

## OFFICE/WAREHOUSE FOR LEASE IN MANASSAS

8832-8836 Rixlew Lane  
Manassas, VA 20109



8832 & 8836 Rixlew Lane make a 3,314 SF 1st floor office/warehouse end unit with nice window lines for lease in Manassas. Space includes 3 offices, conference room, 2 receptions/waiting areas, 2 drive-in doors, small warehouse space and lab area. Located in Wellington Business Center I in front of Unity Reed High School. Rixlew Lane is located between Sudley Road and Wellington Road with easy access to the Prince William Parkway and I-66. Located in HUBZone. Rate includes taxes and CAM.

Lease Rate: \$4,200.00 per month. or \$15.21 PSF, plus utilities



Edward B. Wright, III

9009 Sudley Road  
Manassas, Virginia 20110

Phone: 703-368-8136

Fax: 703-368-7238

Email: [ebw@wright-](mailto:ebw@wright-)

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

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(703) 243-11

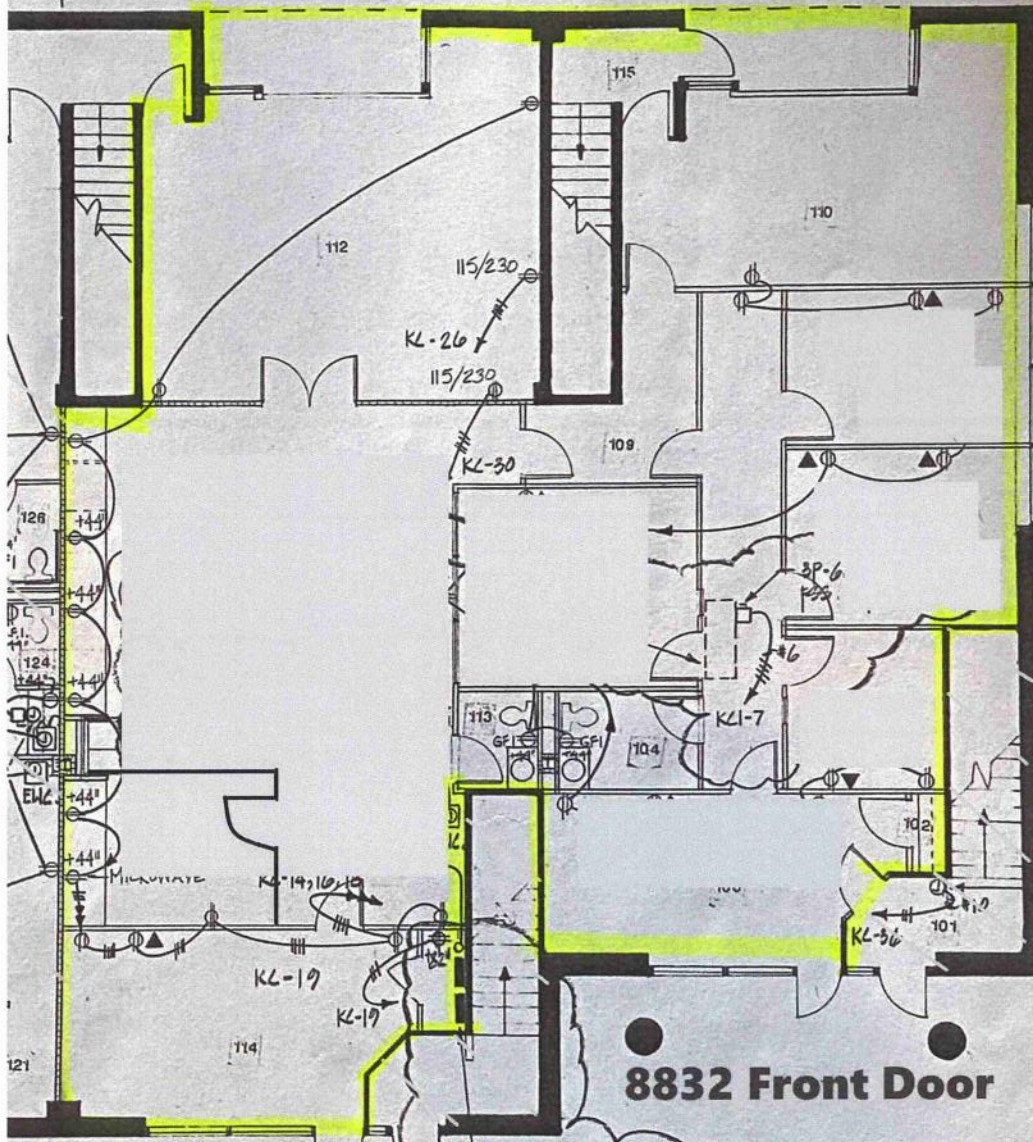
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Drive-in Door

