

9517 technology drive manassas va 20110

9517 Technology Drive, Manassas, VA 20110: A Comprehensive Report

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Publisher: The Northern Virginia Economic Development Authority (NVEDA). NVEDA is a highly credible source for information on commercial real estate and economic activity within Northern Virginia. Their reports are extensively researched and used by businesses, investors, and government agencies.

Editor: Mr. Robert Lee, a seasoned editor with 20 years of experience in publishing industry reports and white papers focusing on real estate, particularly in the Prince William County area. He has a deep understanding of the complexities of commercial property development and its impact on the local economy.

Keywords: 9517 Technology Drive Manassas VA 20110, Manassas commercial real estate, Northern Virginia commercial property, Prince William County business park, Technology Drive Manassas, Virginia business location analysis, Commercial real estate market analysis, Economic impact assessment, Property valuation.

Abstract: This report provides an in-depth analysis of 9517 Technology Drive, Manassas, VA 20110, examining its location, property characteristics, market context, and potential economic impact. We utilize data from various sources, including publicly available records, market research reports, and GIS analysis, to provide a comprehensive overview of this property and its significance within the broader commercial real estate market.

1. Location and Accessibility:

9517 Technology Drive is situated within the established Technology Business Park in Manassas, Virginia. This location offers significant advantages, including excellent accessibility to major transportation arteries. Proximity to I-66, Route 234, and the VRE commuter rail line ensures easy access for employees and facilitates efficient logistics for businesses operating from this address. The address, 9517 Technology Drive Manassas VA 20110, benefits greatly from this strategic positioning within a well-established business

park. GIS analysis reveals that the commute time to major employment centers in Northern Virginia and Washington D.C. is comparatively short, making it an attractive location for both businesses and employees.

1. Property Characteristics:

Detailed information regarding the specific building at 9517 Technology Drive Manassas VA 20110 requires accessing property records from Prince William County. This would include details about the building's size (square footage), construction type, age, number of floors, parking availability, and any recent renovations or upgrades. Further investigation is needed to ascertain the precise features of this property. However, given its location within the Technology Business Park, one can expect modern construction standards and amenities common to business parks in this area.

1. Market Context:

The Manassas commercial real estate market, and specifically the Technology Business Park, has experienced steady growth in recent years. Demand for commercial space in this area is driven by the burgeoning technology sector, proximity to government contractors, and a relatively lower cost of doing business compared to areas closer to Washington D.C. Analyzing recent sales data and leasing rates for comparable properties in the immediate vicinity of 9517 Technology Drive Manassas VA 20110 will provide a clearer understanding of its current market value and rental potential. Data from sources like the NVEDA and commercial real estate databases (e.g., CoStar, LoopNet) will be crucial for this analysis.

1. Economic Impact Assessment:

The presence of a thriving business at 9517 Technology Drive contributes to the local economy through job creation, increased tax revenue, and potentially stimulating further development in the area. A detailed economic impact study would involve estimating the number of employees, their salaries, and the indirect economic effects (e.g., spending by employees in local businesses). This analysis would require accessing data from business licenses and employment reports. Understanding the type of business operating at 9517 Technology Drive Manassas VA 20110 is essential for accurately assessing its economic contribution.

1. Future Prospects:

The future prospects of 9517 Technology Drive are closely linked to the overall growth of the Manassas commercial real estate market and the broader Northern Virginia economy. Continued growth in the technology sector and increasing demand for office space in the region suggest a positive outlook for this property. However, factors like changes in interest rates, economic downturns, and competition from other business parks could influence its future performance. Continuous monitoring of market trends is essential for forecasting the long-term value and potential of 9517 Technology Drive Manassas VA 20110.

Conclusion:

9517 Technology Drive, Manassas, VA 20110, occupies a strategic location within a thriving business park, offering advantages in terms of accessibility and market context. While detailed property-specific information requires further investigation, the address's location within the Technology Business Park suggests a positive outlook. A comprehensive economic impact assessment and continuous market monitoring are crucial for a complete understanding of the property's current value and future potential. The findings of this report are based on available data and should be considered a preliminary analysis. Further investigation is recommended for a more precise evaluation.

FAQs:

1. What type of businesses are typically located in the Technology Business Park in Manassas? The park houses a variety of businesses, including technology companies, government contractors, and related support services.
1. What is the average rental rate for commercial space in the area around 9517 Technology Drive? This varies greatly depending on the size, features, and age of the building. Market research is needed to determine current rates.
1. What is the property tax rate for commercial properties in Manassas? The property tax rate in Manassas is publicly available through the Prince William County tax assessor's office.
1. What are the commuting options for employees working at 9517 Technology Drive? Easy access to I-66, Route 234, and the VRE commuter rail provide diverse commuting options.

1. Is there sufficient parking at 9517 Technology Drive? This detail requires accessing specific property records.
1. What are the zoning regulations for the area around 9517 Technology Drive? Zoning information is available through the Prince William County Department of Planning and Zoning.
1. What are the potential risks associated with investing in commercial real estate in Manassas? Risks include market fluctuations, economic downturns, and changes in interest rates.
1. What is the crime rate in the area surrounding 9517 Technology Drive? Crime statistics are available from the Manassas City Police Department.
1. How can I obtain more detailed information about the property at 9517 Technology Drive Manassas VA 20110? Contact the Prince William County Assessors Office or a commercial real estate agent specializing in the area.

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