

FOR LEASE

OUTDOOR STORAGE LOT

9520 CONTRACTORS CT. MANASSAS, VA 20109



LEASE RATE \$3.50 SF/YR

OFFERING SUMMARY

Lease Type: NNN
Lot Size: 0.5 Acres
Zoning: M-1
Market: Washington DC
Submarket: Manassas Industrial
Parcel ID: 7595-56-3112

PROPERTY OVERVIEW

Approximately 0.5 acres of fenced and graveled outdoor storage available for lease. Zoned M-1 Heavy Industrial, the property is well-suited for contractors, equipment storage, fleet parking, construction materials, trailers, and a variety of industrial outdoor storage uses. The secure yard provides a functional, low-maintenance surface with ample room for vehicles, equipment, and materials. With strong demand for industrial outdoor storage throughout the region, this property offers a valuable opportunity for businesses seeking secure and flexible storage space.

Disclosure: Agent related to Owner.

LOCATION OVERVIEW

Located within the established Broad Run Industrial Park, the property offers convenient access to Prince William Parkway (Rt. 234 Bypass), Rt. 28, and I-66, providing efficient connectivity throughout Northern Virginia and the greater Washington, D.C. region. The central Manassas location places users near major industrial, construction, logistics, and service-related businesses, making it an ideal hub for contractors, fleet operators, and industrial users.

PRESENTED BY:

MIGUEL PIRES
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571.247.7462
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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

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LOCATION MAP



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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.	Computer and network services.
Contractor or tradesman's shop (limited), no trash or refuse removal service.	Contractor or tradesman's shop, no trash or refuse removal service.
Data Center within the Data Center Opportunity Zone Overlay District.	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.	Furniture repair, dipping and stripping, upholstery.
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.	Parking, commercial.
Parking, fleet (in accordance with the provisions of county code section 32-400.27.	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.
Solar energy facility.	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).	

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