

WAREHOUSE FOR LEASE

12020 Wilton Meadows Ct
Manassas, VA 20109



Space Available: 5,400-22,000 SF
Lease Rate: \$7.25 PSF, NNN

- Features:
- Site plan approved
 - Two loading docks
 - Two drive in doors
 - Zoned M-2
 - 23' Ceiling heights
 - Located off Wellington Rd near Jiffy Lube Live

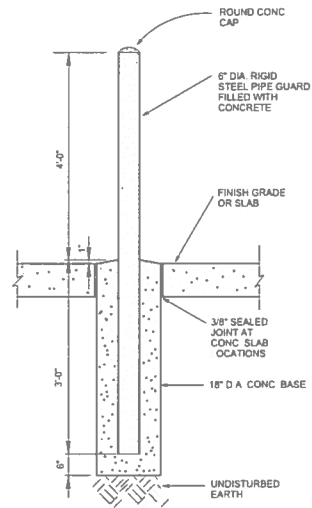


Carolyn W. Kesler
Edward B. Wright, III

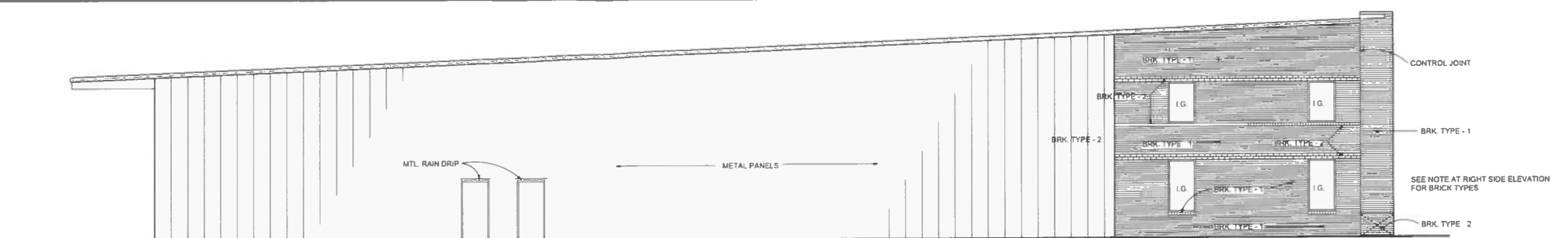
9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
Email: Carolyn@wright-realty.com
Website: www.wright-realty.com

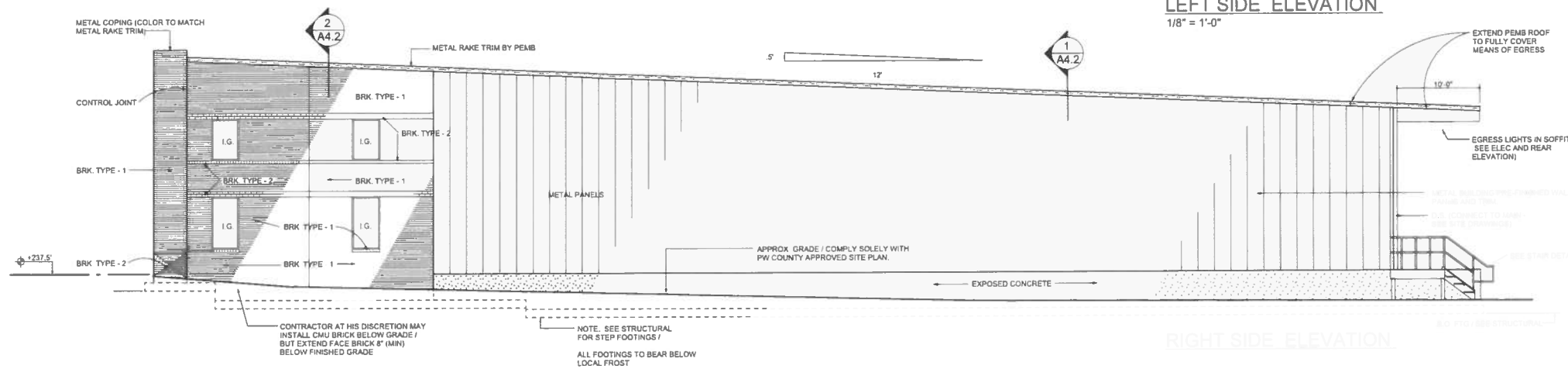
Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



