

FOR SALE

OFFICE/WAREHOUSE WITH YARD

9204 VENTURE CT. MANASSAS PARK, VA 20111



SALE PRICE **\$1,599,000**

OFFERING SUMMARY

Building Size: 5,100 SF
Zoning: I-1
Market: Washington DC
Submarket: Manassas
Parcel ID: 25-2-16

PROPERTY OVERVIEW

Heavy industrial building with yard for sale. Approximately 5,100 SF building features 1,500 SF of office and 3,600 SF of warehouse space with two drive-in doors on 1.79 acre lot. Zoned I-1 Industrial which allows for many uses including contractor's shop & storage yard, building materials sales yard, warehouse establishment, research & development, and more!

LOCATION OVERVIEW

Well located property in Conner Center. Surrounded by other industrial users. Just 1 mile from Rt. 28/Centreville Rd.

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

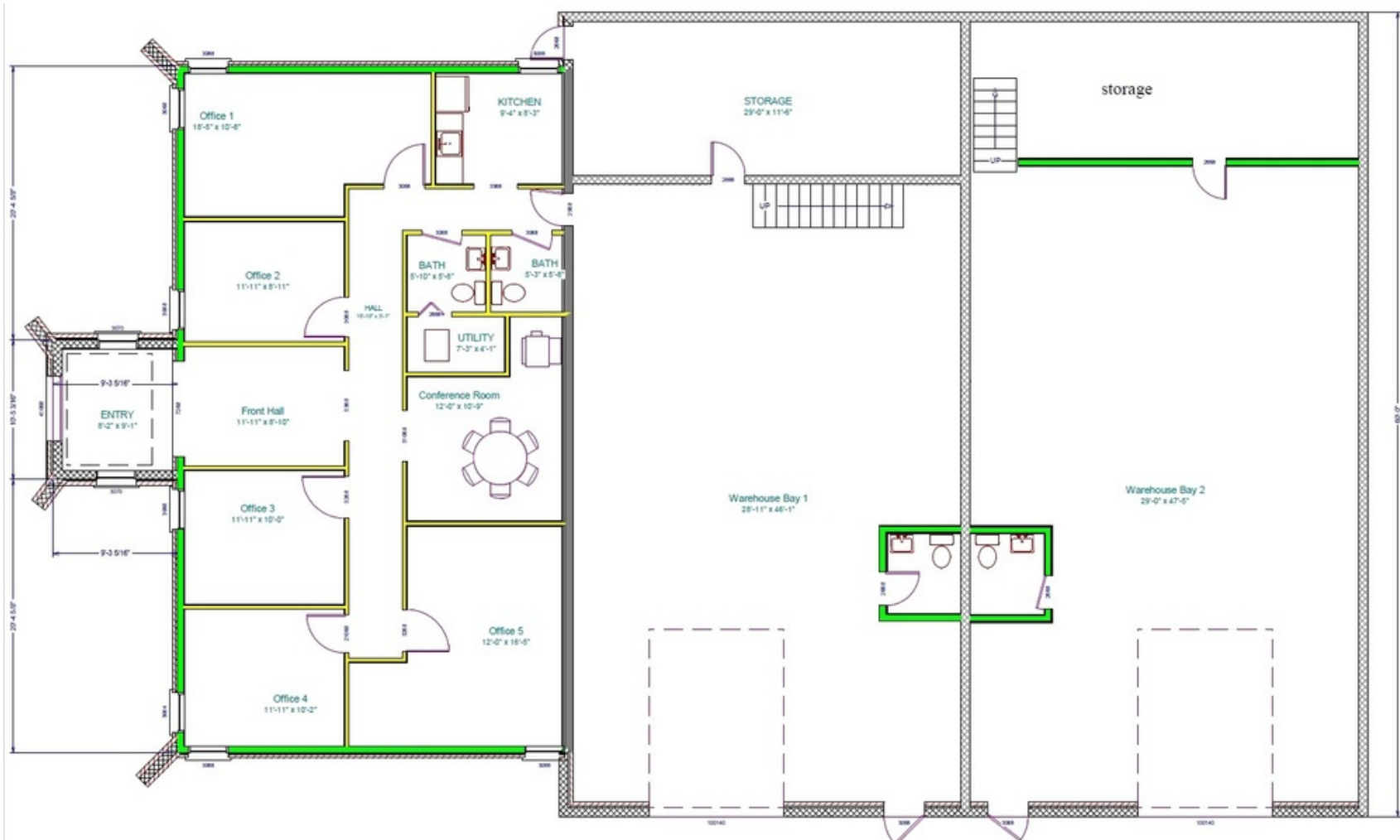
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FLOOR PLAN



