

FOR SALE

HEAVY INDUSTRIAL PROPERTY

8620 QUARRY RD. MANASSAS, VA 20110



SALE PRICE **\$6,000,000**

OFFERING SUMMARY

Lot Size: Approx. 4 Acres (up to an additional 8.03 acres available for sale)

Building Size: 29,800 SF

Zoning: I-2

Additional Acreage: +/- 8 Acres Avail.

Market: Washington DC

Submarket: Manassas

Parcel ID: 100-01-00-96

PROPERTY OVERVIEW

Approx. 29,800 SF building on +/- 4 acre lot. Building consists of 8,000 SF office (on 2 levels), 20,000 SF warehouse, and 1,800 SF wash bay. Site has two entrances. Sought after I-2; Heavy Industrial zoning allows for many uses including self-storage, auto repair, contractor's shop, outdoor storage, heavy equipment sales/rental, trash company and more! **Option to purchase an additional 4.33 acres for \$2,000,000 or an additional 8.03 acres for \$3,400,000.**

LOCATION OVERVIEW

Excellent location just off Liberia Ave. Only 0.6 miles from Rt. 28/ Centreville Rd. Less than 1 mile from Old Town Manassas.

PROPERTY HIGHLIGHTS

- Thirteen 14' x 14' overhead doors (in warehouse space)
- Two 16' x 14' overhead doors (in wash bay)
- Three warehouse bays have drive-through capability
- 18' clear height & 6" slab in warehouse & wash bay

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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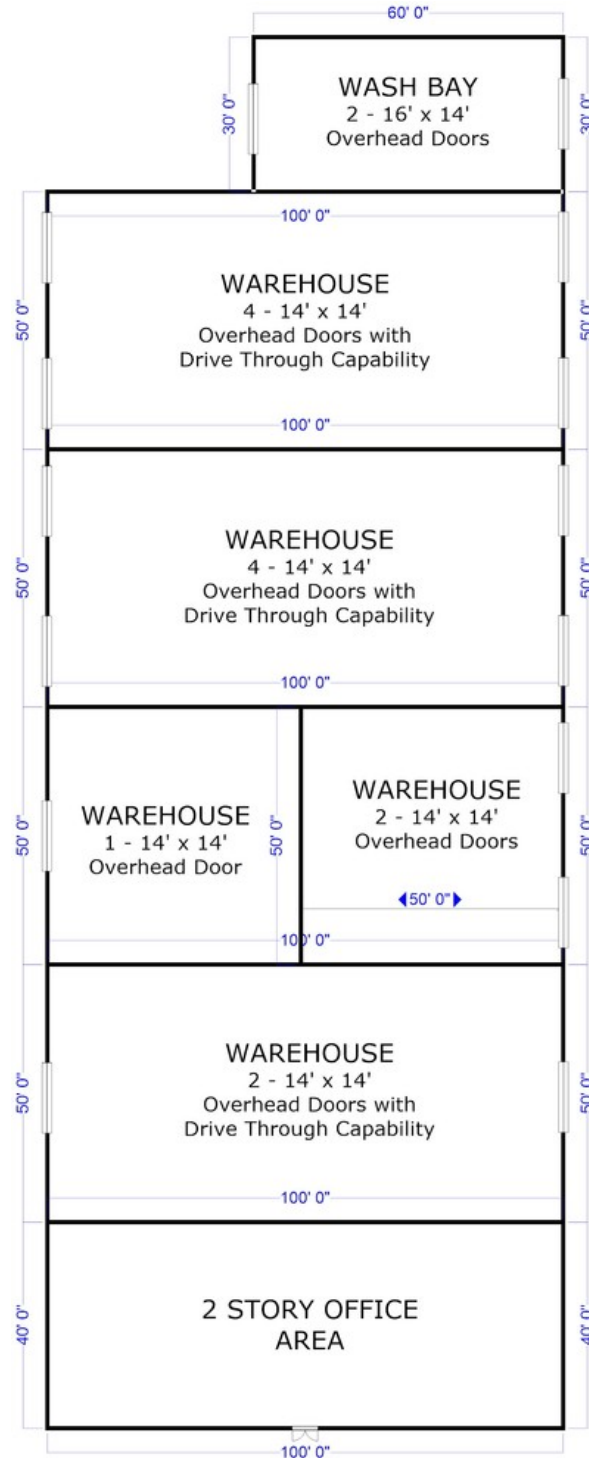
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FLOOR PLANS



*DRAWING NOT TO SCALE. MEASUREMENTS APPROX.