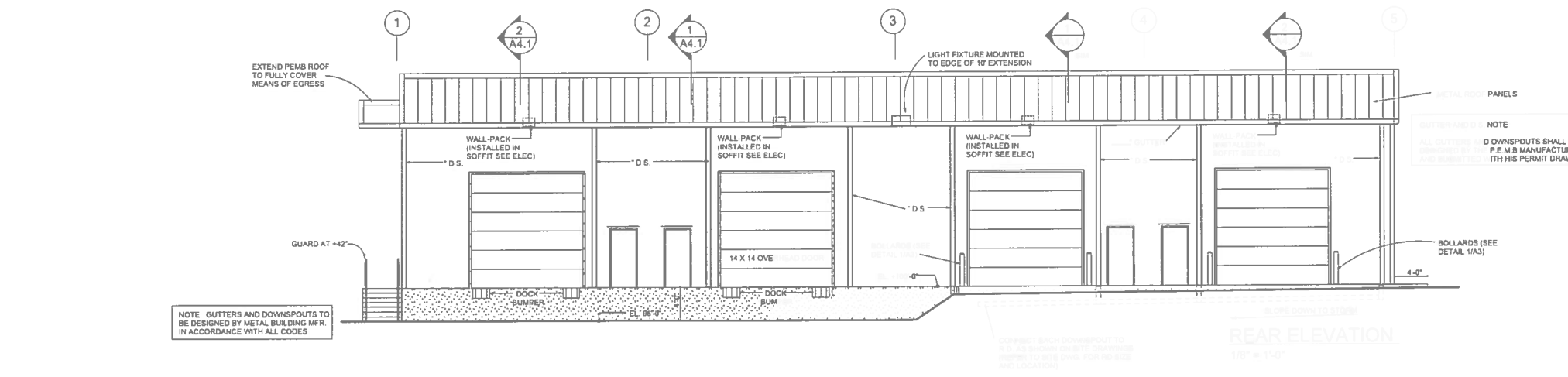
PIPE GUARD DETAIL (EXTERIOR) 1/A3



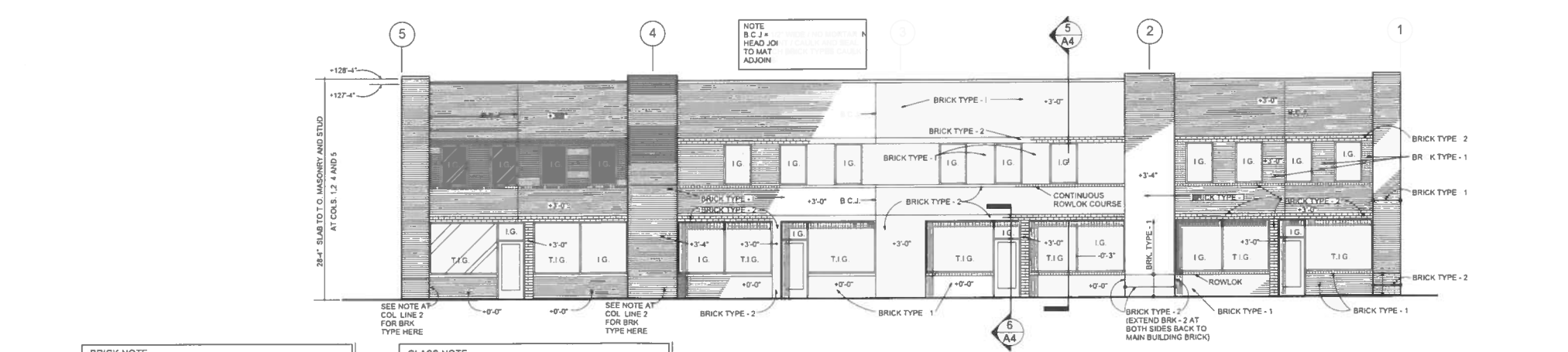
LEFT SIDE ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

