



**14.63 ACRES | M-1**

**WELLINGTON ROAD, MANASSAS**

**OFFERED AT SUBJECT TO OFFER**

FOR MORE INFORMATION  
CRES Inc. | Commercial Real Estate Services |  
540.878.1211 | [INFO@CRESINC.US](mailto:INFO@CRESINC.US)







## PROPERTY DESCRIPTION

Opportunity to acquire coveted M-1 Heavy Industrial zoned property in Prince William County. Approximately 15 acres with direct access to Wellington Road in Manassas with by-right uses including Cold Storage, Contractor Yard, Distribution, Equipment Rental/Storage, Manufacturing, Medical Lab, Motor Vehicle Repair, Moving/Storage, Self-Storage, Research & Design, and more! Part of Technology Overlay Zone; specifically Higher Education Office/R&D. Data Centers allowed with Special Use Permit (Adjacent to Data Center Overlay District, which allows for by-right Data Center development.) Currently improved with 7,800 SF industrial building and large outdoor storage yard. Completed site plan for 2 additional industrial buildings.

## PROPERTY HIGHLIGHTS

- 14.63 acres of M-1 Heavy Industrial Land
- 7,800 SF Industrial Building + Outdoor Storage Yard
- PWC Technology Overlay Zone

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	14.86 Acres
Building Size:	7,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	56	1,364
Total Population	61	232	3,464
Average HH Income	\$108,966	\$104,297	\$106,716

