

**FOR SALE**

**AVAILABLE IMMEDIATELY! FLEX INDUSTRIAL PROPERTY**

8976 WELLINGTON RD MANASSAS, VA 20109



**SALE PRICE**      **\$3,500,000**

**OFFERING SUMMARY**

Year Built:            1987  
Building Size:        3,720 SF  
Lot Size:                1.88 Acres  
Zoning:                 M-2  
Market:                 Washington DC  
Submarket:            Manassas  
Parcel ID:              7696-51-2459

**PROPERTY OVERVIEW**

This 3,720 SF freestanding flex/industrial building on 1.88 acres is zoned M-2; Light Industrial and includes one drive-in door with an adjoining garage bay area. The interior layout features five private offices, an open work area, two restrooms, and a kitchenette, providing a practical mix of office and warehouse space suitable for a variety of light industrial, contractor, and service-based uses. The property offers ample on-site parking and full building control for a single user. Available immediately!

**LOCATION OVERVIEW**

The property is located in an established industrial area of Manassas with frontage on Wellington Road and convenient access to Rt. 234 Bypass/PW Pkwy, Rt. 28, and I-66. Surrounding uses include a mix of industrial and commercial operations, making this a functional location for contractors, service companies, and businesses needing efficient regional access.

**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](http://www.Weber-Rector.com)

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## ADDITIONAL PHOTOS



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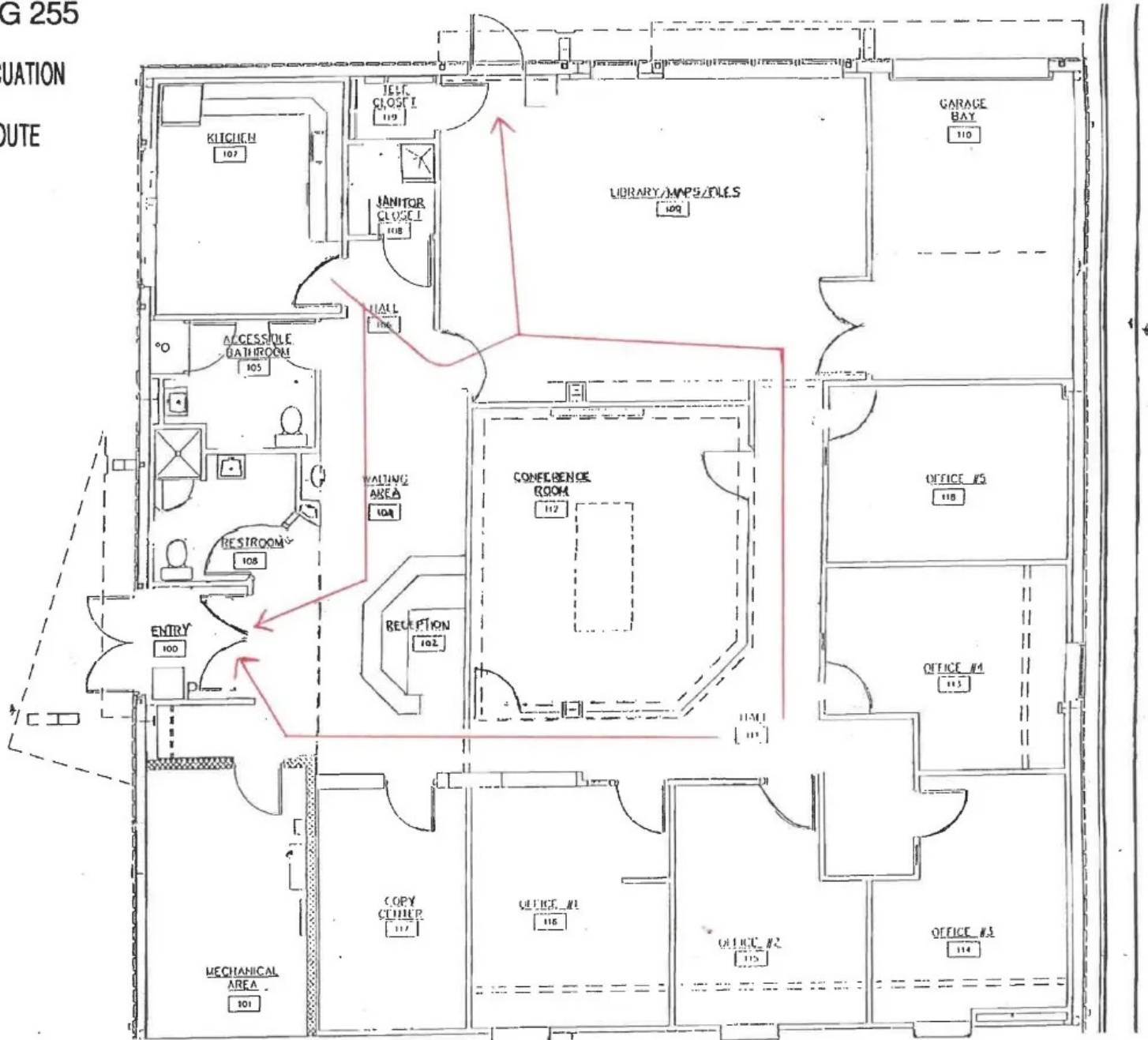
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## FLOOR PLAN