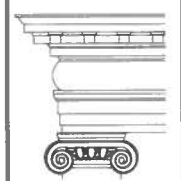


FRONT ELEVATION (WILTON MEADOWS COURT VIEW)
1/8" = 1'-0"

BRICK NOTE
BRICK TYPE - 1 LIGHT
BRICK TYPE - 2: DARK BROWN

GLASS NOTE
I.G. = ONE INCH CLEAR INSULATING GLASS
T.I.G. = ONE INCH CLEAR TEMPERED INSULATING GLASS

APPENDIX / REVISIONS



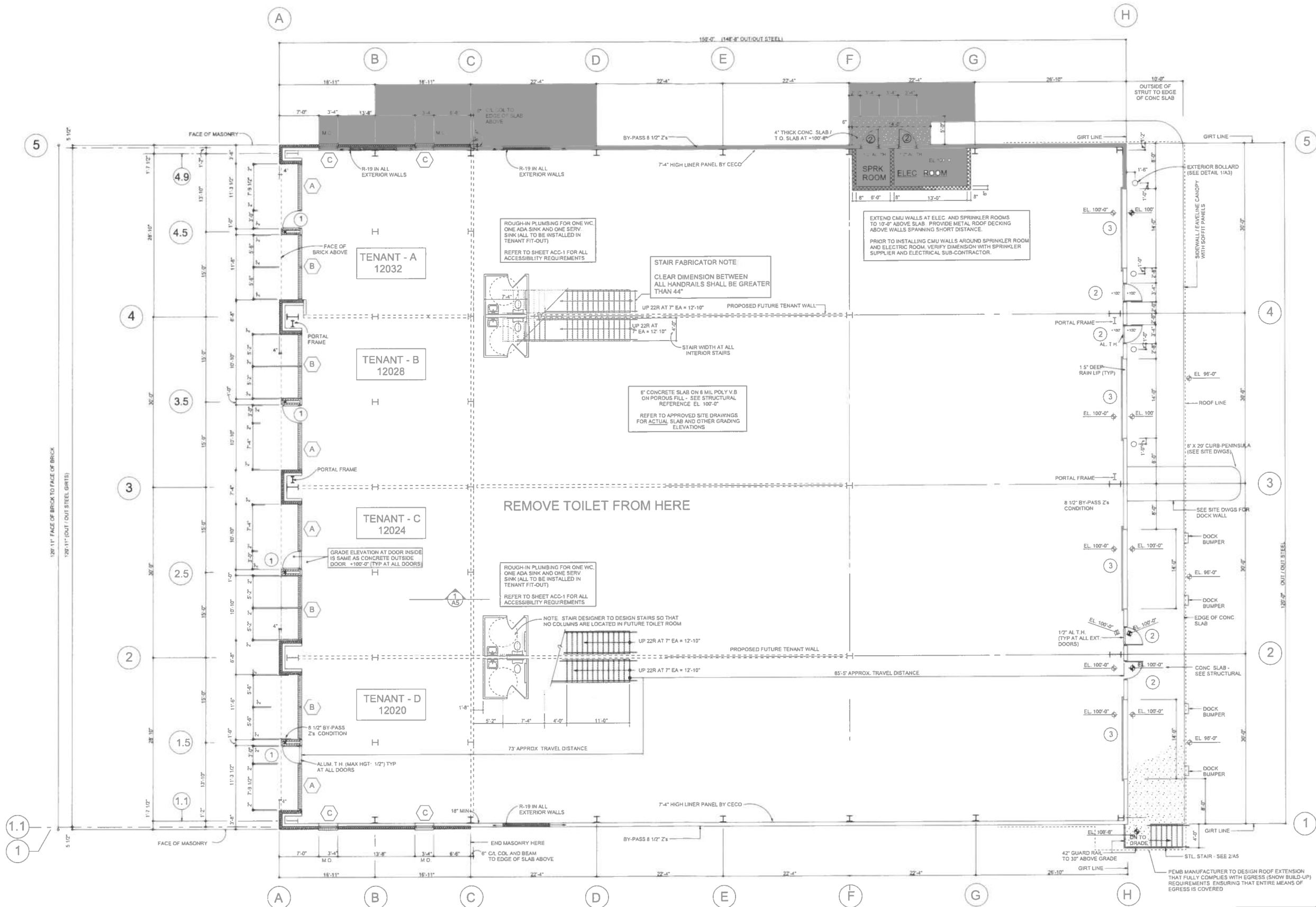
N TO N CORE LLC
