

FOR SALE OR LEASE

HEAVY INDUSTRIAL OUTDOOR STORAGE LOT

8431-8451 QUARRY RD MANASSAS, VA 20110



OFFERING SUMMARY

| | |
|-------------|---------------------------------|
| Sale Price: | \$3,900,000 |
| Lease Rate: | \$15,000 per month (NNN) |
| 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.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

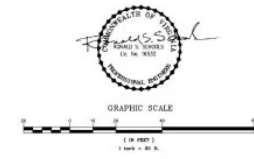
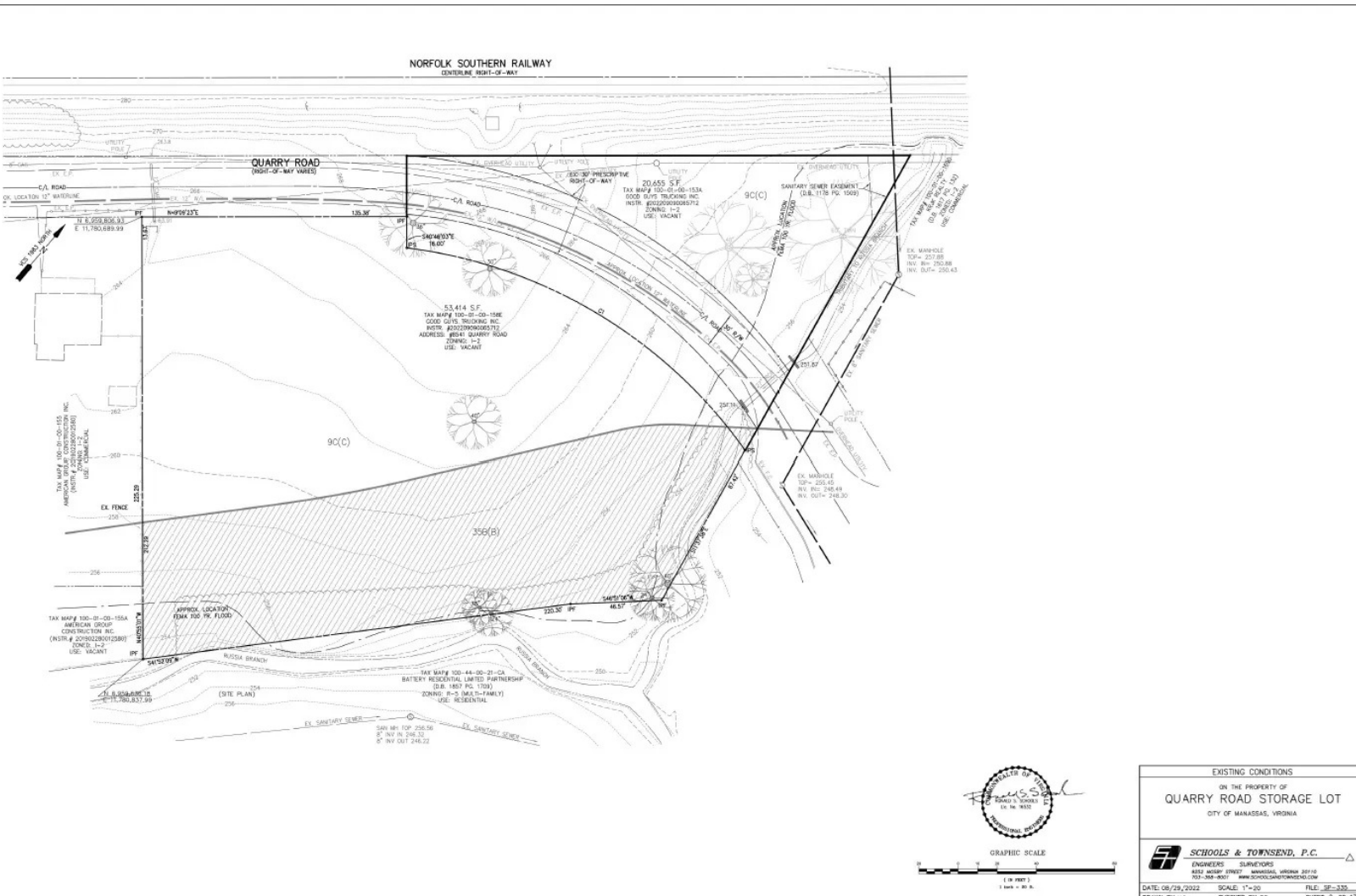
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PLAT