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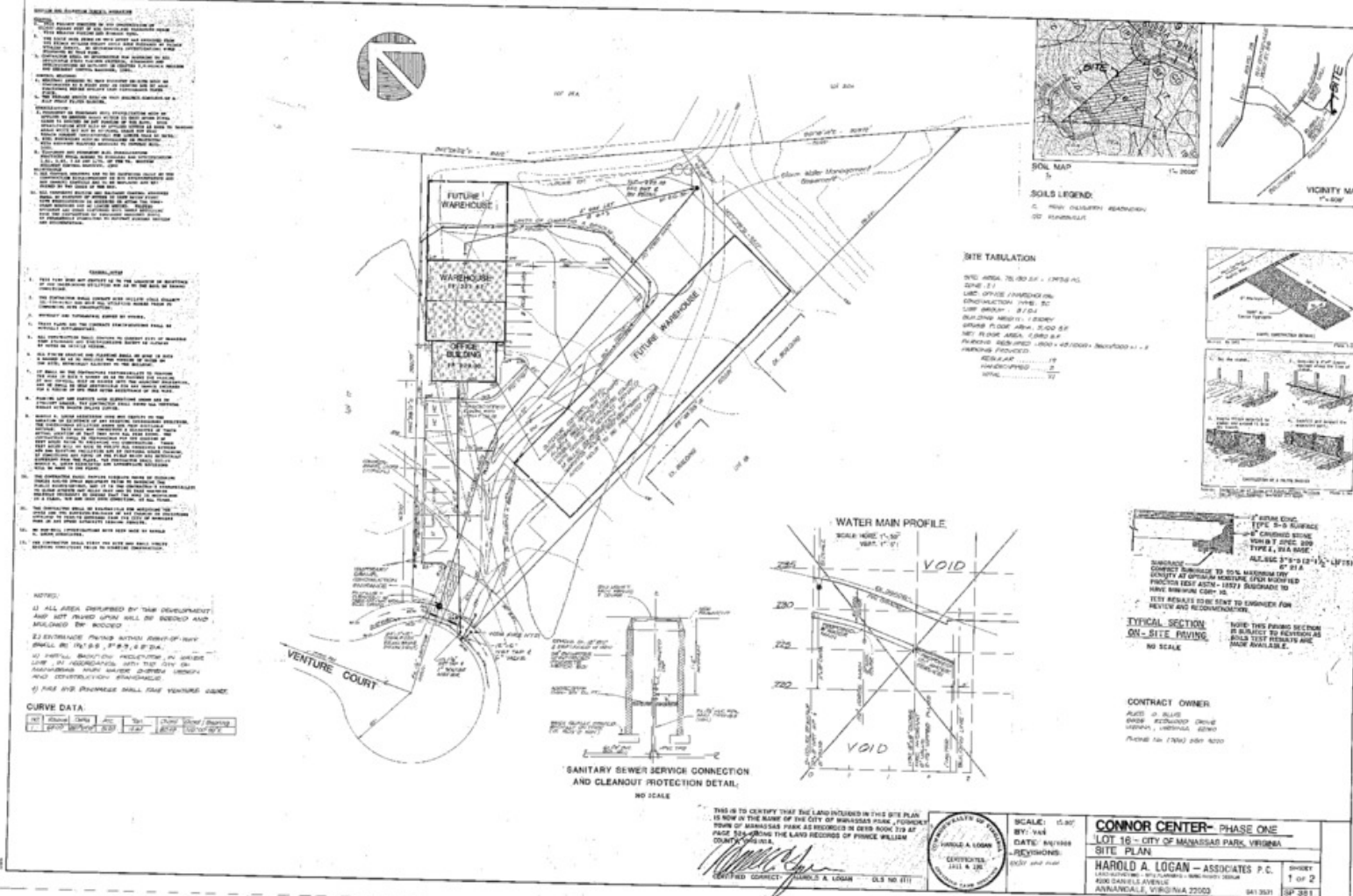
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SITE PLAN



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LOCATION MAPS



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ZONING INFORMATION

City of Manassas Park I-1 Industrial By-Right Uses	
Ambulance services, commercial.	Artist's or photographer's studio, commercial.
Assembly (non-HAZMAT).	Bakery, industrial.
Building materials sales yard, including the sale of rock, sand, gravel, and similar materials, as incidental to the principal business, but not including junk storage for extractive activities.	Carpet, rug and garment cleaning and dyeing.
Computer and data processing center.	Contractor's equipment storage yard or plant, including rental of equipment commonly used for contractors, but not including equipment used for trash or refuse removal services.
Dry-cleaning garment processing plant.	Gunsmith shop.
Janitorial service.	Laboratory, research, experimental or testing.
Laboratory, medical or dental.	Laboratory, photographic processing.
Locksmith shop.	Manufacturing and maintenance of electric and neon signs; sheet metal products, including HVAC equipment; cornices; eaves; and similar products.
Manufacturing, compounding, assembling, or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious stones, metals, shell, straw, textiles, tobacco, wax, wire, wood, yarns, and paint.	Manufacturing, compounding, processing, packaging, or treatment of such products as baked goods, candy, food products, dairy products, and meat and poultry products; toiletries, cosmetics, drugs, perfumes, and pharmaceuticals (non-HAZMAT); and beverage blending or bottling; but not including the distilling of beverages, the slaughter of poultry or animals, and the refining of fats and oils.
Office.	Packaging, telecommunications or courier service.
Publishing and printing.	Public utilities, including buildings, necessary structures, storage yards and other related uses.
Radio or television broadcasting station.	Recording studio.
Research and development (non-HAZMAT).	School, business.
School, trade, technical or vocational.	Self-storage centers, subject to provisions of <u>section 31-33.3</u> .
Warehouse and wholesale establishment (non-HAZMAT).	

[Click here for the full City of Manassas Park I-1 zoning ordinance.](#)

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