SHELL BUILDING No. 3
WILTON MEADOWS COURT
MANASSAS, VA

ARCHITECTURAL
DESIGN ASSOCIATES, PC
420 HUDDINGS ROAD / SUITE 204
FREDERICKSBURG, VA 22408
TEL: (840) 894-8551
FAX: (840) 894-0596

STATUS
PERMIT
DATE
6-25-2008

SHEET No
A-3

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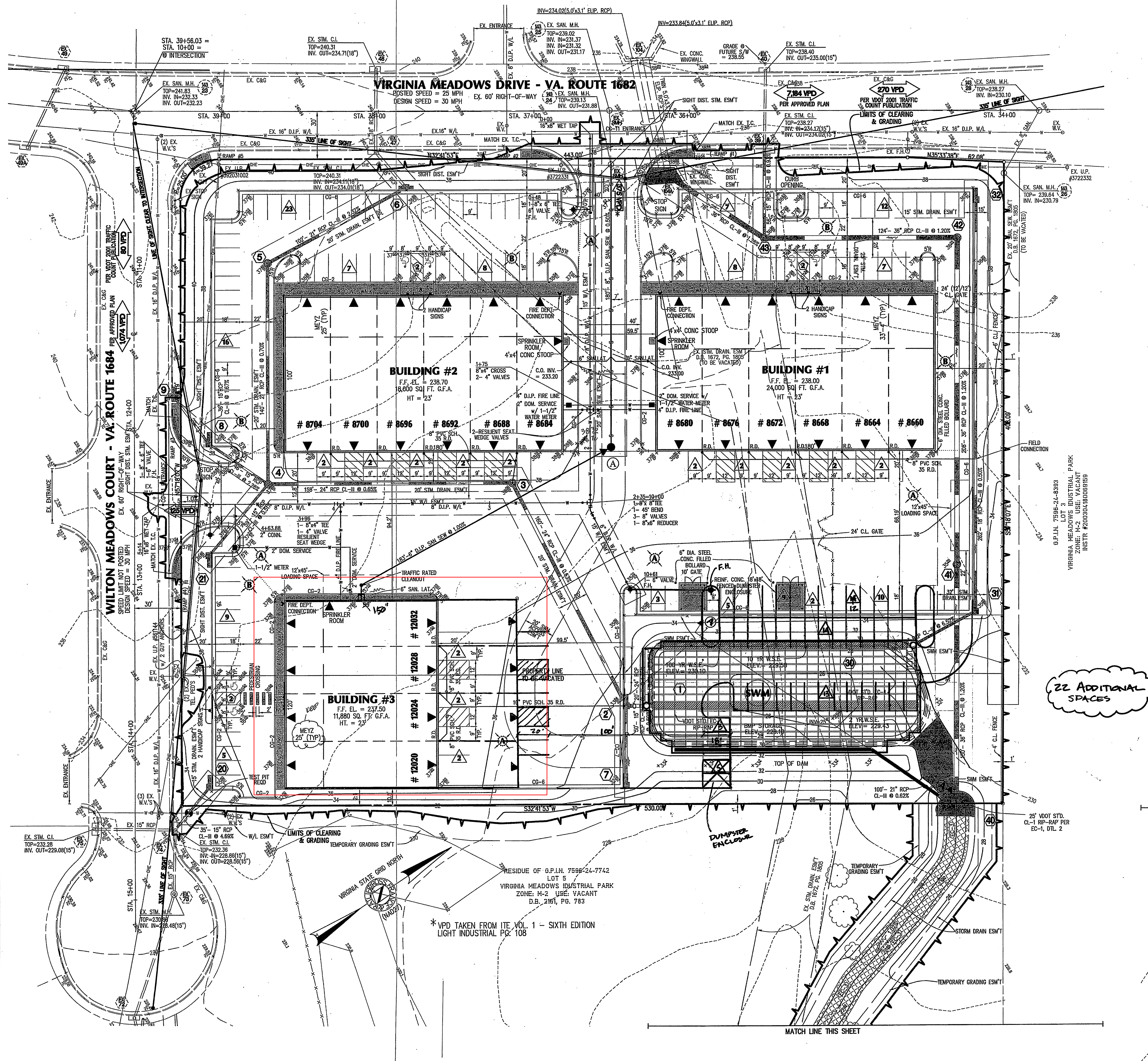
FIRST FLOOR PLAN
1/8" = 1'-0"