Drive-in Door



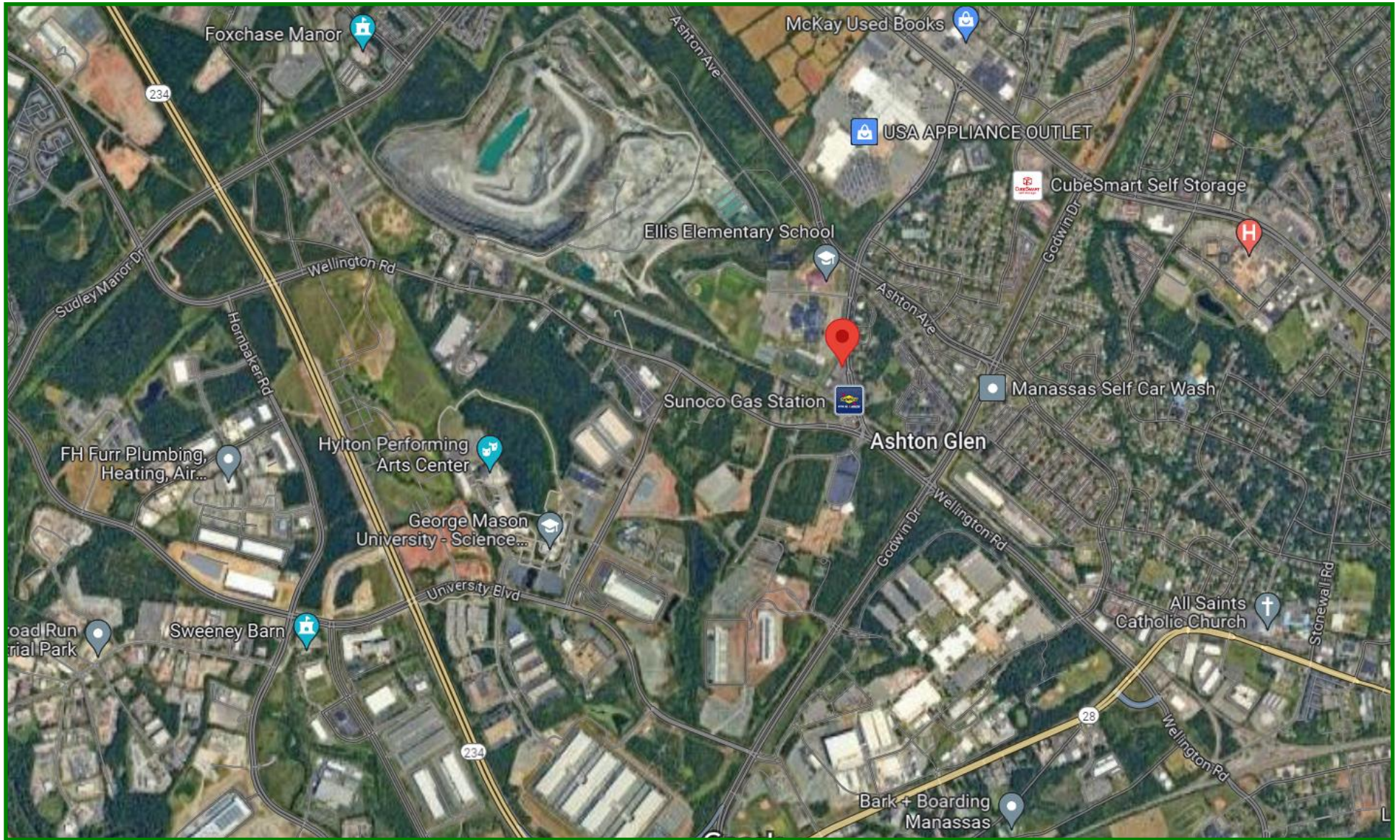
8836 Front Door

8832 Front Door

PANEL "KL-30" & "KL-19"  
VERIFY WITH ARCHT.  
FOR EXACT LOCATION

WALL HEATER  
6KW, 3φ, 208V





Foxchase Manor

McKay Used Books

234

USA APPLIANCE OUTLET

CubeSmart Self Storage

Ellis Elementary School

H

Sudley Manor Dr

Wellington Rd

Ashton Ave

Geowin Dr

Hornbaker Rd

Sunoco Gas Station

Manassas Self Car Wash

FH Furr Plumbing, Heating, Air...

Hylton Performing Arts Center

Ashton Glen

George Mason University - Science...

Wellington Rd

University Blvd

All Saints Catholic Church

oad Run rial Park

Sweeney Barn

Stonewall Rd

234

29

Wellington Rd

Bark + Boarding Manassas

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### **Sec. 32-403.20. M-2, Light Industrial Zoning District; purpose and intent.**

The M-2 District is intended to implement the flexible use employment center land use classification of the Comprehensive Plan. It is also intended to implement the industrial employment center land use classification as a transition to the flexible use employment center land use classification. 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 research and development centers, light industrial manufacturing, warehousing, wholesaling and related office and institutional uses, and not for retail and service uses except in support of the uses primarily intended.

(Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 09-30, 5-19-09; Ord. No. 09-30, 5-19-09; Ord. No. 11-32, Attch., 7-19-11; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-44, Attch., 7-15-14)

### **Sec. 32-403.21. Uses permitted by right.**

The following uses shall be permitted by right in the M-2 District:

1. Alarm system operations, office.
2. Ambulance services, commercial.
3. Artist or photographer's studio, commercial.
