

FOR LEASE

HEAVY INDUSTRIAL WAREHOUSE

9090 EUCLID AVE MANASSAS, VA 20110



LEASE RATE \$15.00 SF/YR

OFFERING SUMMARY

Available SF:	2,663 SF
Lease Type:	NNN
NNN Fees:	\$3.15/SF
Year Built:	1983
Building Size:	23,972 SF
Zoning:	I-2
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	100-01-00-148

PROPERTY OVERVIEW

This 2,663 SF warehouse unit offers a highly functional industrial space with front and rear entry doors, a drive-in door, and five dedicated parking spaces. Zoned I-2 Heavy Industrial, the property is ideal for a variety of industrial, manufacturing, and storage uses. Additionally, an existing Special Use Permit allows for automotive repair, presenting a valuable opportunity for businesses in the motor vehicle industry.

LOCATION OVERVIEW

Prime industrial location just off Liberia Ave. only 0.6 miles from Rt. 28/Centreville Rd. leading to I-66 & Fairfax County. The property is also less than 1 mile from Old Town Manassas, offering convenient access to local businesses, restaurants, and services. This strategic location makes it ideal for businesses needing proximity to major transportation routes and industrial centers.

PRESENTED BY:

COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com	BRIAN SNOOK COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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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

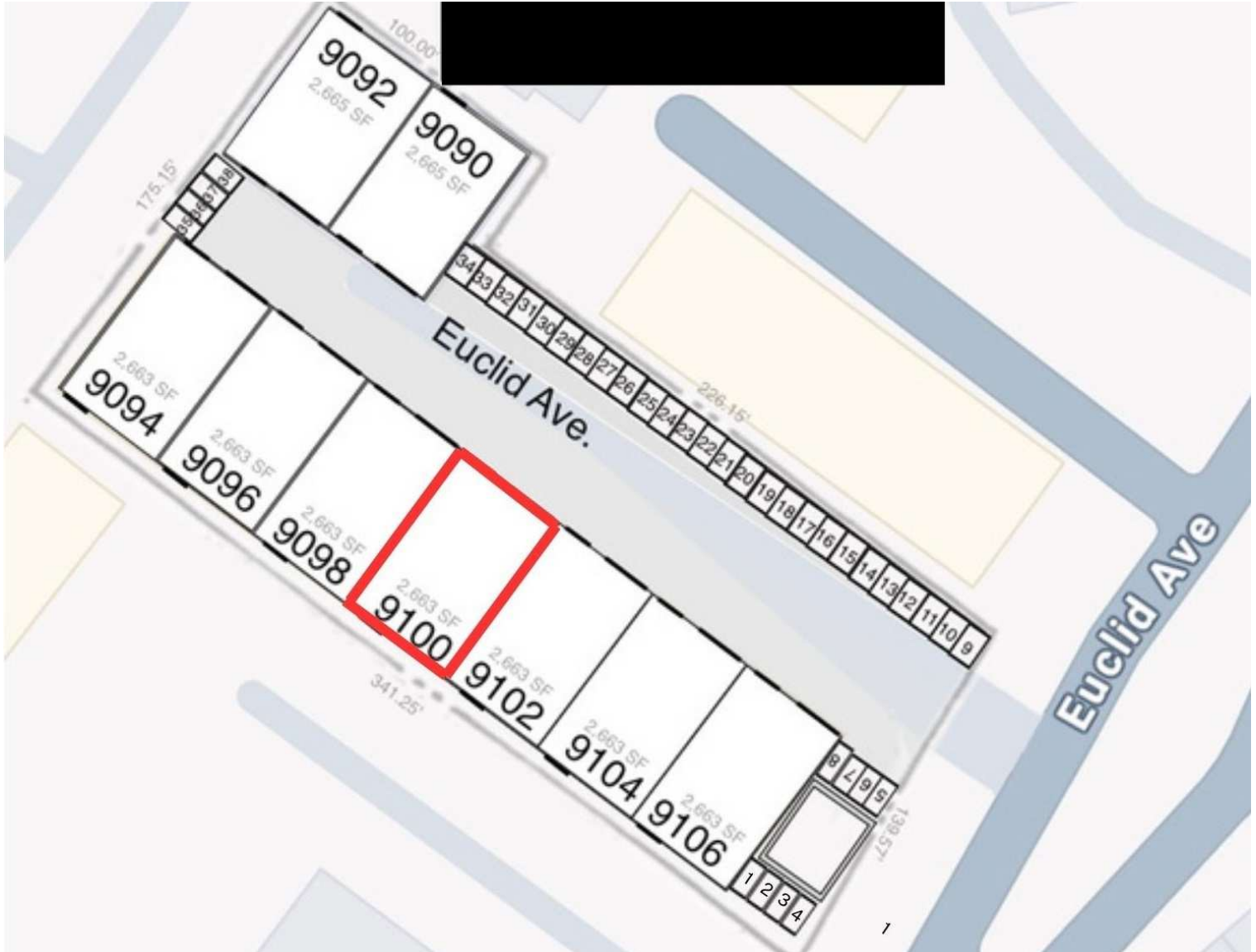
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SITE PLAN



