

66 Business Center

Site/ Building Address: 12980 Balls Ford Road,
Manassas, VA 20109

Acres: 8.98

Targeted Industry: Advanced Manufacturing

Overview: 66 Business Center is an 8.98 acre site strategically located by I-66 and Prince William Parkway. With site plans approved for two buildings at a total of 124,000 square feet, 66 Business Center offers a flexible option for industrial space in Prince William County for companies looking to locate in Northern Virginia with intentions to expand its operations in the future. 66 Business Center is zoned for heavy industrial use and is in close proximity to other heavy industrial users in the County.



Highlights:

- Great location on Balls Ford Road with visibility on Prince William Parkway (Route 234)
- Easy access to Prince William Parkway, I-66, Wellington Road and Sudley Road
- Access to I-95 via Prince William Parkway (Route 234)
- Site adjacent to NOVEC Gainesville power substation
- Site plan approved development plans and all building plans will convey with the sale

66 Business Center Site Stats:

- Permitted uses include industrial development, warehouse and distribution, and flex
- Site plan approved for 124,000 square feet of flex/warehouse space
- Located 1.5 miles from I-66 and Prince William Parkway (Exit 44)
- Labor force of 670,000 within a 30 minute drive of the site; over 60% of this labor force has an Associate's degree or higher
- Proximity to Dulles International Airport (18 miles) and Ronald Reagan National Airport (35 miles)
- Proximity to Virginia Inland Port off I-66 (42 miles)
- Zoned M-1 Heavy Industrial

