

FOR LEASE

WAREHOUSE SPACE

9248-9250 SILLS CT. MANASSAS, VA 20110



LEASE RATE \$16 SF/YR

OFFERING SUMMARY

Lease Type: NNN
NNN Fees: Approx. \$3.75/SF
Available SF: 4,000 - 8,000 SF
Zoning: I-1
Market: Washington DC
Submarket: Manassas Ind
Parcel ID: 101-01-00-18

PROPERTY OVERVIEW

Two 4,000 SF warehouse bays available for lease. Each unit is open warehouse, small office space, 2 overhead doors and 7 assigned parking spaces. Zoned I-1; Light Industrial and ideal for general warehouse use, consumer repair, light manufacturing, brewery/distillery & more. These units cannot accommodate automotive uses.

*Disclosure: Agent has financial interest in property.

LOCATION OVERVIEW

Well located industrial building only a tenth of a mile off Rt. 28/Nokesville Rd. Easy access to Rt. 234 Bypass/Prince William Pkwy. Just outside Old Town Manassas.

PRESENTED BY:

COLEMAN RECTOR **CHUCK RECTOR** **BRIAN SNOOK**
PRINCIPAL BROKER *PRINCIPAL* *COMMERCIAL AGENT*
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coleman@weber-rector.com chuck@weber-rector.com brian@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

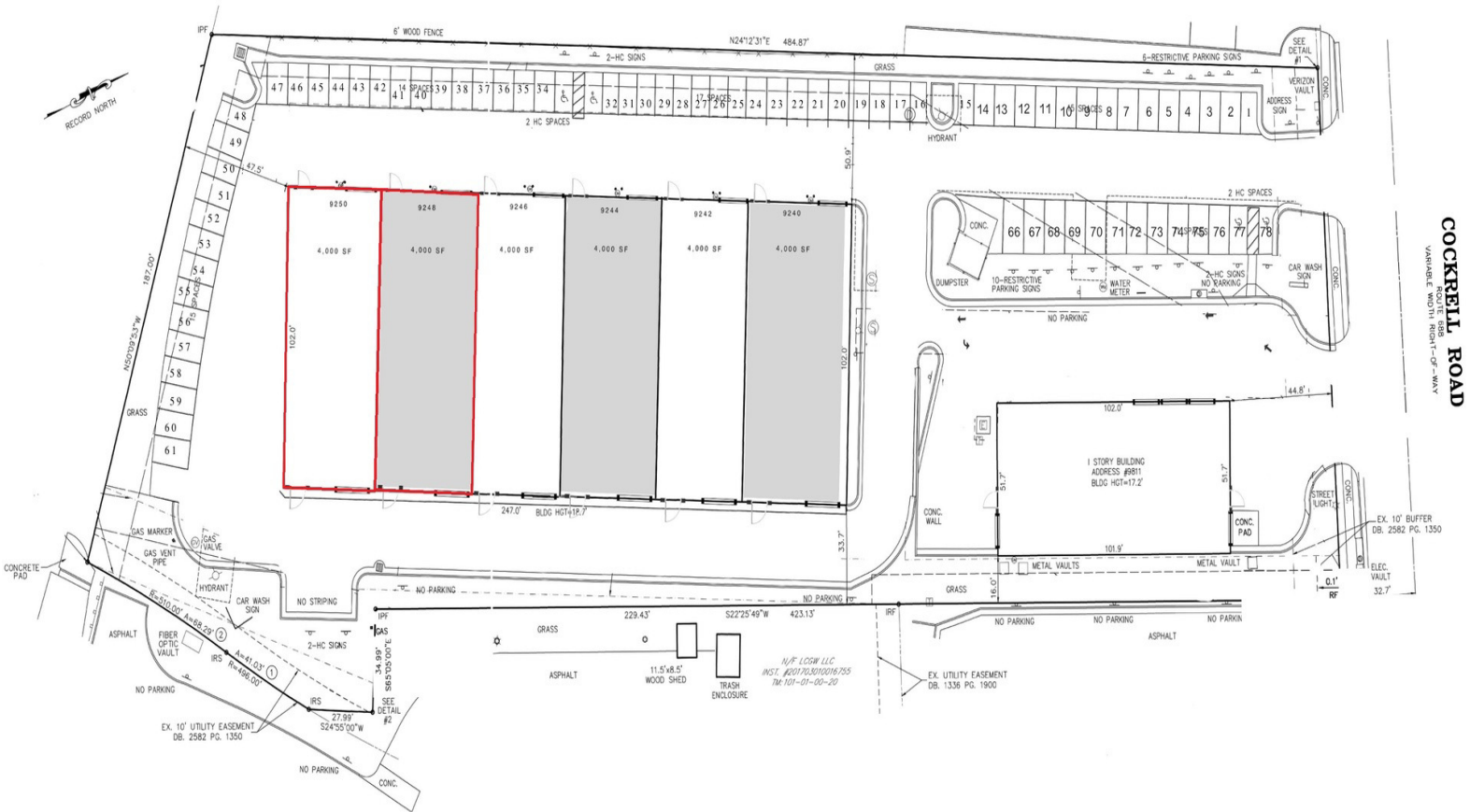
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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9248 Sills Ct.	4,000 - 8,000 SF	NNN	\$16.00 SF/yr	Available 5/1/26. Two 17' Overhead Doors. Clear Height 19'
9250 Sills Ct.	4,000 - 8,000 SF	NNN	\$16.00 SF/yr	Available 7/1/26. Two 17' Overhead Doors. Clear Height 19'