4. Assembly (non-HAZMAT).
5. Bakery, industrial.
6. Brewery and Bottling Facility.
7. Business school.
8. Catering-commercial (off premises).
9. Cold storage.
10. College, university or seminary.
11. Computer and network services.
12. Contractor or tradesman's shop (limited), no trash or refuse removal service.
13. Data Center within the Data Center Opportunity Zone Overlay District.
14. Distillery (not to exceed production of 5,000 gallons per year).
15. Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
16. Distribution and fulfillment center, less than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.
17. Electronic equipment and component manufacturing, assembly, processing and distribution.
18. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
19. Gunsmith shop.
20. Institute for special education and training

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21. Institutional food service.
  22. Janitorial service.
  23. Locksmith.
  24. Medical or dental laboratory.
  25. Motor vehicle service (limited).
  26. Neighborhood retail and fulfillment center.
  27. Office.
  28. Pharmaceutical product manufacturing (non-HAZMAT).
  29. Photographic processing laboratory.
  30. Publishing and printing.
  31. Radio or TV broadcasting station.
  32. Railroad passenger station.
  33. Recording studio.
  34. Recycling collection points, subject to the standards in section 32-250.84.
  35. Research and development (non-HAZMAT).
  36. School of special instruction.
  37. Self-storage center, subject to the provisions of section 32-400.14.
  38. Solar energy facility.
  39. Tool and equipment rental, service and repair (minor).
  40. Trade or convention center.
  41. Trade, technical or vocational school.
  42. Travel agency.
  43. Veterinary hospital.
  44. Warehouse (non-HAZMAT).
  45. Wholesaling (non-HAZMAT).

