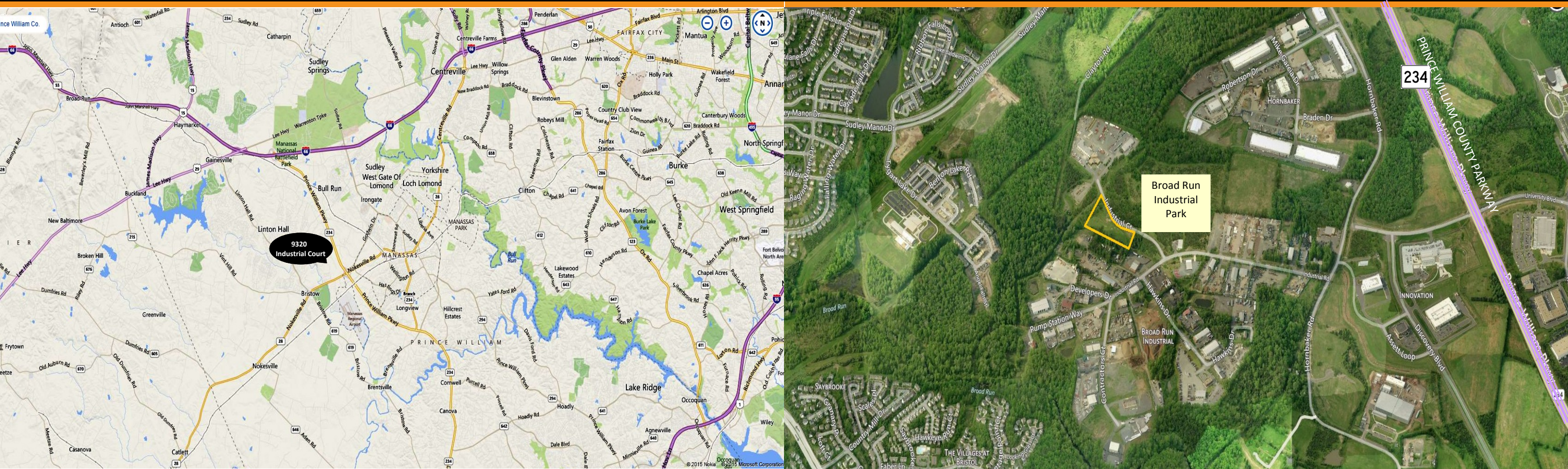




**DIRECTIONS FROM WASHINGTON D.C.—BING MAP:** <http://binged.it/1BRHHw7>

From Interstate 66 West—Take Exit 44 Ramp toward 234 South Dumfries/Manassas  
Right onto Wellington Road; Left onto Hornbaker Road; Right onto Industrial Road  
Right onto Industrial Court—Look for sign.

**PROPERTY IS ZONED: M-T—Industrial Transportation**  
**Sec. 32-403.30. M/T, Industrial/Transportation; Purpose and Intent.**

The M/T district is intended to implement the industrial employment land use classification of the comprehensive plan. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. It is designed to provide areas for and encourage development of heavy industrial uses, and in particular for including those which generate considerable truck and/or heavy equipment traffic, or which require access to more than one mode of transportation. Facilities involving specialized transportation and industrial equipment, together with related supporting services, should be located in the M/T district since, by their nature, such uses must be served by transportation facilities capable of handling the type and amount of traffic generated.

**More detailed permitted uses for Prince William County Industrial District can be found here:**  
<http://bit.ly/1eba90A>

**PROPERTY SPECIFICATIONS**

|                   |                                    |
|-------------------|------------------------------------|
| <b>Available:</b> | 4.57 Acres                         |
| <b>Price:</b>     | \$2,350,000                        |
| <b>GPIN:</b>      | 7595-59-2712                       |
| <b>Zoned:</b>     | MT—Industrial Transportation       |
| <b>Status:</b>    | Improved Land w/Approved Site Plan |

**HIGHLIGHTS**

- Cleared graded, fenced graveled lot
- Approved site plan for a 12,000 SF building
- Storm water management, water & sanitary sewer

The Wiley Companies, Inc.© 2015  
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omission, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**J. Carter Wiley**  
Principal Broker

703.753.9600  
carter@thewileycompanies.com  
[www.TheWileyCompanies.com](http://www.TheWileyCompanies.com)







APPROVED SITE PLAN FOR 12,000 SF BUILDING

9320 INDUSTRIAL COURT / GPIN 7595-59-2712  
MANASSAS, VIRGINIA

J. Carter Wiley  
Principal Broker

703.753.9600  
carter@thewileycompanies.com  
[www.TheWileyCompanies.com](http://www.TheWileyCompanies.com)