

## FOR SALE OR LEASE

# OFFICE/WAREHOUSE CONDOS

9160-9164 PRINCE WILLIAM ST. MANASSAS, VA 20110



### OFFERING SUMMARY

Sale Price:	<b>\$808,080</b>
Lease Type:	NNN
Available SF:	5,772 SF
Lease Rate:	<b>\$12.00 SF/yr (NNN)</b>
Zoning:	I-1
Parcel ID:	101-50-00-1, 101-50-00-2, & 101-50-00-3

### PROPERTY OVERVIEW

Three flex units built out as one totaling 5,772 SF available for sale or lease. Approximately 2,000 SF of warehouse space with the remainder being office space. Zoned I-1; Light Industrial allows for contractor's shop, consumer repair services, brewery, light manufacturing, research & development & more.

### LOCATION OVERVIEW

Located in Old Town Manassas near the intersection of Prince William St. & Grant Ave. Easy access to Rt. 28 & Rt. 234.

#### PRESENTED BY:

**CHUCK RECTOR**

*PRINCIPAL*

703.330.1224

[chuck@weber-rector.com](mailto: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

[www.Weber-Rector.com](http://www.Weber-Rector.com)



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## ADDITIONAL PHOTOS



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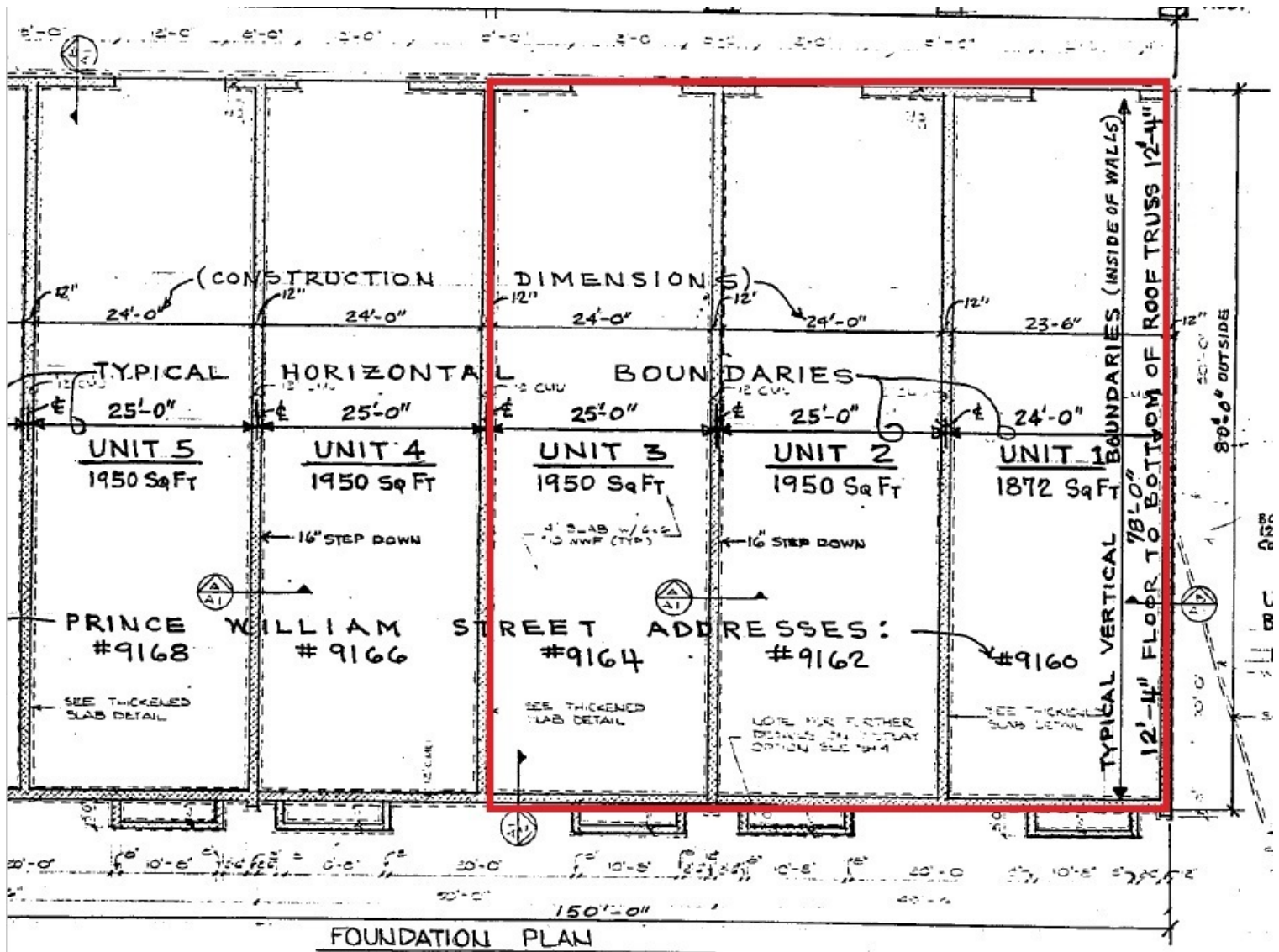


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## SITE PLAN



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## LOCATION MAPS



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## ZONING INFORMATION

City of Manassas 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 zoning districts ordinance.](#)

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