Frontage along I-66 provides first rate visibility for corporate logo placement on a building. Site can accommodate up to 700,000 square feet of office and site work and engineering work has been completed. Site is completely served by utilities including water, sewer, gas, electric and fiber. NOVEC Substation exists adjacent to site on western front corner (fronting Balls Ford Road.)



Highlights:

- Both Purchase and Build to suite lease opportunities available
- Planned Business District zoning provides for a wide variety of business uses
- 1.6 miles to NVCC Manassas Campus
- I-66 frontage

Site Stats: (varying by industry)

- Acreage: 40
- Zoning: Planned Business District
- Permitted uses include: Office, Office/Flex, Medical Office, Data Centers
- Distance to Dulles International Airport: 17.9 miles
- Distance to Manassas Regional Airport: 8.33 miles
- Workforce: Approximately 780,000 workers within a 30 minute drive; 61% of this workforce has an Associate's Degree or Higher.