| |
|---|
| EXISTING CONDITIONS |
| ON THE PROPERTY OF |
| QUARRY ROAD STORAGE LOT |
| CITY OF MANASSAS, VIRGINIA |
| SCHOOLS & TOWNSEND, P.C. |
| ENGINEERS SURVEYORS |
| 4552 WOODBURN DRIVE MANASSAS, VIRGINIA 20110 |
| 703.446.8007 WWW.SCHOOLSANDTOWNSEND.COM |
| DATE: 08/29/2022 SCALE: 1"=20' FILE: SF-330 |
| DRAWN BY: MS CHECKED BY: RS SHEET 4 OF 12 |

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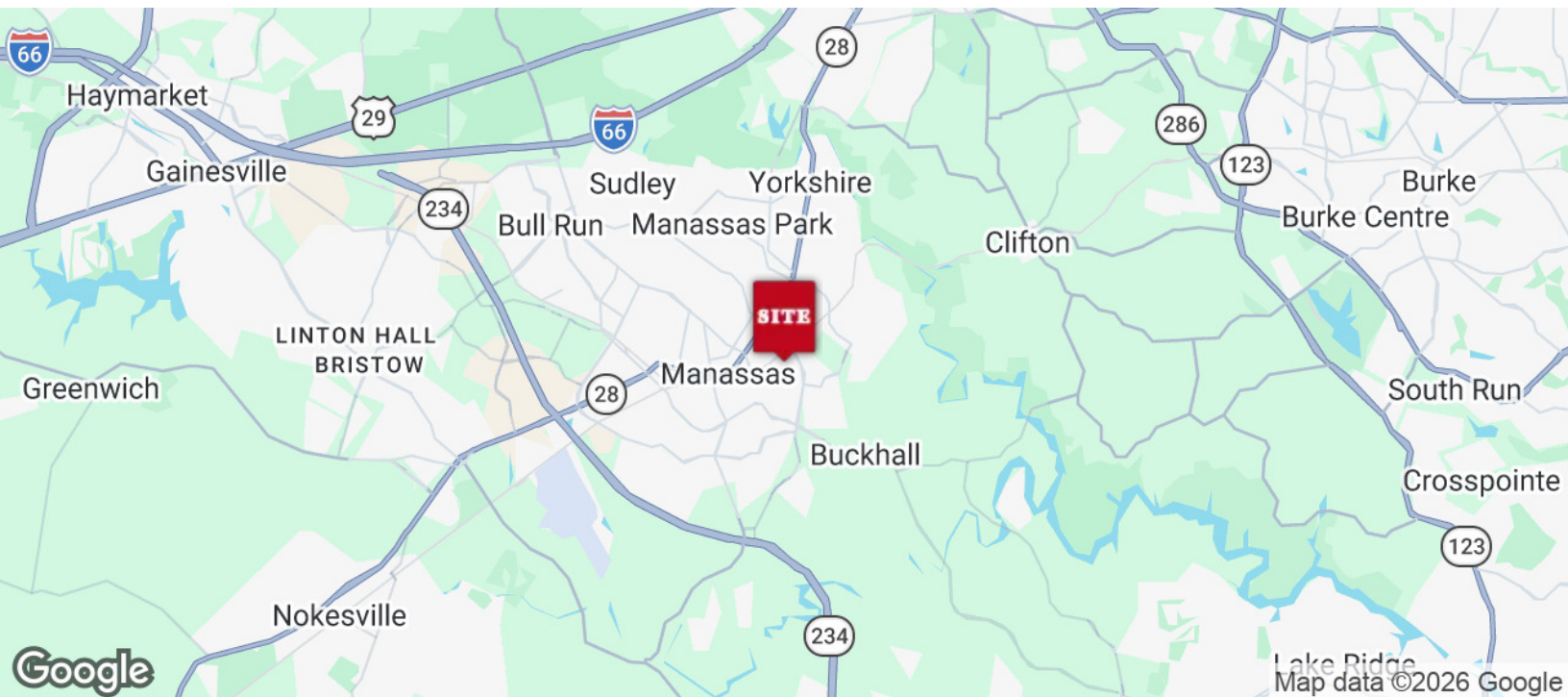
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LOCATION MAP



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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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