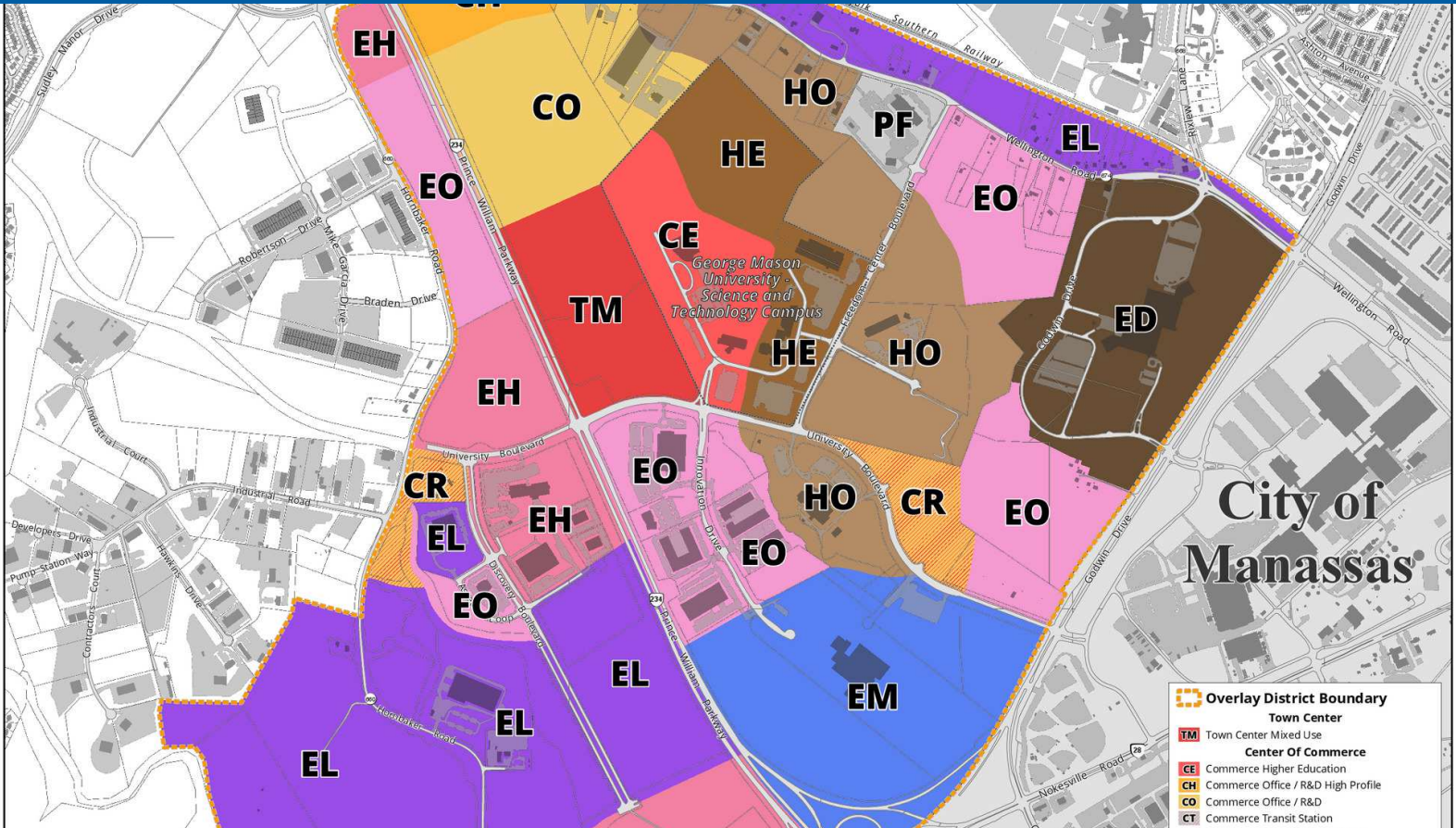
**CHRIS BERNARD** **BILL CHIPMAN**

Senior Associate  
540.347.2610  
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President/Owner  
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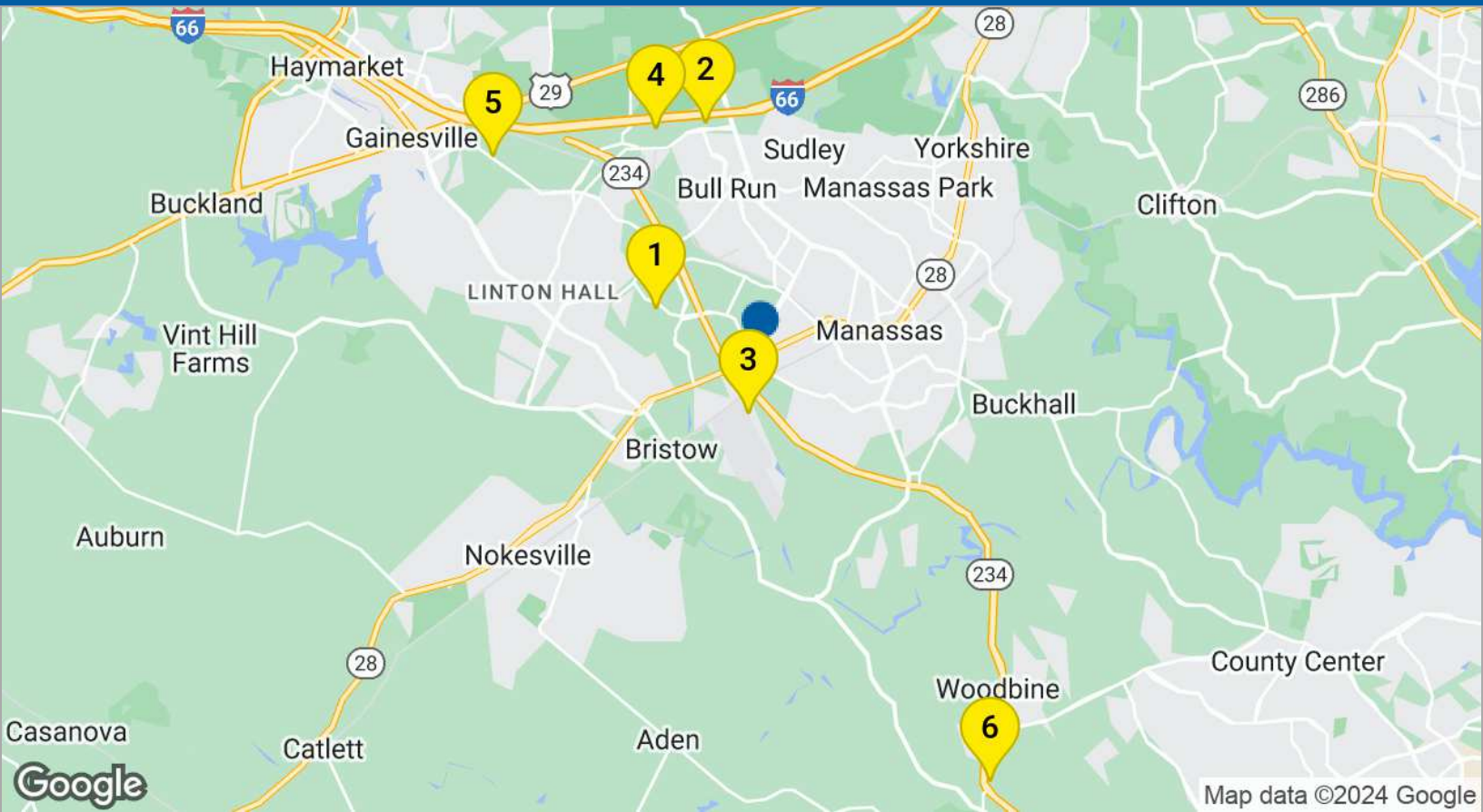




