

TWO FULLY LEASED NNN INDUSTRIAL CONDOS FOR SALE

7845 & 7849 Coppermine Dr  
Manassas, VA 20109



Attention Investors: Two fully leased NNN industrial condos for sale. Currently leased until October 31, 2024 to a high tech manufacturing company. 12,550 SF end unit with expansive window line including 1/4 showroom, 1/4 office, 1/2 air-conditioned warehouse. Unit is in excellent condition with kitchen, server room, 5 bathrooms, plus shower tankless water heater, and upgraded lighting. Quick access to I-66 and Rt-234. GPIN#’s: 7697-65-7223.01 & 7697-65-7624.01.

NOI: \$120,007  
CAP Rate: 5.72%  
Sales Price: \$2,100,000

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with over 60 years and five generations of experience



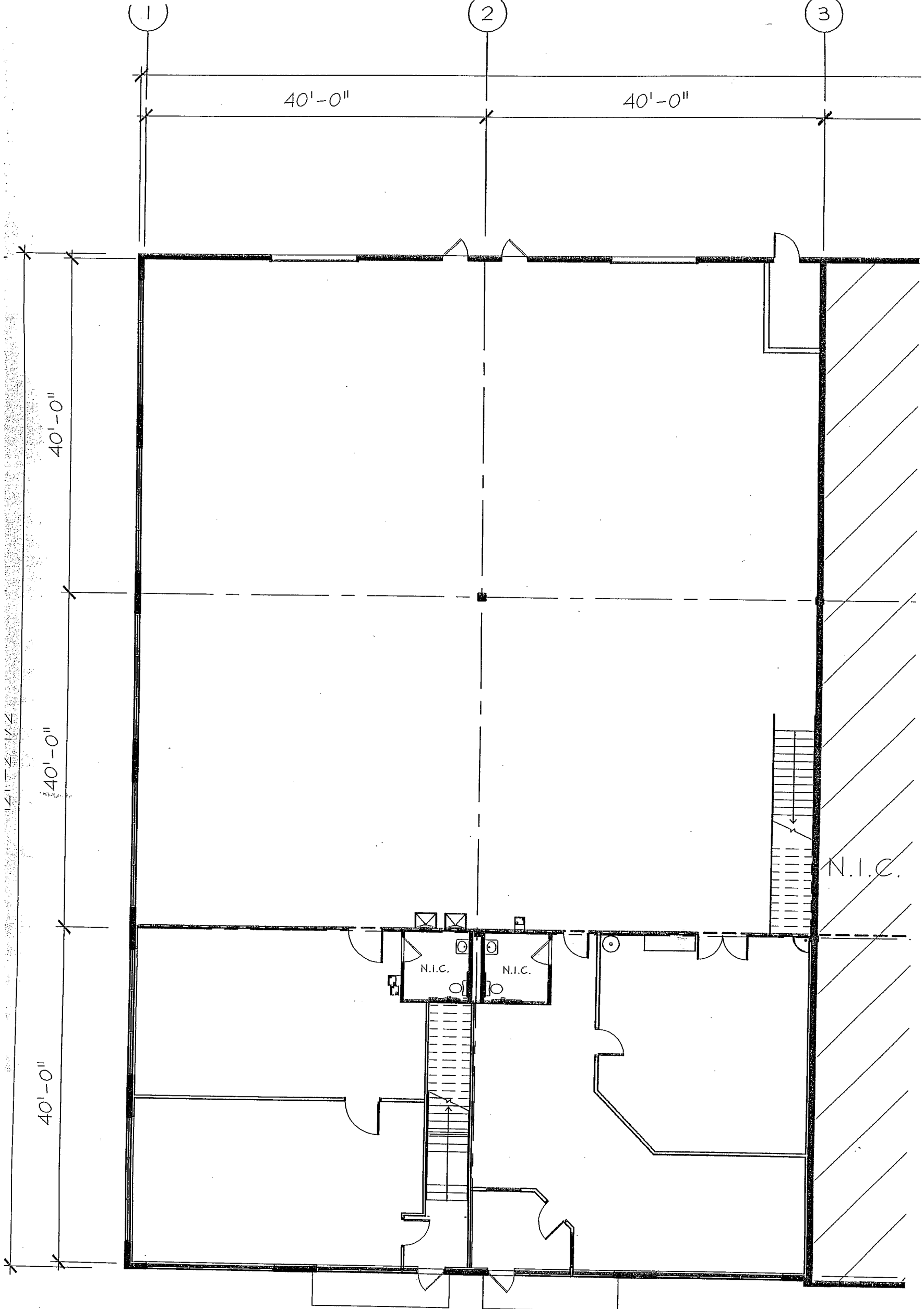
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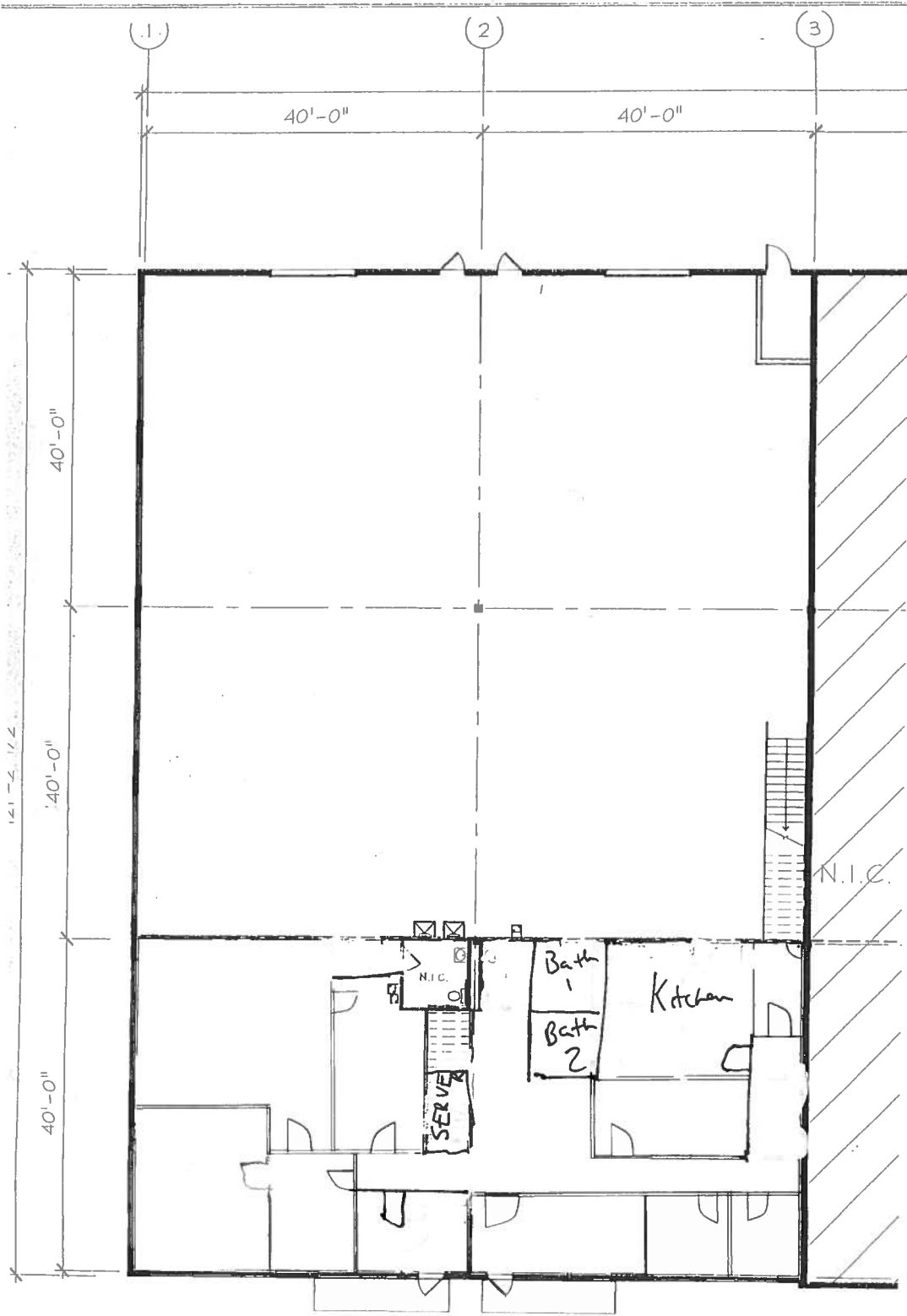
*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*