BLDG 255

EVACUATION  
ROUTE



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PLAT

BK1552 PG1037

### SURVEYOR'S CERTIFICATE

I, PHILIP A. BLEVINS, A DUALY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THIS DEDICATION PLAT SHOWN HEREON IS CORRECT AND THAT THE LAND LIES WITHIN THE BOUNDS OF THE PROPERTY OF I.B.M. CORP. AS ACQUIRED IN DEED BOOK 1387 AT PAGE 780 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

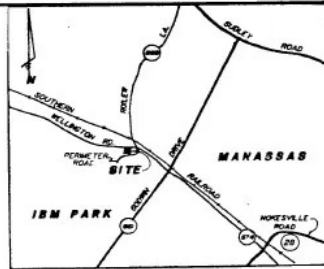
GIVEN UNDER MY HAND THIS 20TH DAY OF MARCH, 1988.

*Philip A. Blevins*  
PHILIP A. BLEVINS C.L.S. #1364  
UPDATE JAN. 30, 1988

### OWNERS DEDICATION

THE DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY. WE FURTHER AGREE THAT R/W PRCS. WILL BE SET AS INDICATED THEREON IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE WILLIAM COUNTY SUBDIVISION CONTROL ORDINANCE.

BY: *F.E. GUE* MANAGER FINANCIAL SERVICES, REAL ESTATE & CONSTRUCTION DIVISION  
TITLE DATE



### NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP #100-91-000-000C.
2. BEARINGS ARE CALCULATED TO TRUE NORTH BASED ON BRISTOL STATION, SECTION THREE AS RECORDED IN DB. 683 AT PG. 527.

### AREA TABULATION

TOTAL AREA 86,389 ± OR 1.9932 AC.  
DEDICATED STREET AREA 4,499 ± OR 0.1033 AC.  
REMAINING SITE AREA 81,890 ± OR 1.8799 AC.

INTERNATIONAL BUSINESS MACHINES CORPORATION ("IBM")  
November 5, 1980  
Re zoning Case 887-89

IBM, the undersigned land owner and rezoning applicant, hereby proffers that the development of the subject property (parcel 102-(111)-60) shall be in strict accordance with the following conditions:

1. The uses proposed for the subject property shall be similar to the existing manufacturing or other uses on the adjacent IBM property including, but not limited to, office use and storage of equipment and supplies;
2. At the time of site plan approval IBM shall dedicate for public road purposes a strip of land across the frontage of the property on Wellington Road to a depth of forty-five (45) feet from the existing centerline of Wellington Road. IBM agrees to construct across the frontage of the subject property pavement twenty-six (26) feet in width from said centerline, with curb, gutter and, if applicable, sidewalk, in accordance with Virginia Department of Highways and Transportation design and construction standards. This construction will be done when Wellington Road is so widened on either side of the subject property.

3. Subject to the provisions of the Prince William County Zoning Ordinance, the owner proffers that the development of the property which is the subject of this application shall be in strict accordance with the conditions set forth in this proffer statement unless an amendment thereto is mutually agreed upon by the Board of Supervisors and the undersigned.

4. These proffers are the only proffers submitted in connection with this rezoning application 87-89 and shall be effective upon rezoning by the Board of Supervisors of Prince William County, Virginia, to the M-2, Light Industrial Zoning District and acceptance of these proffers by that Board. All other previous proffers submitted as a part of this rezoning application are hereby revoked.

INTERNATIONAL BUSINESS MACHINES CORPORATION  
A NEW YORK CORPORATION

By: *Richard E. C. Hudson*  
RICHARD E. C. HUDSON  
Solicitor, Prince & Dudley  
Attorney-in-Fact

REVIEWED

FEB 16 1988

APPROVED  
DEPT. OF DEV. ADMIN.

