

FOR SALE

SITE PLAN APPROVED HEAVY INDUSTRIAL SITE

12751 RANDOLPH RIDGE LN. MANASSAS, VA 20109



SALE PRICE **\$1,950,000**

OFFERING SUMMARY

Lot Size: 6.56 Acres
Zoning: M-1
Market: Washington DC
Submarket: Route 29/I-66
Corridor
Price / SF: \$6.82
Parcel ID: 7497-73-0763

PROPERTY OVERVIEW

6.56 Acres. Site Plan Approved for 20,000 SF Office/Warehouse Building with Outdoor Storage (September 2017). Zoned M-1; Heavy Industrial. Water & Sewer Available.

LOCATION OVERVIEW

Excellent location with visibility from Rt. 234 Bypass/PW Parkway and easy access to I-66. Traffic Counts: 48,000 VPD on Rt. 234 & 19,000 VPD on Balls Ford Rd. at intersection, 116,000 VPD on 66 (Combined Directions). Proposed road improvements improving accessibility include: Widening of I-66 & Balls Ford Rd., New Diverging Diamond Interchange at Balls Ford Rd. & Prince William Pkwy.

PROPERTY HIGHLIGHTS

- PRICE REDUCED!!
- Site Plan Approved

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@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

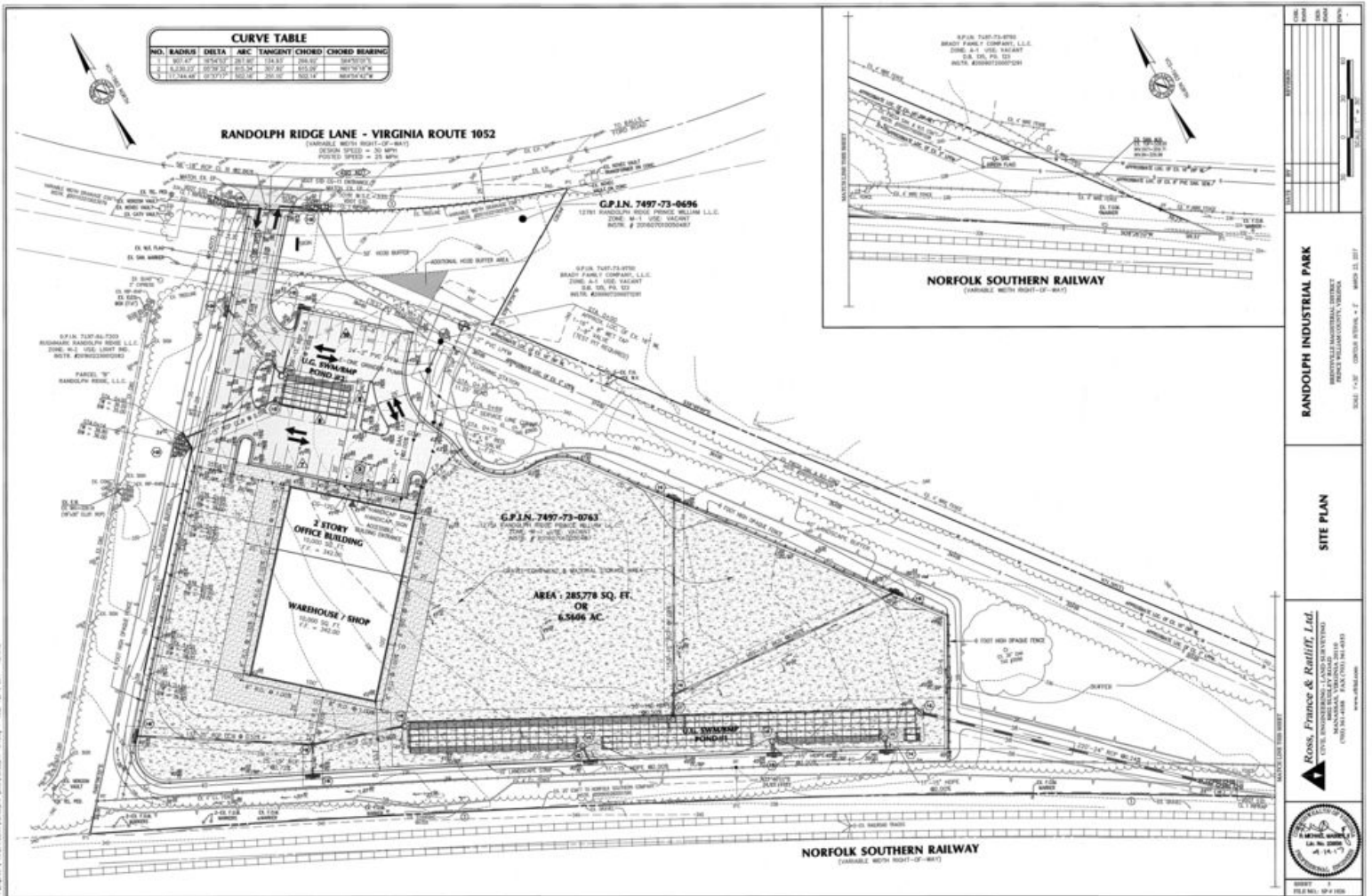
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APPROVED SITE PLAN



