

PRIME DEVELOPMENT SITE FOR SALE

**7413 Cushing Road
Manassas, VA 20109**

DEVELOPMENT SUMMARY

Currently zoned M-2 (light industrial). Flexible zoning allows many uses. Excellent commercial location, with high visibility. Over 1,000 ft. of parallel, unobstructed frontage to Prince William Parkway (Rte. 234). Park & Ride Commuter Lot and commuter bus stop across the street on Cushing Rd, with parking for 455 cars, opened 2013. Adjacent to the site, a 168,000 sq. ft. Fedex Ground distribution center recently opened.

LOCATION HIGHLIGHTS

- Easy access to Rte. 66, Prince William Pkwy, Rte. 29 (Lee Hwy.), Rte. 15 (James Madison Hwy.)
- Prince William Pkwy. Annual Average Daily Traffic: 44,000 (2015) - runs parallel with Cushing Rd.
- 3 mi. to Northern Virginia Community College, Manassas National Battlefield, Bull Run
- 4 mi. to Gainesville, 5 mi. to Haymarket and Lake Manassas
- 7 mi. to VRE Broad Run / Airport Station

VIRGINIA SEEKFORD SMITH

Licensed Broker in VA, DC & MD
24 hr. Telephone: **703-836-1116**

Arlington Realty, Inc.
Specializing in Sales, Property Management, & Appraisals

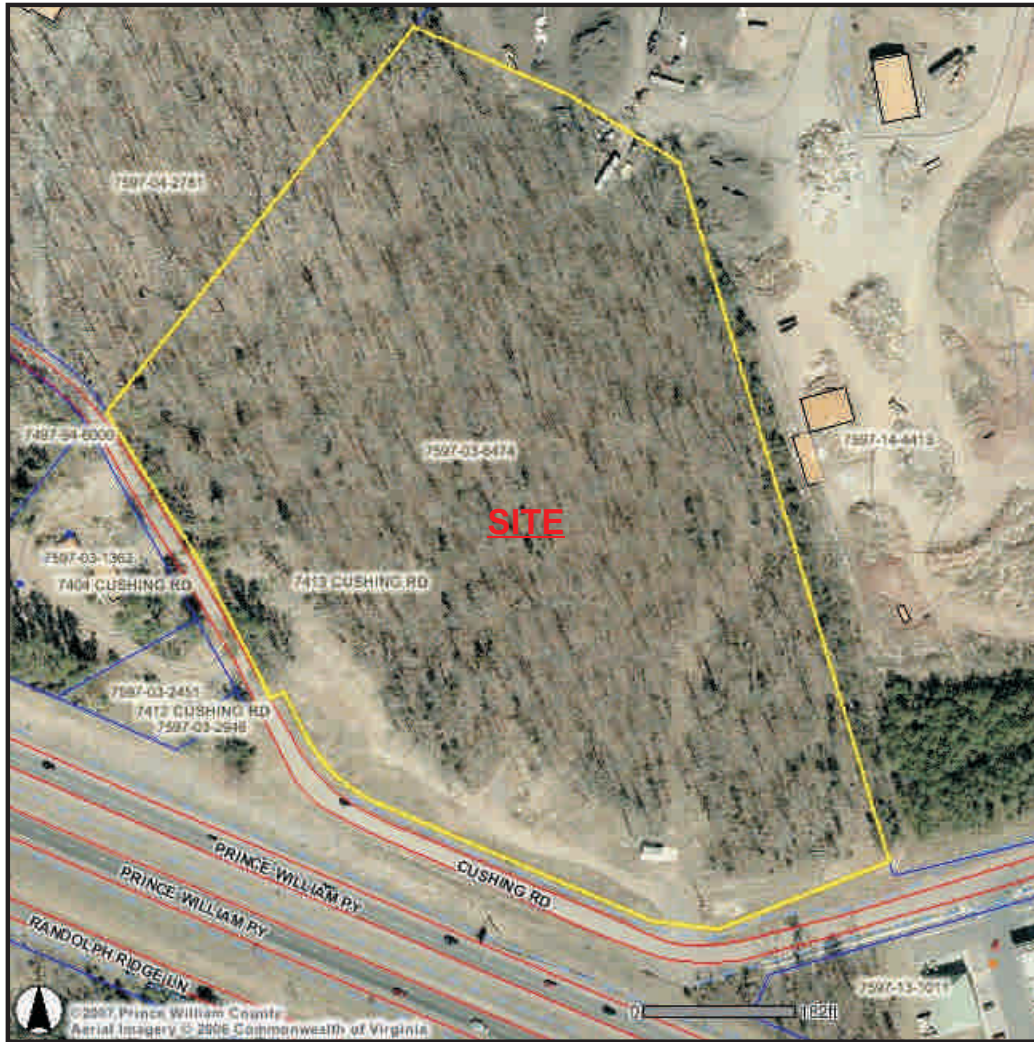
ARLINGTON REALTY, INC.
764 23RD ST. S.,
ARLINGTON, VA 22202
TEL: (703) 836-1116 FAX: (703) 836-5703