FEB 16 1988

DEPT. OF DEV. ADMIN.  
PLAN REVIEW BRANCH

*Richard E. C. Hudson*  
jmc

THIS MAP RECORDED IN  
MAP DRAWER 53 PAGE 55

THE INSTRUMENT FILED WITH THIS MAP  
IS RECORDED IN DB 1552 PG 1037

### PLAT SHOWING

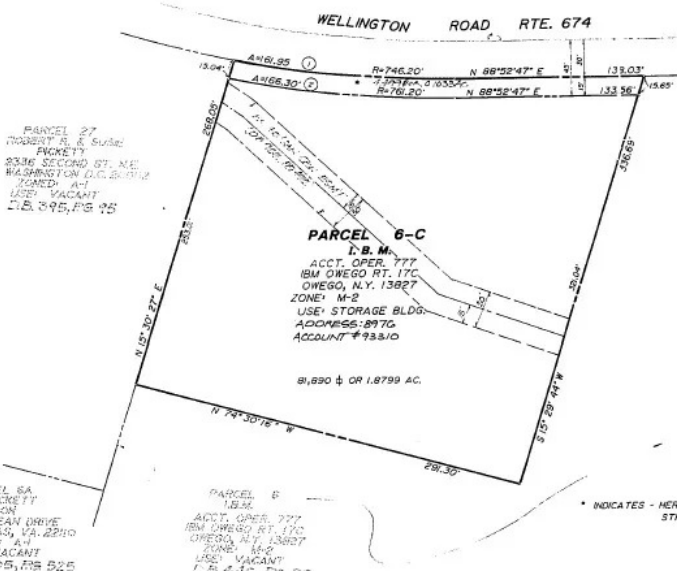
STREET DEDICATION  
ON THE PROPERTY OF  
**INTERNATIONAL BUSINESS  
MACHINES, CORP.**  
DB. 1387 PG. 780

BRENTSVILLE MAGISTERIAL DISTRICT  
**PRINCE WILLIAM COUNTY, VIRGINIA**  
SCALE: 1"=50' DATE: MARCH 25, 1987  
UPDATE: JAN. 1988

**URBAN ENGINEERING & ASSOC., INC.**  
ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYOR'S  
8001 FORBES PLACE, SPRINGFIELD, VA 22151

SHEET 1 OF 1

R.P.# 590-C



### CURVE DATA

No.	RADIUS	DELTA	ARC	TAN	CHORD	CHD. BRG.
1	146.70	27°06'00"	122.17	50.00	100.00	334°57'00"
2	146.70	27°06'00"	122.17	50.00	100.00	125°03'00"

82-55

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## LOCATION MAP



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## ZONING INFORMATION

Prince William County M-2 By Right Uses	
Alarm systems operations, office.	Ambulance service, commercial.
Artist or photographer's studio, commercial.	Assembly (non-HAZMAT).
Bakery, industrial.	Brewery and bottling facility.
Business school.	Catering, commercial (off premises).
Cold storage.	College, university or seminary.
Computer and network services.	Contractor or tradesman's shop (limited), no trash or refuse removal service.
Data center, within the Data Center Opportunity Zone Overlay District.	Distillery (not to exceed production of 5,000 gallons per year).
Distributions and fulfillment center, less than 80,000 SF, outside of the E-Commerce Overlay District.	Distribution and fulfillment center, less than 250,000 SF, inside of the E-Commerce District.
Electronic equipment and component manufacturing, assembly, processing, and distribution.	Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
Gunsmith shop.	Institute for special education and training.
Institutional food service.	Janitorial service.
Locksmith.	Medical or dental laboratory.
Motor vehicle service (limited).	Neighborhood retail and fulfillment center.
Office.	Pharmaceutical product manufacturing (non-HAZMAT).
Photographic processing laboratory.	Publishing and printing.
Radio or TV broadcasting station.	Railroad passenger station.
Recording studio.	Recycling collection points, subject to the standards in section 32-250.84.
Research and development (non-HAZMAT).	School of special instruction.
Self-storage center, in accordance with the provisions of section 32-400.14.	Solar energy facility.
Tool and equipment rental, service and repair (minor).	Trade or convention center.
Trade, technical or vocational school.	Travel agency.
Veterinary hospital.	Warehouse (non-HAZMAT).
Wholesaling (non-HAZMAT).	

[Click here for the PWC M-2 zoning regulations.](#)

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