NOTE: ALL SPOT ELEVATIONS SHOWN ON THIS SHEET AND ANY OTHER A, S AND MEP SHEETS ARE APPROXIMATE GENERAL CONTRACTOR TO COMPLY SOLELY AND EXCLUSIVELY WITH COUNTY APPROVED SITE DRAWINGS

ADDENDA / REVISIONS
<p>N TON CORE LLC SHELL BUILDING No. 3 12020 WILTON MEADOWS COURT MANASSAS, VA</p>
<p>ARCHITECTURAL DESIGN ASSOCIATES, PC 420 HUGHINS ROAD / SUITE 204 FREDERICKSBURG, VA 22408 TEL: (540) 834-5551 FAX: (540) 834-0598</p>
<p>STATUS PERMIT</p> <p>DATE</p> <p>6-25-2008</p> <p>SHEET No.</p> <p>A-1</p>

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Project 2 for Virginia Meadows Industrial Park.zip\Chambers in Plan 4-18.dwg, 4/19/2005 10:52:57 AM, ND,xon, 1:1

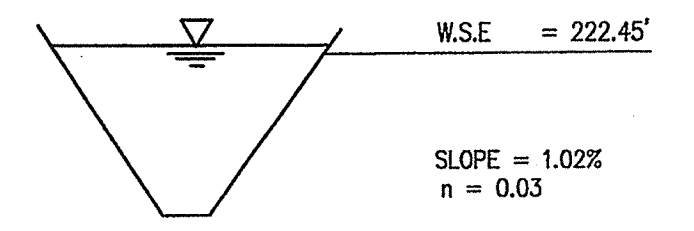


LEGEND

EX. E.P.	EXISTING EDGE OF PAVEMENT	PWCSA STD	PRINCE WILLIAM COUNTY SERVICE AUTHORITY STANDARD
PED.	PEDESTAL	10'R, R=10'	10 FOOT RADIUS
M.H.	MANHOLE	A=10'	10 FOOT ARC
G.M.	GAS METER	NOVEC	NORTHERN VIRGINIA ELECTRIC COOPERATIVE
CONC.	CONCRETE	C&G	CURB AND GUTTER
TRANS.	TRANSFORMER	H.C.	HEADER CURB
INV.	INVERT	R.D.	ROOF DRAIN
C.O.	CLEAN OUT	D.S.	DOWN SPOUT
RED.	REDUCER	U.D.	UNDERDRAIN
UOE, T, IV	UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION	C/L	CENTERLINE
F.O.	FIBER OPTICS	IPF	IRON PIPE FOUND
HORIZ.	HORIZONTAL	IPS	IRON PIPE SET
VERT.	VERTICAL	GFA	GROSS FLOOR AREA
BLDG.	BUILDING	AC	ACRE
FH	FIRE HYDRANT	SQ.FT.	SQUARE FEET
W/V	WATER VALVE	F.F.	FINISHED FLOOR ELEVATION
W/L	WATER LINE	EL. ELEV.	ELEVATION
W.M.	WATER METER	---	PROPERTY LINE
D.I.P.	DUCTILE IRON PIPE	---	ADJACENT PROPERTY LINE
DOM.	DOMESTIC	---	---
BMP	BEST MANAGEMENT PRACTICES	---	---
PVC	POLYVINYL CHLORIDE	---	---
RCP	REINFORCED CONCRETE PIPE	---	---
CMP	CORRUGATED METAL PIPE	---	---
SWP	STORM WATER POND	---	---
SWM	STORM WATER MANAGEMENT	---	---
STM.	STORM	---	---
SAN.	SANITARY	---	---
SEW.	SEWER	---	---
SFM	SANITARY FORCE MAIN	---	---
U.P.	UTILITY POLE	---	---
L.P.	LIGHT POLE	---	---
T.C., TC	TOP OF CURB	---	---
H.P., HP	HIGH POINT	---	---
PERF.	PERFORATED	---	---
GUY ANCHOR	GUY ANCHOR	---	---