OFFERING SUMMARY

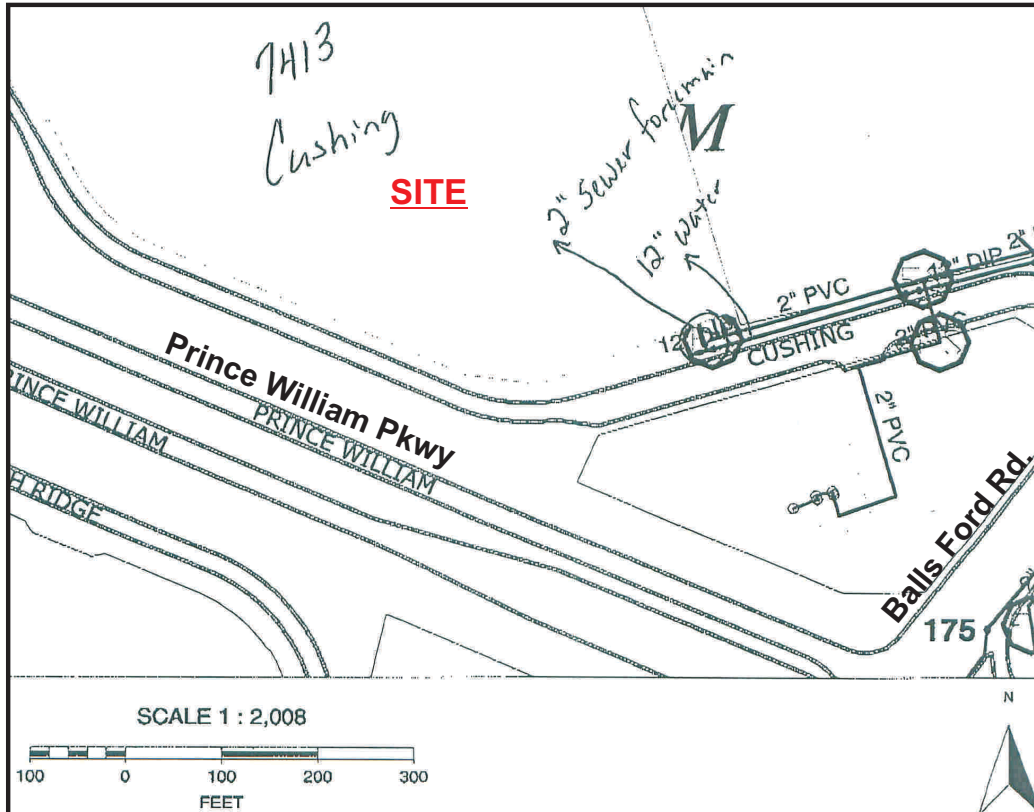
Price	\$5,432,280 (\$10 / SF)
Lot Size	12.47 acres (543,280 SF)
Zoning	M-2 (Light Industrial) * zoning code attached
2016 Property Taxes	\$23,140
Public Utilities	County water & sewer available on site
Street Improvements	Public road - bituminous asphalt and gravel