# LLET PROPERTIES

7940 COPPERMINE DRIVE

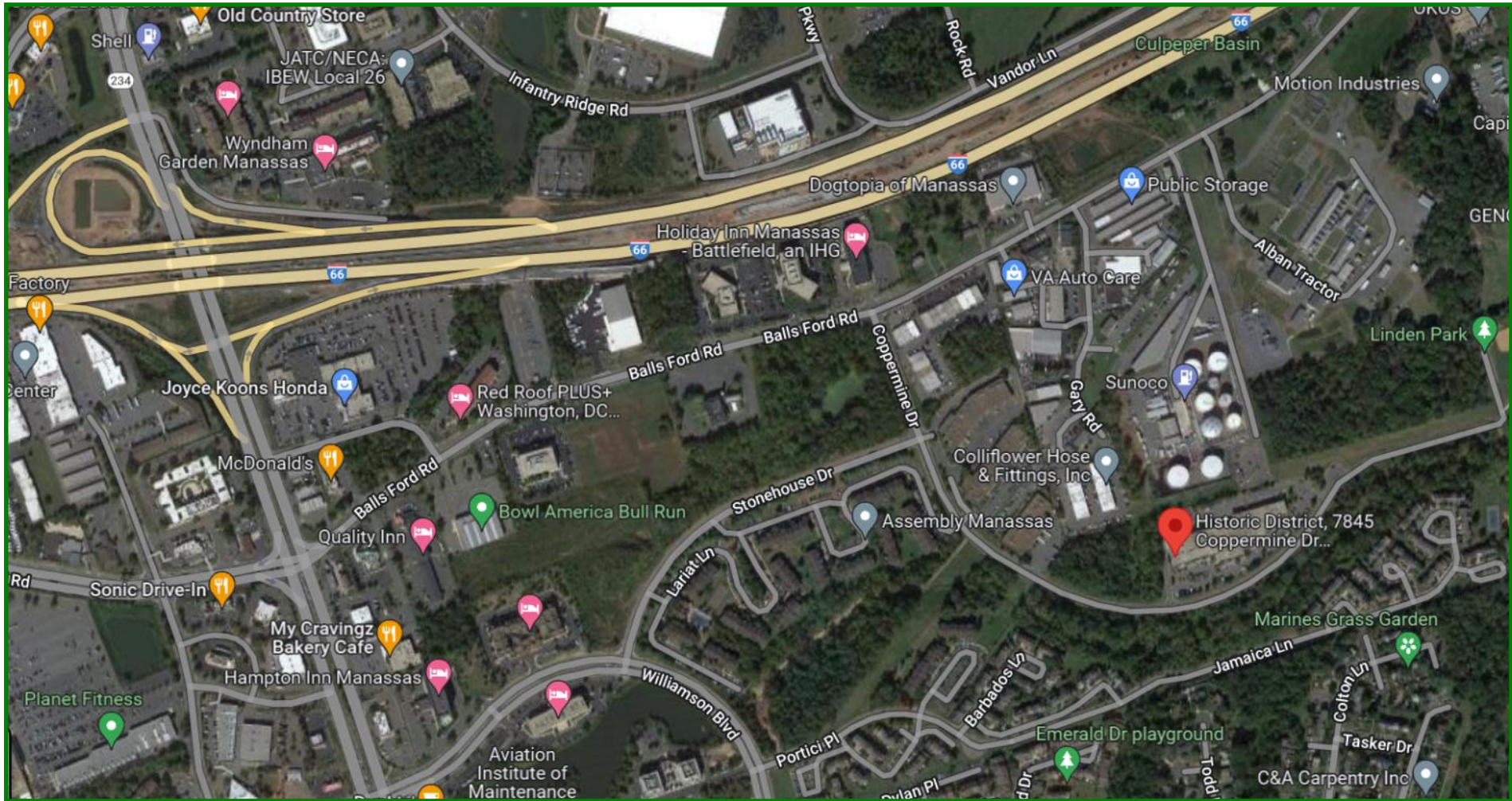


Second Floor  
Not 100% Accurate

# LLET PROPERTIES

7940 COPPERMOUNT DRIVE





Old Country Store

Shell

JATC/NECA:  
IBEW Local 26

Wyndham  
Garden Manassas

Infantry Ridge Rd

Dogtopia of Manassas

Culpeper Basin

Motion Industries

Capi

GEN

Factory

Holiday Inn Manassas  
Battlefield, an IHG

Public Storage

Alban Tractor

Linden Park

Balls Ford Rd

VA Auto Care

Joyce Koons Honda

Red Roof PLUS+  
Washington, DC...

Sunoco

Center

McDonald's

Balls Ford Rd

Bowl America Bull Run

Stonehouse Dr

Colliflower Hose  
& Fittings, Inc

Historic District, 7845  
Coppermine Dr...

Rd

Sonic Drive-In

Quality Inn

Assembly Manassas

Marines Grass Garden

Planet Fitness

My Cravingz  
Bakery Cafe

Hampton Inn Manassas

Aviation  
Institute of  
Maintenance

Lariat Ln

Portici Pl

Barbados Ln

Emerald Dr playground

Jamaica Ln

Colton Ln

Tasker Dr

C&A Carpentry Inc

Avlan Pl

d Dr

Todd