


**7874 DELINSKI  
WAY, MANASSAS,  
VA 20109**



**SCOTT JACOBS**

ASSOCIATE BROKER

 **703 346-5855**

 [scott@jacobsandco.com](mailto:scott@jacobsandco.com)

## **HEAVY INDUSTRIAL POWERHOUSE**

**3.11 ACRES | ZONED M-1  
HIDDEN GEM NEAR ROUTE 66**

**JACOBS & CO**  
REAL ESTATE



**WE ARE REAL ESTATE**





# PROPERTY OVERVIEW

Unlock a hidden gem in Northern Virginia's industrial market—3.11 acres of M-1 Zoned land, tucked in a high-demand corridor near Manassas, Bristow, and Gainesville. This rare heavy industrial parcel is fully usable, easily accessible, and ready for immediate use, offering unmatched flexibility for manufacturers, logistics operators, contractors, or developers.

- **Zoning:** M-1 (Heavy Industrial) – Supports a wide range of industrial and commercial uses.
- **Acreage:** 3.11 Acres – Flat, open, and development-ready.
- **Availability:** Ready for immediate use – perfect for quick deployment or construction.
- **Utilities:** Water, sewer, gas, and electric available or nearby (verify details).
- **Topography:** Flat and fully usable land – no site clearing required.



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## → **AREA AMENITIES**

Located near:

- Virginia Gateway (Retail + Dining)
- Lowe's, Home Depot, Costco, Sheetz, and fuel depots
- Hotels, banks, equipment suppliers, and trade services
- Nearby warehouses, construction yards, and contractor operations

## → **IDEAL FOR**

- Manufacturing / Fabrication
- Contractor Staging & Storage Yard
- Logistics, Trucking, or Fleet Operations
- Equipment or Building Supply Depot
- Warehousing / Light Industrial Development







# DON'T MISS THIS OPPORTUNITY!

Industrial land is increasingly scarce—and immediate-use parcels like this are even rarer. Whether you're expanding operations or launching a new site, this property delivers the zoning, space, and location you need to grow.



## A STRATEGIC LOCATION ADVANTAGE



**Minutes from Route 66** – A direct line to Northern Virginia, D.C., and I-81.



**Central to Manassas, Bristow & Gainesville**

– Access local vendors, workforce, and logistics partners.



**Surrounded by Commercial & Industrial Infrastructure** – Benefit from established neighboring businesses.



**Strong Transportation Network** – Near US-29, VA-234, and major freight corridors.



## KEY FEATURES



**Zoned for Heavy Industrial Use (M-1)**



**Hidden Gem** – Rare opportunity in a tightly held market



**Immediate Usability** – Start operations or development today



**3.11 Acres** – All Usable



**Excellent Road Access + Proximity to Amenities**

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