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★ 8464 WELLINGTON   M-1 INDUSTRIAL	
8464 Wellington Road Manassas, VA	
Price	Subject To Offer
Lot Size	14.86 Acres
Price/Acre	-

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE
1	<b>11501 University Blvd</b> 11501 University Blvd Manassas , VA	\$66,000,000	28.58 Acres	\$2,309,307.21
2	<b>10920 Balls Ford Rd</b> 10920 Balls Ford Rd Manassas, VA	\$42,531,450	28.35 Acres	\$1,500,227.51
3	<b>10453 Wakeman Dr</b> 10453 Wakeman Dr Manassas , VA	\$29,955,895	21.61 Acres	\$1,386,205.23
4	<b>7350 Century Park Dr</b> 7350 Century Park Dr Manassas , VA	\$84,342,500	27.00 Acres	\$3,123,796.30
5	<b>5845 Wellington Rd</b> 5845 Wellington Rd Gainesville , VA	\$87,801,465	58.53 Acres	\$1,500,110.46
6	<b>14237 Dumfries Rd</b> 14237 Dumfries Rd Manassas , VA	\$218,039,520	90.85 Acres	\$2,399,994.72
<b>AVERAGES</b>		<b>\$88,111,805</b>	<b>42.49 ACRES</b>	<b>\$2,036,606.91</b>

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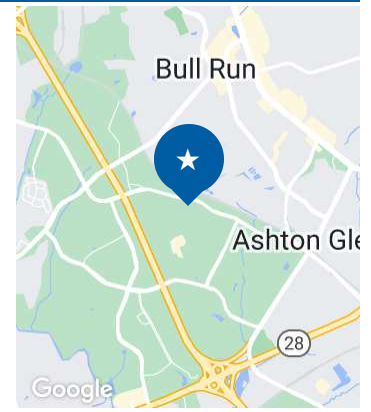




**8464 WELLINGTON | M-1 INDUSTRIAL**

8464 Wellington Road, Manassas, VA 20109

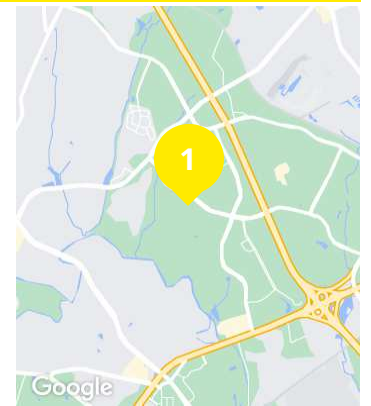
Price: Subject To Offer    Bldg Size: 7,800 SF  
 Lot Size: 14.86 Acres