Aerial
Map



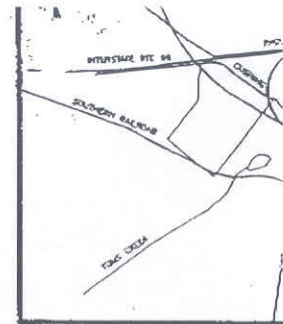
Water/Sewer
Line Map



THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

Engineer C.D.
EUGENE C. DODSON, L.S. J 1445

DATE 9/27/25



VICINITY A
SCALE: 1" = 20'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS WILLIAM COUNTY TAX MAP TAX 123-01-0016-L, N2 & A1 RESPECTIVELY, AND IS SHOWN IN THE B. BRADY AND RANDOLPH G. BRADY AND WAS J.O. AND MAY C. WHEELER BY DEED DATED 6/1/1900 AND RECORDED IN DEED BOOK 135 AS PAGE 1 LAND RECORDS OF PRINCE WILLIAM COUNTY.
2. NO TITLE REPORT FURNISHED

LEGEND

IPF - IRON PIPE FOUND
IPS - IRON PIPE SET

AREA TABULATION

TOTAL AREA	682,728 SQ. FT.
PROP. R/W DEDICATION	73,282 SQ. FT.
REMAINDER	608,446 SQ. FT.

ALTA/ACSM LAND TITLE S

ON THE PROPERTY OF

GILBERT B. BRADY

AND

RANDOLPH G. BRADY

DEED BOOK 135 PAGE 123

BRENTSVILLE ELECTION DISTRICT

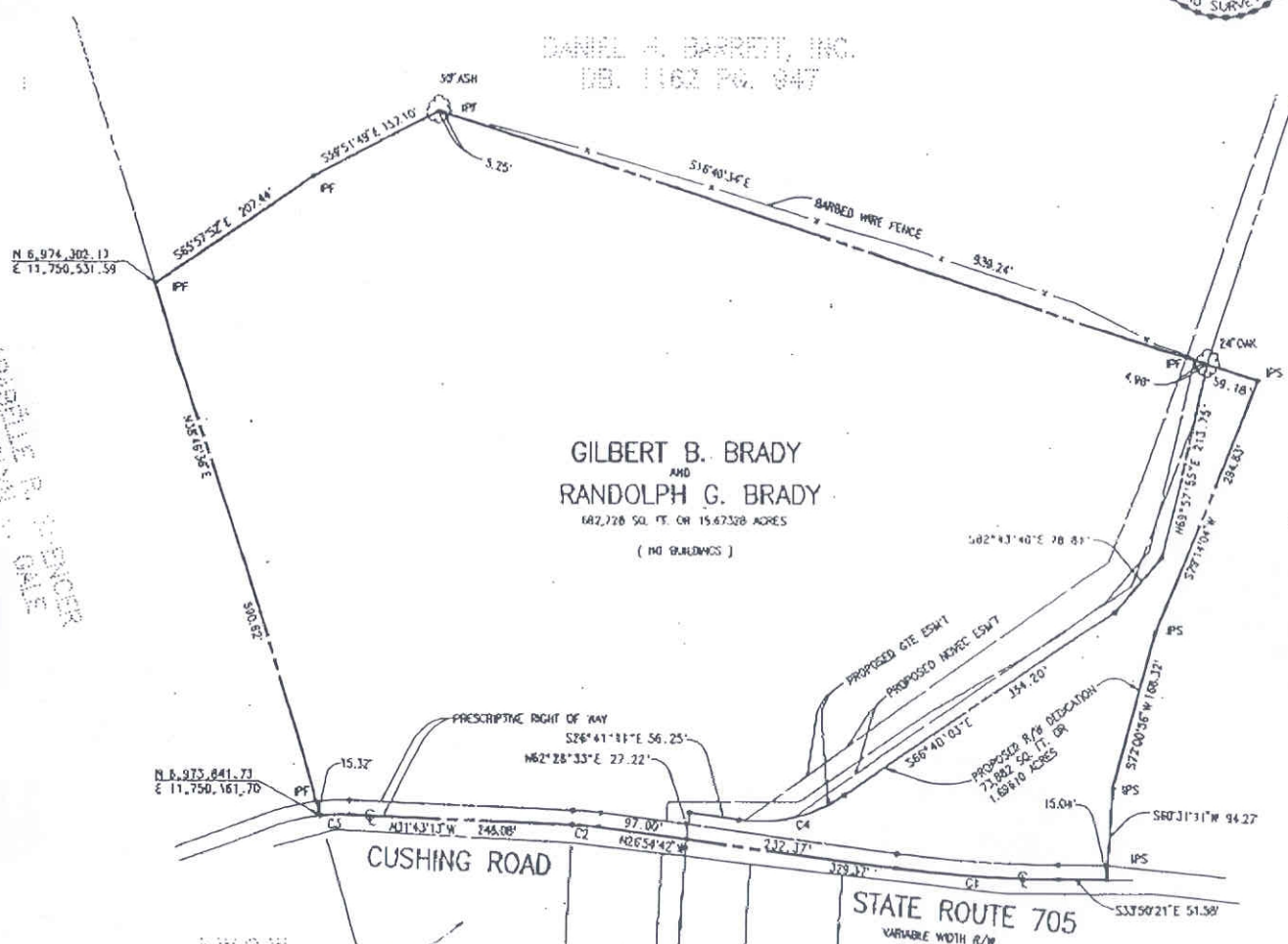
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE 1" = 100'