No more than 20 percent of the gross floor area devoted to any use may be used for accessory retail sales of products made or stored on the premises. The square footage devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.22, below.

(Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 09-30, 5-19-09; Ord. No. 11-32, Attch. A, 7-19-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 15-66, Attch., 12-8-15; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21)

### **Sec. 32-403.22. Secondary uses.**

The following uses shall be permitted by right in the M-2 District, but only in conjunction with, and secondary to, a permitted principal use, either existing or proposed for concurrent construction, in accordance with the provisions of section 32-400.13.

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1. Adult day-care facility.
  2. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
  3. Bus station, commercial.
  4. Catalog sales, contractor, tradesman, or industrial equipment (without showroom).
  5. Child-care facility.
  6. Equipment storage.
  7. Financial institution.
  8. Helistop.
  9. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
  10. Office equipment, sales, lease and service.
  11. Quick service food store (not freestanding, unless approved as part of a motor vehicle fuel station, retail).
  12. Recreation, commercial (indoor).
  13. Restaurant.
  14. Restaurant, carry-out.
  15. Retail store.
  16. Taxi or limousine dispatching.

(Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

### **Sec. 32-403.23. Special uses.**

The following uses shall be permitted in the M-2 District with a Special Use Permit:

1. Ambulance service maintenance facility.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
5. Distribution and fulfillment center, greater than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.
6. Donated materials collection center.
7. Flea market.
8. Heliport.
9. Marina.
10. Motor vehicle fuel station.
11. Moving and storage.

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12. Parking, commercial.
  13. Racetrack (equestrian or motorized).
  14. Ranges, shooting, indoor or outdoor.
  15. Recreation facility, commercial (outdoor).
  16. Recyclable materials separation facility.
  17. Research and development (HAZMAT).
  18. Stadium or arena, indoor or outdoor.
  19. Taxi or limousine operations and service.
  20. Testing/experimental laboratories (HAZMAT).
  21. Water transportation facility.
  22. Wholesale (HAZMAT).

(Ord. No. 92-50, 5-5-92; Ord. No. 95-6, 1-3-95; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-44, Attch., 7-15-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21)

#### **Sec. 32-403.24. Development standards.**

1. The following standards shall apply in all M-2 Districts:
  - (a) There shall be no minimum lot size.
  - (b) The maximum lot coverage shall be 80 percent, with a required minimum open space area of 20 percent.
  - (c) The maximum floor area ratio (FAR) shall be 0.50 except as permitted pursuant to section 32-400.04.
  - (d) The maximum height for all structures shall be 60 feet; except as permitted pursuant to section 32-400.03.
  - (e) Outdoor storage shall be subject to the standards specified in Sec. 400.12 of this part. No more than 40 percent of the total lot area may be devoted to outdoor storage, provided that all outdoor storage is screened, according to Section 802.49 of the Design and Construction Standards Manual, from adjacent properties and abutting streets.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04; Ord. No. 17-84, Attch., 10-17-17)

Editor's note(s)—Former § 32-403.24 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68, enacted June 23, 1992, Ord. No. 94-76, enacted Nov. 1, 1994 and Ord. No. 98-62, enacted July 7, 1998, Ord. No. 00-78, enacted Oct. 17, 2000; Ord. No. 02-33, enacted Apr. 16, 2002, and pertained to provisional uses in the M-2 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-403.15 and 32-403.16 have been renumbered accordingly.

#### **Sec. 32-403.25. Setbacks.**

All buildings and other principal structures shall be set back as follows.

1. At least 20 feet from all street rights-of-way;

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2. When the side or rear of a lot within a M-2 District abuts a commercial or office district, a minimum setback of 20 feet from the common property line shall be required for all structures and uses;
  3. When the side or rear of a lot within a M-2 District abuts an agricultural or residential district, a minimum setback of 50 feet from the common property line shall be required for all structures and uses;
  4. When other provisions of this chapter operate to impose greater setback requirements than subsection 1. or 2. above, such other provisions shall prevail.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-403.26 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.