

**FOR SALE OR LEASE**

# HEAVY INDUSTRIAL OUTDOOR STORAGE LOT

8431-8451 QUARRY RD MANASSAS, VA 20110



## OFFERING SUMMARY

Sale Price:	<b>\$3,900,000</b>
Lease Rate:	<b>\$17,500 per month (NNN)</b>
Lot Size:	1.69 Acres
Zoning:	I-2
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	100-01-00-153A & 100-01-00-158E

## PROPERTY OVERVIEW

Offered for sale or lease, this property consists of approximately 1.69 acres zoned I-2 Heavy Industrial. Approximately 1.22 acres are fenced and paved, providing functional outdoor storage for contractors, equipment, and vehicle fleets. An additional 0.30 acres are cleared and usable but not paved or graveled, while the remaining area is impacted by the Quarry Road easement. The site offers flexible outdoor storage capacity within an established industrial corridor.

## LOCATION OVERVIEW

The property is located within the City of Manassas' core industrial area, offering convenient access to Rt. 28 and I-66, which connect to the broader Northern Virginia and Washington, D.C. markets. The surrounding area is characterized by heavy industrial, contractor, and service-oriented users, making this an ideal location for businesses requiring outdoor storage with strong regional connectivity.

### PRESENTED BY:

**RYAN ARCHIBALD**  
INVESTMENT SALES & LEASING  
703.420.8267  
ryan@weber-rector.com

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

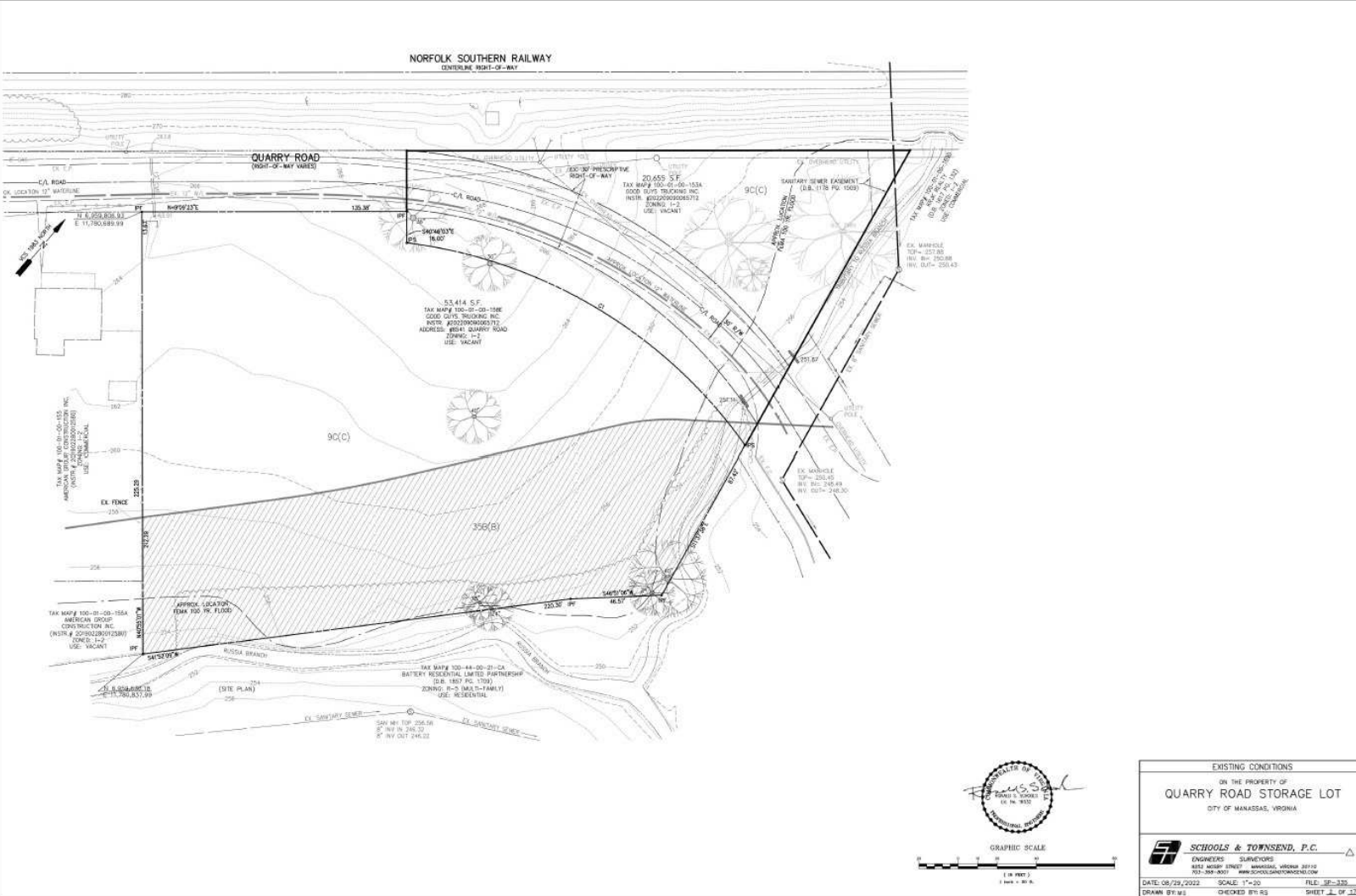
**WR** **WEBER  
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COMMERCIAL REAL ESTATE SERVICES  
9401 Battle Street Manassas, VA 20110  
[www.Weber-Rector.com](http://www.Weber-Rector.com)

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PLAT



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EXISTING CONDITIONS ON THE PROPERTY OF <b>QUARRY ROAD STORAGE LOT</b> CITY OF MANASSAS, VIRGINIA
<b>SCHOOLS &amp; TOWNSEND, P.C.</b> ENGINEERS SURVEYORS 8512 WOODBURY STREET MANASSAS, VIRGINIA 20108 703.348.9007 <a href="http://WWW.SCHOOLSANDTOWNSEND.COM">WWW.SCHOOLSANDTOWNSEND.COM</a>
DATE: 08/29/2022 SCALE: 1"=20' FILE: SP-330 DRAWN BY: MS CHECKED BY: RS SHEET 4 OF 12

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## LOCATION MAP



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## ZONING INFORMATION

City of Manassas I-2 By-Right Uses	
Broadcasting or Telecommunication Tower, Administrative Review	Parks & Open Space
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 Service
Motor Vehicle Sales and Rental	Parking Structure, Multilevel
Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop)	Heavy Equipment Sales & Rental
Laboratory	Laundry, Commercial
Manufacturing, Light	Motor Vehicle Repair
Research & Development	Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)
Truck Terminal	Warehousing & Distribution
Wholesale Trade	Accessory Uses
Caretaker Quarters	

[Click here for more information on the City of Manassas I-2 Zoning district.](#)

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