UTILITY NOTE

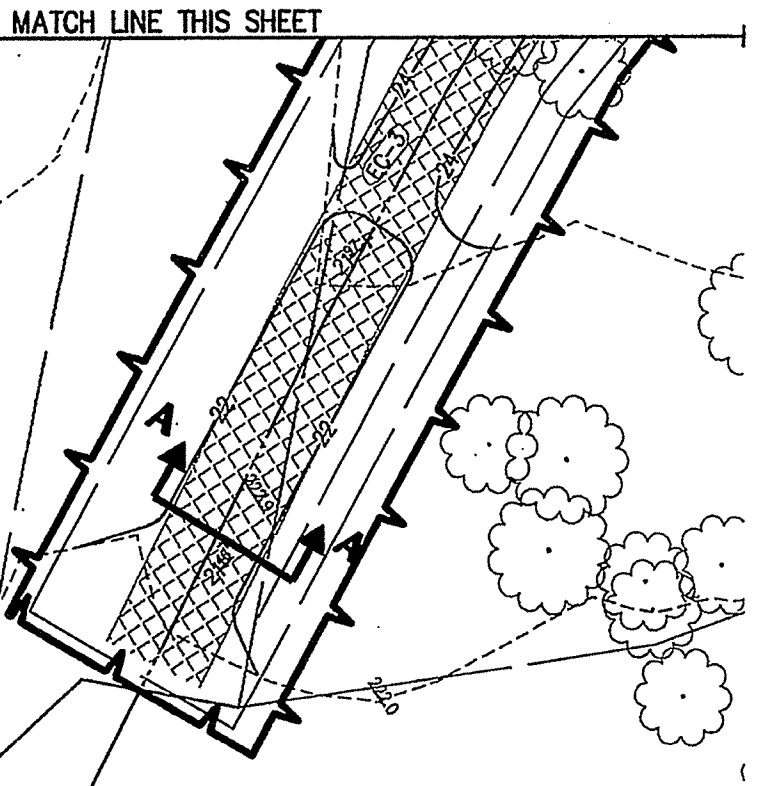
ROSS, FRANCE, & RATLIFF, LTD. DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THESE TEST HOLES SHALL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY ROSS, FRANCE, & RATLIFF, LTD. AND APPROPRIATE REVISIONS SHALL BE MADE TO THE PLANS.



CROSS SECTION A-A GRASS CHANNEL

ADEQUATE OUTFALL ANALYSIS CROSS SECTION A-A

DISCHARGE	Q = 73.52 CFS
FLOW AREA	= 222.45 FT ²
WETTED PERIMETER	= 25.93 FT
TOP WIDTH	= 25 FT
CRITICAL DEPTH	= 222.36 FT
CRITICAL SLOPE	= 0.015783 FT/FT
VELOCITY	= 3.99 FT/S
VELOCITY HEAD	= 0.25 FT
SPECIFIC ENERGY	= 22.70 FT
FROUDE NUMBER	= 0.82



DATE	BY	REVISION

N TO N CORE, LLC
VIRGINIA MEADOWS INDUSTRIAL PARK
(LOT 4 AND A PORTION OF LOT 5)
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

SITE PLAN

Ross, France & Ratliff, Ltd.
 CIVIL ENGINEERING - LAND SURVEYING
 8802 SUDLEY ROAD
 MANASSAS, VIRGINIA 20110
 (703) 361-4188 FAX (703) 361-6353