SEPTEMBER 7

CA
R. H. Gordon Associates,
PLANNERS - LANDSCAPE ARCHITECT
Daly Drive, Chantilly, Virginia 22022
(703)-263-1900

JOHN H. H. AND
MICHAEL T. AND CAROL A. BRADY
DB. 1288 PG. 847



DANIEL A. BARRETT, INC.
DB. 1162 PG. 847

GILBERT B. BRADY
AND
RANDOLPH G. BRADY
162,728 SQ. FT. OR 15.67328 ACRES
(NO BUILDINGS)

A.W.C.W.
DB. 1504 PG. 1557

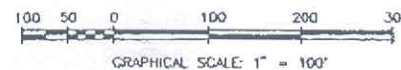
HELEN S. GRAVES
DB. 1072 PG. 507

P. L. & K. ASSOCIATES
DB. 1510 PG. 1642

MICHAEL WAYNE &
MINDY LOU
DB. 1034 PG. 12

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1500.00'	141.36'	20.75'	181.25'	N30°22'31\"W	06°55'38\"
C2	350.00'	29.36'	14.70'	29.37'	N29°18'57\"W	04°48'32\"
C3	250.00'	32.57'	16.31'	32.55'	N05°27'09\"W	07°27'52\"
C4	17	124.42'	63.30'	118.91'	S46°40'37\"E	38°58'52\"



Sec. 32-403.20. - M-2 Light Industrial Zoning District: Purpose and Intent.

The M-2 district is intended to implement the flexible use employment center land use classification of the comprehensive plan. It is also intended to implement the industrial employment center land use classification as a transition to the flexible use employment center land use classification. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. It is designed to provide areas of research and development centers, light industrial manufacturing, warehousing and related office and institutional uses, and not for retail and service uses except in support of the uses primarily intended.

(Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 09-30, 5-19-09; Ord. No. 09-30, 5-19-09; Ord. No. 11-32, Attch., 7-19-11; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-403.21. - Uses permitted by right.

The following uses shall be permitted by right in the M-2 district:

1. Alarm system operations, office.
2. Ambulance services, commercial.
3. Artist or photographer's studio, commercial.
4. Assembly (non-HAZMAT).
5. Bakery, industrial.
6. Business school.
7. Catering-commercial (off premises).
8. Cold storage.
9. College, university or seminary.
10. Contractor or tradesman's shop (limited), no trash or refuse removal service.
11. Data and computer services.
12. Electronic equipment and component manufacturing, assembly, processing and distribution.
13. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
14. Gunsmith shop.
15. Institute for special education and training
16. Institutional food service.

