

TRUCK REPAIR AND GRAVELED STORAGE FOR SALE

9041 Mike Garcia Drive
Manassas, VA 20109



Prime M-1 industrial opportunity in Manassas. This versatile 7,000-square-foot industrial building sits on a highly desirable 1.5-acre fully fenced outside storage yard. Perfectly configured for heavy-duty operations, the facility features three large bays equipped with three drive-in doors and a dedicated loading dock. Formerly utilized for truck repair, this property is an exceptional fit for both owner-users and savvy investors. The asset provides immediate stability, currently leased through January 31, 2029, with the tenant holding a five-year renewal option at Fair Market Value. Do not miss this rare chance to secure premium industrial real estate with secure yard space in a thriving commercial hub.



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