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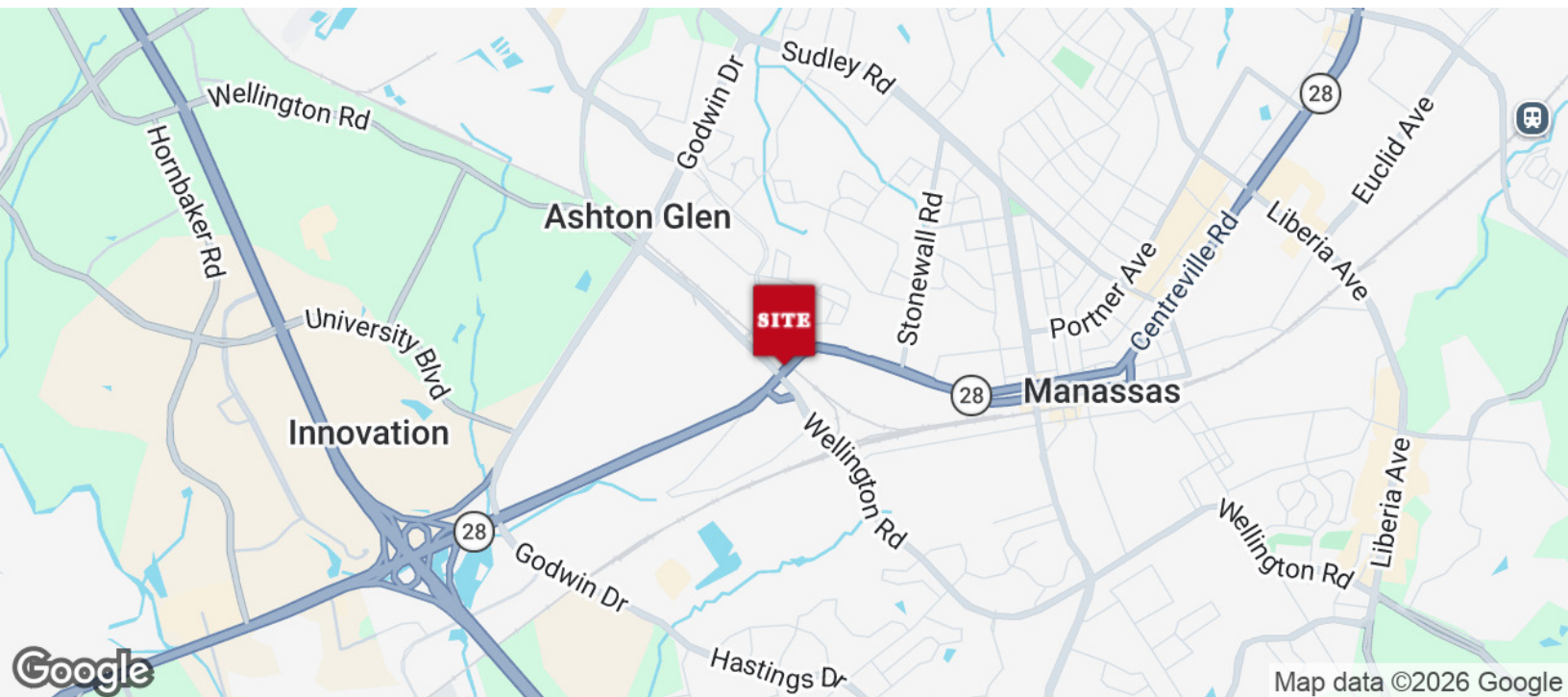
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LOCATION MAP



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ZONING INFORMATION

City of Manassas I-1 By-Right Uses	
Broadcasting or Telecommunication Tower, Co-location	Business or Trade School (less than 50 persons)
Public Facility	Public Utility
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater) Subject to Sec. 130-103	Airport or Aviation Facility
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)	Business Support Service
Catering Facility	Construction Material Sales
Consumer Repair or Contractor/Tradesperson Services	Craft Shop
Financial Institution	Garden Center
Mini-Warehouse of Self-Storage	Motor Vehicle Parts/Supply Establishment
Office, General	Parking Structure, Multilevel
Personal Improvement Service	Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop) Subject to Sec. 130-103
Specialty Food Shop	Laboratory
Laundry, Commercial	Manufacturing, Light
Research & Development	Warehousing & Distribution
Wholesale Trade	Accessory Uses. Subject to Sec. 130-57
Caretaker Quarters	

Click here for the full City of Manassas permitted uses zoning table. Motor vehicle repair allowed in 4 bays (all currently occupied) per existing SUP.

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