17. Janitorial service.
18. Locksmith.
19. Medical or dental laboratory.
20. Motor vehicle service (limited).
21. Office.
22. Package, telecommunications and courier service.
23. Pharmaceutical product manufacturing (non-HAZMAT).
24. Photographic processing laboratory.
25. Publishing and printing.
26. Radio or TV broadcasting station.
27. Railroad passenger station.
28. Recording studio.
29. Recycling collection points, subject to the standards in section 32-250.84
30. Research and development (non-HAZMAT).
31. School of special instruction.
32. Self-storage center, subject to the provisions of section 32-400.14
33. Tool and equipment rental, service and repair (minor).
34. Trade or convention center.
35. Trade, technical or vocational school.
36. Travel agency.
37. Veterinary hospital.
38. Warehouse (non-HAZMAT).
39. Wholesaling (non-HAZMAT).

No more than 20 percent of the gross floor area devoted to any use may be used for accessory retail sales of products made or stored on the premises. The square footage devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.22, below.

(Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 09-30, 5-19-09; Ord. No. 11-32, Attch. A, 7-19-11)

Sec. 32-403.22. - Secondary uses.

The following uses shall be permitted by right in the M-2 district, but only in conjunction with, and secondary to, a permitted principal use, either existing or proposed for concurrent construction, in accordance with the provisions of section 32-400.13.

1. Adult day-care facility.
2. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
3. Bus station, commercial.
4. Catalog sales, contractor, tradesman, or industrial equipment (without showroom).
5. Child-care facility.
6. Equipment storage.
7. Financial institution.
8. Helistop.
9. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
10. Office equipment, sales, lease and service.
11. Quick service food store (not freestanding, unless approved as part of a motor vehicle fuel station, retail).
12. Recreation, commercial (indoor).
13. Restaurant.
14. Restaurant, carry-out.
15. Retail store.
16. Taxi or limousine dispatching.

(Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

Sec. 32-403.23. - Special Uses.

The following uses shall be permitted in the M-2 district with a Special Use Permit:

1. Ambulance service maintenance facility.
2. Assembly (HAZMAT).

3. Donated materials collection center.
4. Flea market.
5. Heliport.
6. Marina.
7. Motor vehicle fuel station.
8. Parking, commercial.
9. Racetrack (equestrian or motorized).
10. Ranges, shooting, indoor or outdoor.
11. Recreation facility, commercial (outdoor).
12. Recyclable materials separation facility.
13. Research and development (HAZMAT).
14. Stadium or arena, indoor or outdoor.
15. Taxi or limousine operations and service.
16. Testing/experimental laboratories (HAZMAT).
17. Water transportation facility.
18. Wholesale (HAZMAT).

(Ord. No. 92-50, 5-5-92; Ord. No. 95-6, 1-3-95; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-403.24. - Development standards.

1. The following standards shall apply in all M-2 districts:
 - (a) There shall be no minimum lot size.
 - (b) The maximum lot coverage shall be 80 percent, with a required minimum open space area of 20 percent.
 - (c) The maximum floor area ratio (FAR) shall be 0.50 except as permitted pursuant to section 32-400.04
2. The maximum height for all structures shall be 60 feet; except as permitted pursuant to section 32-400.03
3. No more than 20 percent of the total lot area may be devoted to outdoor storage.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-403.24 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68, enacted June 23, 1992, Ord. No. 94-76, enacted Nov. 1, 1994 and Ord. No. 98-62, enacted July 7, 1998, Ord. No. 00-78, enacted Oct. 17, 2000; Ord. No. 02-33, enacted Apr. 16, 2002, and pertained to provisional uses in the M-2 district. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-403.15 and 32-403.16 have been renumbered accordingly.

Sec. 32-403.25. - Setbacks.

All buildings and other principal structures shall be set back as follows.

1. At least 20 feet from all street rights-of-way;
2. When the side or rear of a lot within a M-2 district abuts a commercial or office district, a minimum setback of 20 feet from the common property line shall be required for all structures and uses;
3. When the side or rear of a lot within a M-2 district abuts an agricultural or residential district, a minimum setback of 50 feet from the common property line shall be required for all structures and uses;
4. When other provisions of this chapter operate to impose greater setback requirements than subsection 1. or 2. above, such other provisions shall prevail.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-403.26 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.