**11501 UNIVERSITY BLVD**

11501 University Blvd, Manassas, VA 20109

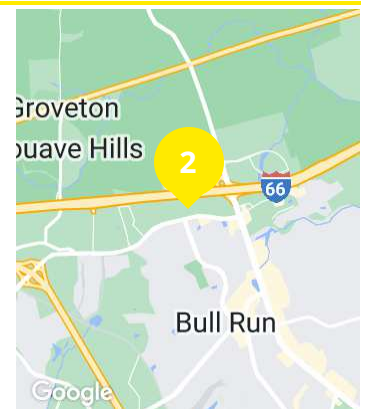
Price: \$66,000,000    Lot Size: 28.58 Acres  
 Price/Acre: \$2,309,307.21



**10920 BALLS FORD RD**

10920 Balls Ford Rd, Manassas, VA 20109

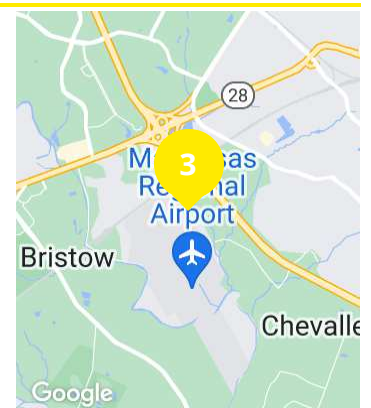
Price: \$42,531,450    Lot Size: 28.35 Acres  
 Price/Acre: \$1,500,227.51



**10453 WAKEMAN DR**

10453 Wakeman Dr, Manassas, VA 20110

Price: \$29,955,895    Lot Size: 21.61 Acres  
 Price/Acre: \$1,386,205.23



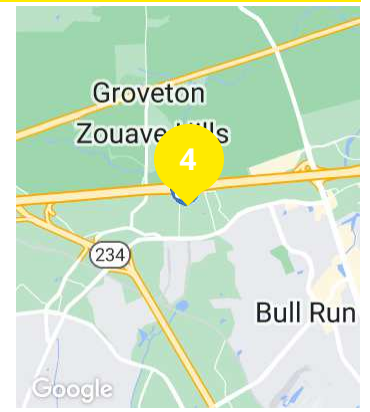




**7350 CENTURY PARK DR**

7350 Century Park Dr, Manassas , VA 20109

Price: \$84,342,500 Lot Size: 27.00 Acres  
 Price/Acre: \$3,123,796.30



**5845 WELLINGTON RD**

5845 Wellington Rd, Gainesville , VA 20155

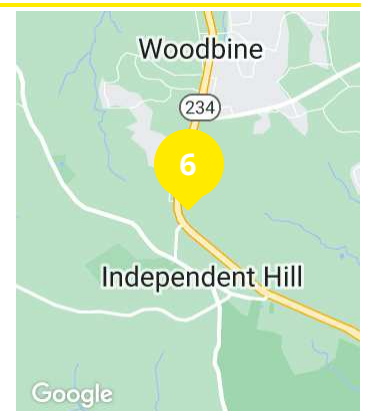
Price: \$87,801,465 Lot Size: 58.53 Acres  
 Price/Acre: \$1,500,110.46

