9,000 SF WAREHOUSE/OFFICE BUILDING FOR SALE

9428 Quarry Rd Manassas, VA 20110



CALLING ALL CONTRACTORS! This prime location for sale on the corner of Quarry Road and Liberia Avenue in the City of Manassas has it all: Warehouse and Outside Storage. The 9,000 SF building includes two drive-in-doors, parts room, server room, conference room, waiting room, reception, kitchen, several private offices and a small fenced outside storage yard. Zoned I2 in the City of Manassas.

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience.



Edward B. Wright, III

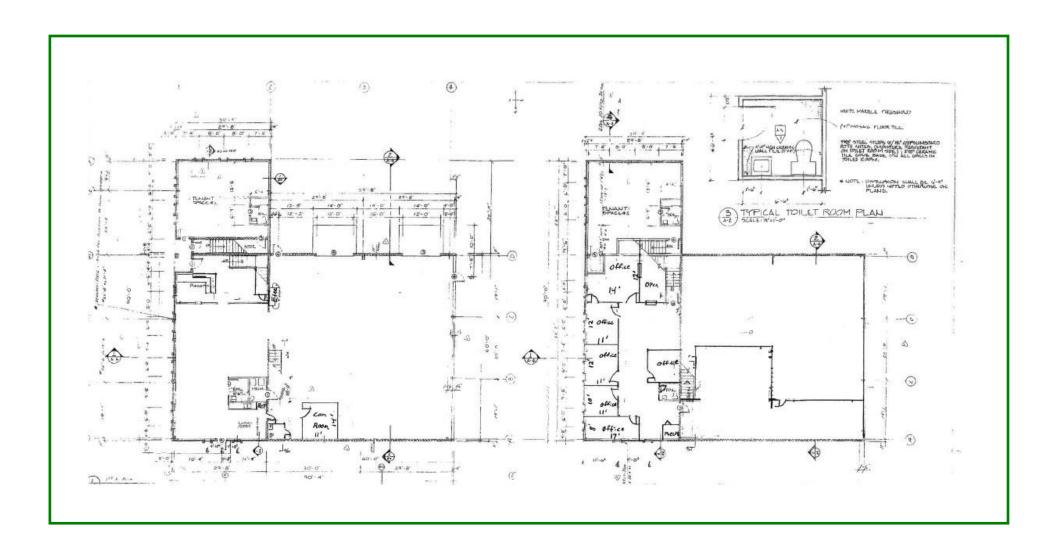
9009 Sudley Road Manassas, Virginia 20110

Phone: 703-368-8136 Fax: 703-368-7238 Email: ebw@wright-









§ 130-241 TABLE 2											
"P"= Permitted By-Right "S"= Special Use Permit is Required											
		ZONING DISTRICTS									NAL JENTS
CATEGORY	USE TYPE	NON-RESIDENTIAL & MIXED USE DISTRICTS									
		B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	1-1	1-2	H-A	ADDITIONAL REQUIREMENTS
RESIDENTIAL	Age-Restricted Housing			Р	Р						Sec. 130-308
	Duplex			Р	Р						
	Dwelling, Multifamily		Р	Р	Р						Sec. 130-303
	Dwelling, Single-Family Attached			Р	Р						
	Dwelling, Single-Family Detached		Р	Р	Р						
	Group Home		Р	Р	Р						
	Manufactured Home										Sec. 130-98
	Manufactured Home Park										Sec. 130-98
	Private Community Recreational Use		Р	Р	Р						
ASSEMBLY & INSTITUTIONAL	Assembly, Place of (less than 50 persons)	Р	Р	Р	Р	Р	Р	S		S	
	Assembly, Place of (50 or more persons)	S	S	S	S	S	S	S		S	
	Broadcasting or Telecommunication Tower	S			S	S	S	S	S	S	
	Broadcasting or Telecommunication Tower, Co-location	Р	Р	Р	Р	Р	Р	Р	P	Р	Sec. 130-92
	Business or Trade School (less than 50 persons)	Р	Р	Р	Р	Р	Р	Р		Р	
	Business or Trade School (50 or more persons)	S	S	S	S	Р	Р	S		S	
	Cemetery	S	S	S	S	S	S	S			

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¹ All uses subject to floor area limit of 10,000 square feet

 $^{^2}$ Refer to \S 130-301 for list of uses subject to 25% gross floor area limit

§ 130-241 TABLE 2 "P"= Permitted By-Right "S"= Special Use Permit is Required **ZONING DISTRICTS** REQUIREMENTS **ADDITIONAL** CATEGORY **NON-RESIDENTIAL & MIXED USE DISTRICTS USE TYPE** B-3.5 PMD B-2¹ B-3 **B-4** 4 그 7 **Child Care Center** Р S S Р S Р S S S S Children's Residential Facility Congregate/Continuing Care, S S **Assisted Living Facility** Р Р Р Р Р **Cultural Facility** S ASSEMBLY & INSTITUTIONAL (CONT) Day Care Center, Adult Р P Р S S S S Educational Facility, College S S S S S S S or University **Educational Facility, Primary** S S S S S S S or Secondary Hospital S S S Medical Care Facility S S S S S S **Nursing Home** S S **Public Dancehall** S S Ch. 14 **Public Facility** Р Р Р Р Р Р Р P Р Р **Public Utility** Р Р Р Ρ Р Р P Р **Sexually Oriented Business** (Adult Cabaret/Adult Motion Р Sec. 130-103 Picture Theater) S S Shelter, Residential Agriculture and Silviculture Р Р Airport or Aviation Facility COMMERCIAL Р Р Р Р Р **Antique Shop** Bed and Breakfast Р S S Sec. 130-91 Brewery (500 barrels or less annually) or Distillery (5,000 Р Р Р Р Р gallons or less annually)

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