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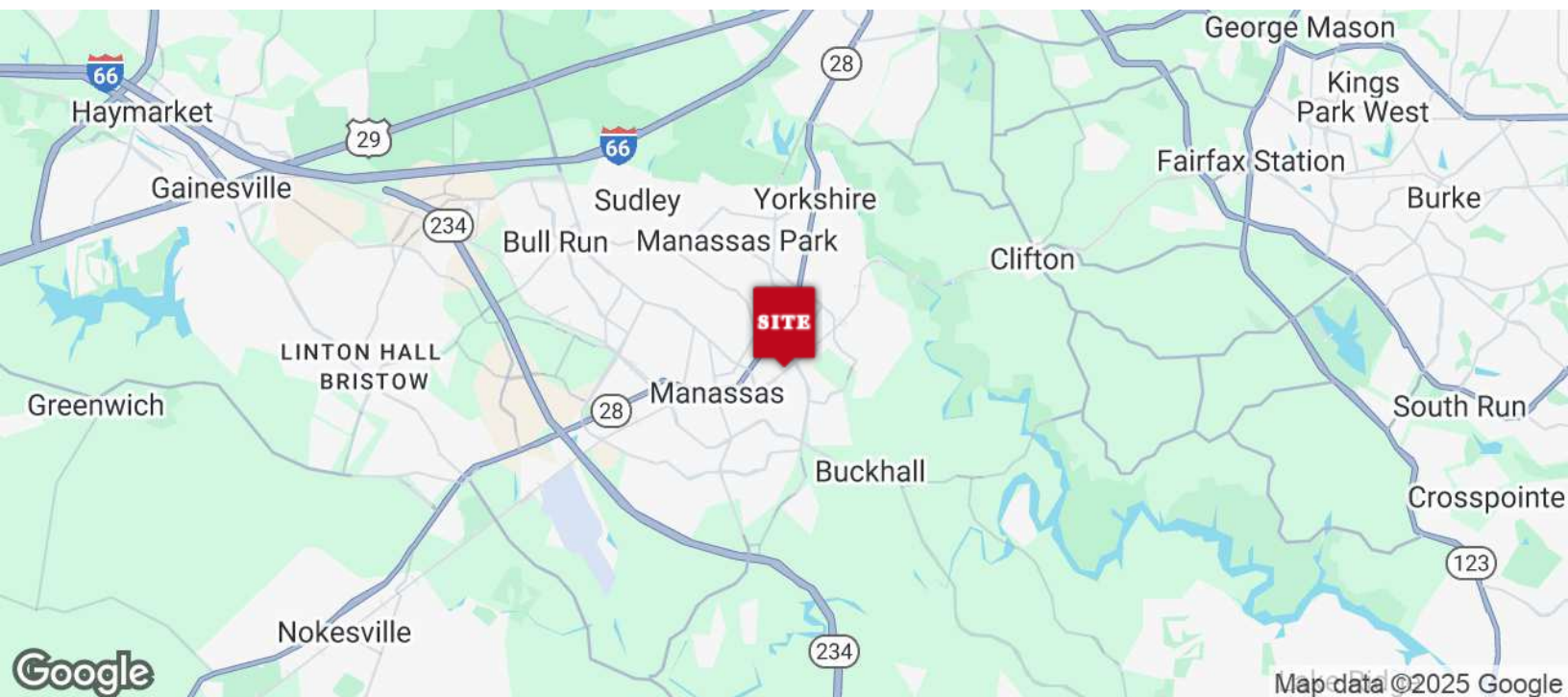
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LOCATION MAP



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**WEBER
RECTOR**

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ZONING INFORMATION

City of Manassas I-2 By-Right Uses	
Broadcasting or Telecommunication Tower, Co-location	Public Facility
Public Utility	Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
Business Support Service	Consumer Repair or Contractor/Tradesperson Services
Mini-Warehouse of Self-Storage	Motor Vehicle Parts/Supply Establishment
Motor Vehicle Repair, Minor	Motor Vehicle Sales and Rental
Parking Structure, Multilevel	Sexually Oriented Business
Heavy Equipment Sales & Rental	Laboratory
Laundry, Commercial	Manufacturing, Light
Motor Vehicle Repair, Major	Research & Development
Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)	Truck Terminal
Warehousing & Distribution	Wholesale Trade

[Click here for the full City of Manassas zoning district regulations.](#)

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