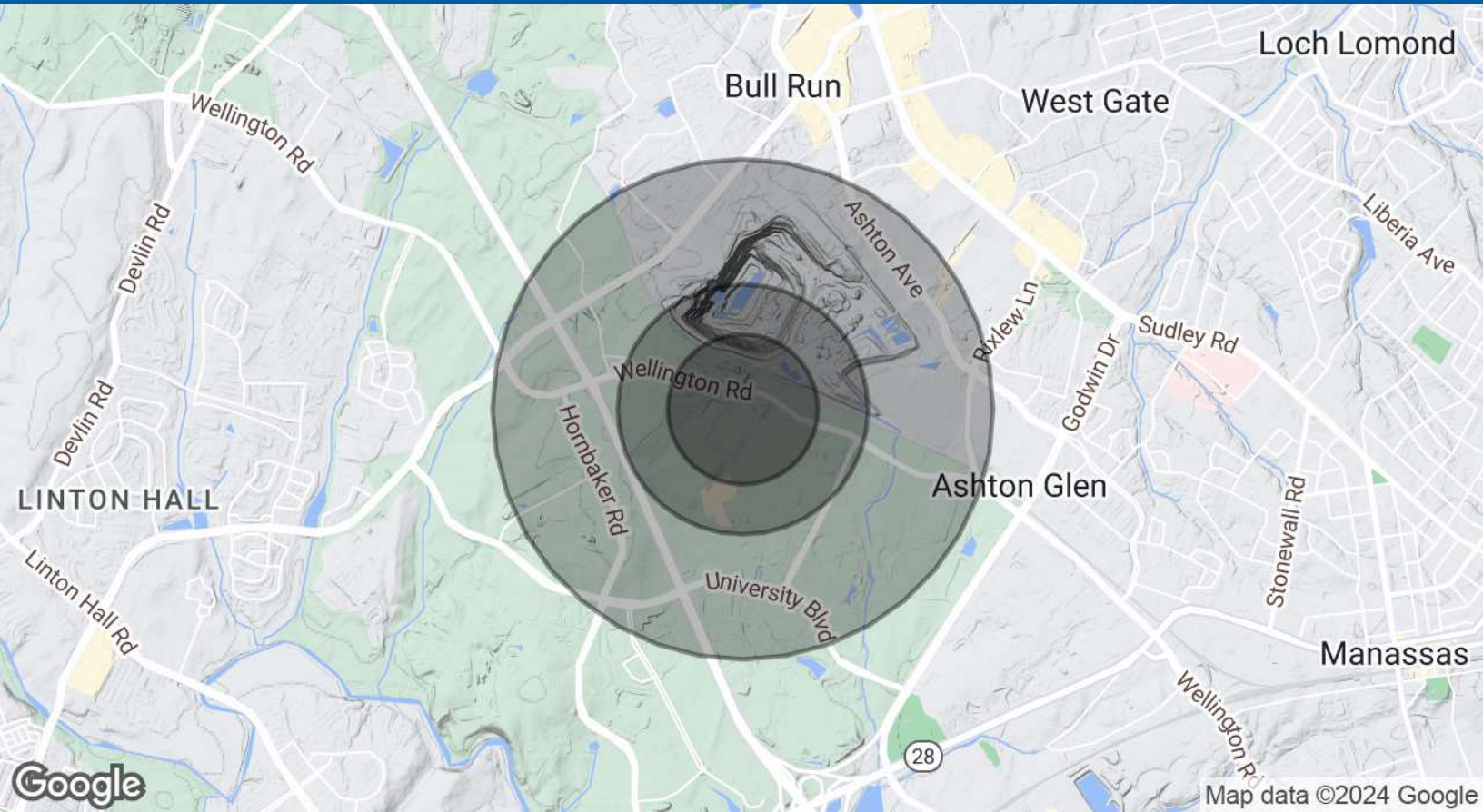


**14237 DUMFRIES RD**

14237 Dumfries Rd, Manassas , VA 20112

Price: \$218,039,520 Lot Size: 90.85 Acres  
 Price/Acre: \$2,399,994.72





<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	61	232	3,464
Average Age	32	33	34
Average Age (Male)	33	33	34
Average Age (Female)	31	32	35

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	10	56	1,364
# of Persons per HH	6.1	4.1	2.5
Average HH Income	\$108,966	\$104,297	\$106,716
Average House Value	\$443,133	\$431,436	\$404,079

Demographics data derived from AlphaMap

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