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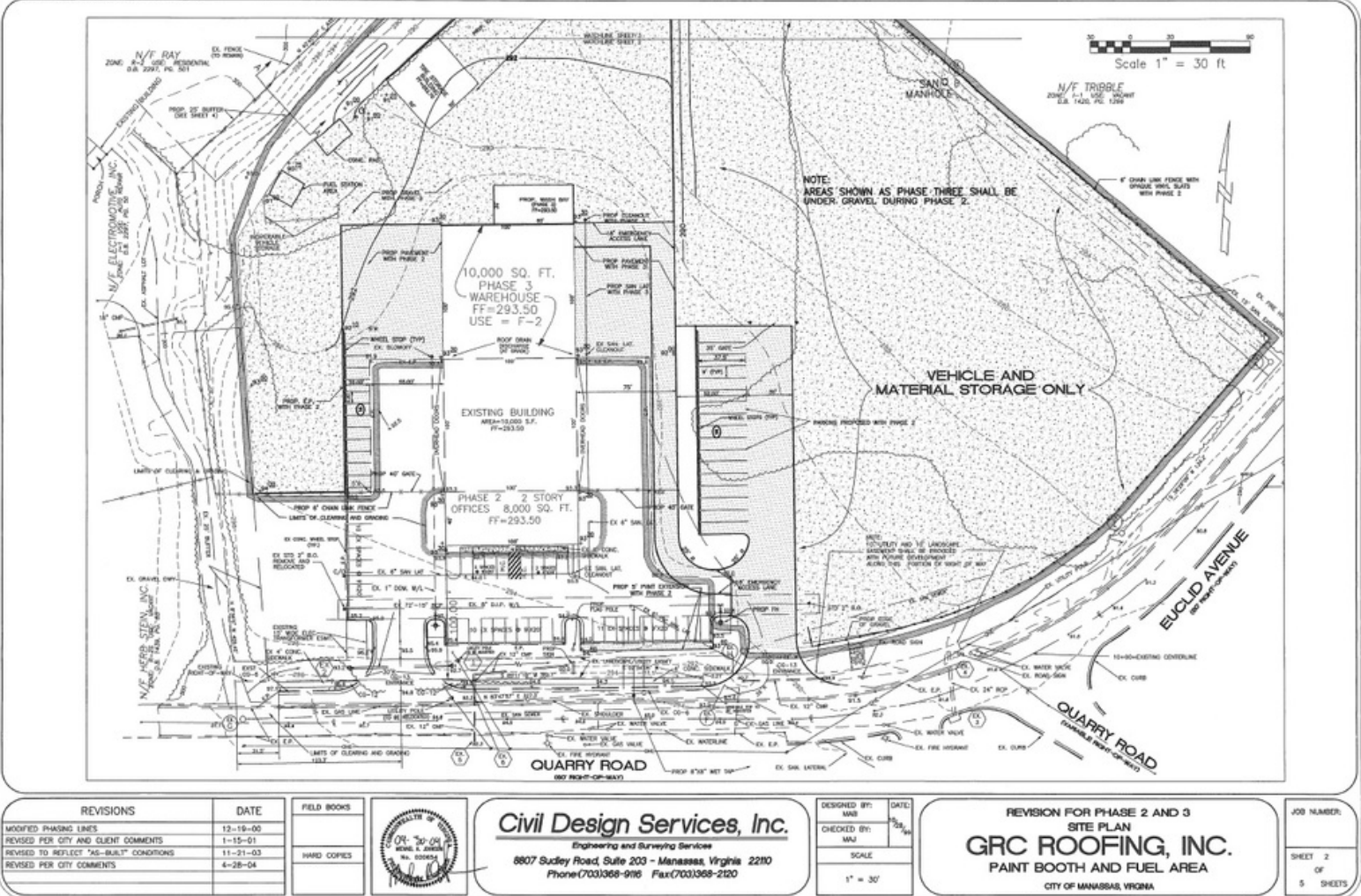
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SITE PLAN

Civil Design Services, Inc.



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ZONING INFORMATION

City of Manassas I-2 By-Right Uses	
Broadcasting or Telecommunication Tower, Co-location	Public Facility
Public Utility	Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
Business Support Service	Consumer Repair or Contractor/Tradesperson Services
Mini-Warehouse of Self-Storage	Motor Vehicle Parts/Supply Establishment
Motor Vehicle Repair, Minor	Motor Vehicle Sales and Rental
Parking Structure, Multilevel	Sexually Oriented Business
Heavy Equipment Sales & Rental	Laboratory
Laundry, Commercial	Manufacturing, Light
Motor Vehicle Repair, Major	Research & Development
Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)	Truck Terminal
Warehousing & Distribution	Wholesale Trade

[Click Here for City of Manassas Zoning Ordinance](#)

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LOCATION MAPS



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