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ZONING INFORMATION

Prince William County M-1 By Right Uses	
Alarm systems operations, office.	Ambulance service, commercial.
Ambulance service maintenance facility.	Animal shelter.
Assembly (non-HAZMAT).	Bakery, industrial.
Blacksmith, welding, or machine shop.	Boat building and repair yard.
Brewery and bottling facility.	Building materials sales yard.
Catalog sales, contractor; tradesman, and industrial equipment (with or without showroom).	Catering, commercial (off premises).
Coal, wood, and lumber yards.	Cold storage.
Company vehicle service facility.	Contractor or tradesman's shop (limited), no trash or refuse removal service.
Contractor or tradesman's shop, no trash or refuse removal service.	Data and computer services.
Distillery.	Dry cleaning/garment processing plant, wholesale facility.
Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.	Electronic equipment and component manufacturing, assembly, processing, and distribution.
Equipment and material storage yard; no trash or refuse removal service.	Feed and grain storage and distribution center.
Flea market.	Food service, institutional.
Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).	Gunsmith shop.
Janitorial service.	Kennel, commercial.
Laundry, industrial.	Manufacture and fabrication of signs.
Manufacturing, candy/confectioners.	Manufacturing, cosmetics and perfume.
Manufacturing, electronic components.	Manufacturing, fabricated metal.
Manufacturing, musical instruments and toys.	Manufacturing, pharmaceuticals (non-HAZMAT process).
Manufacturing, pottery, ceramics.	Marble/tile, processing, cutting and polishing.
Masonry and stoneworking.	Medical or dental laboratory.
Motor vehicle repair.	Motor vehicle sales, rental or lease (unlimited), excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight. Floor area devoted to storage of parts inventory used for service and repair shall not be included in secondary retail sales floor area calculations.
Motor vehicle service.	Moving and storage.
Office.	Package, telecommunication, and courier service (unlimited storage of equipment, supplies and vehicles).
Parking, commercial.	Photographic processing laboratory.
Publishing and printing.	Radio or TV broadcasting station.
Railroad freight depot.	Railroad passenger station.
Recording studio.	Recyclable materials separation facility.
Recycling collection points, subject to the standards in section 32-250.84.	Research and development (non-HAZMAT).
Self-storage center, in accordance with the provisions of section 32-400.14.	Sheet metal fabrication.
Taxi or limousine operations and service facility.	Tool and equipment rental, service and repair, heavy and minor.
Trade, technical or vocational school.	Trailer sales (retail), lease, storage, repair and maintenance.
Veterinary hospital.	Warehouse (non-HAZMAT).
Waterfront or maritime uses.	Wholesaling (non-HAZMAT).

[Click here for the full PWC M-1 Zoning Ordinance!](#)

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LOCATION MAPS



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PROPOSED NEW INTERCHANGE



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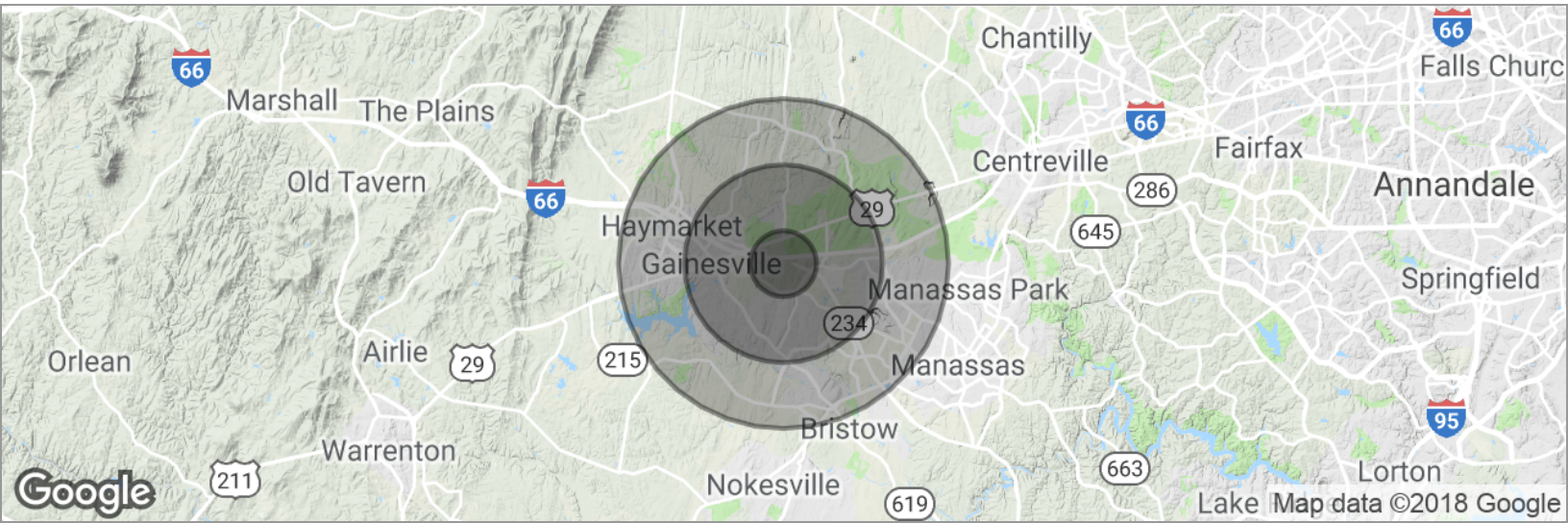
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,665	36,487	96,699
Median age	34.5	35.2	33.9
Median age (male)	35.3	35.3	33.7
Median age (Female)	32.6	34.4	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,249	12,477	32,287
# of persons per HH	2.9	2.9	3.0
Average HH income	\$106,517	\$107,608	\$111,996
Average house value	\$510,248	\$501,635	\$504,268

* Demographic data derived from 2010 US Census

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