

**FOR SALE**

## OFFICE/WAREHOUSE & STORAGE YARD

11900 LIVINGSTON RD. #123 & YARD #13 MANASSAS, VA 20109



**SALE PRICE**      **\$2,500,000**

### OFFERING SUMMARY

Year Built: 2007  
Unit Size: 3,010 SF  
Yard Size: 0.2102 Acres  
Zoning: M-1  
Parcel ID: 7596-39-8889.01 &  
7596-39-6784.00

### PROPERTY OVERVIEW

Heavy industrial office/warehouse unit with outdoor storage yard. Unit is 3,010 SF and consists of 3 offices, 2 bathrooms, 2 open areas, a kitchenette and 1 drive in door (12' x 14'). Reserved parking spaces plus private gated outdoor storage of 0.2102 AC (9,156 SF). M-1 zoning allows for many uses by-right including contractor/tradesman's shop, manufacturing, R&D and more.

Currently leased through 7/31/27. Lease includes the option for a potential Purchaser to terminate with 90 days notice to Tenant upon sale of the property. Current rental income - \$6,077/month NNN.

### LOCATION OVERVIEW

Conveniently positioned unit with prominent visibility from Rt. 234 Bypass/Prince William Pkwy, boasting exposure to 39,000 vehicles daily! Accessible via Wellington Rd., with an additional 17,000 VPD. Just minutes away from Gainesville, Manassas, & Bristow, this prime location is nestled within a bustling industrial park and surrounded by fellow industrial users.

#### PRESENTED BY:

**CHUCK RECTOR**

PRINCIPAL

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



**WEBER  
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

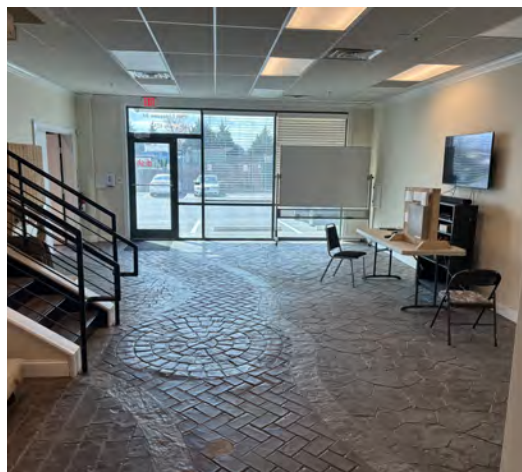


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## ADDITIONAL PHOTOS



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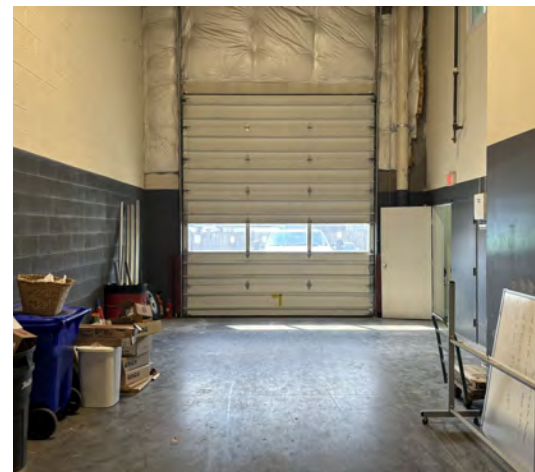
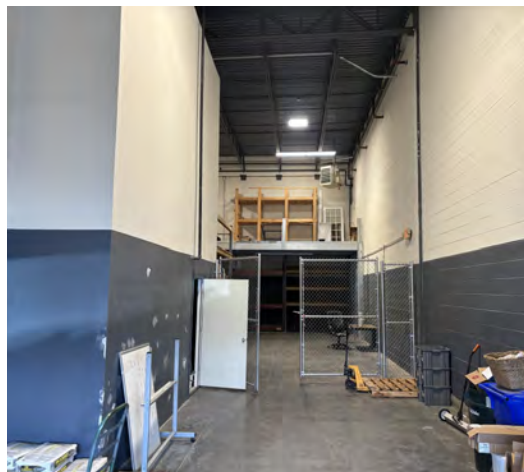
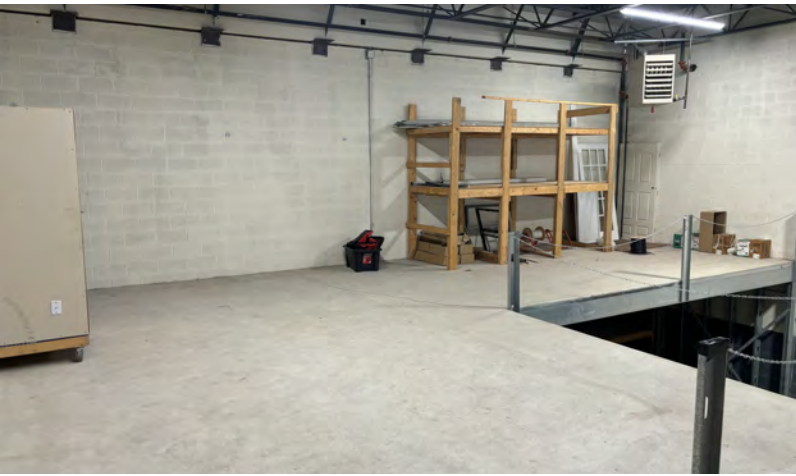


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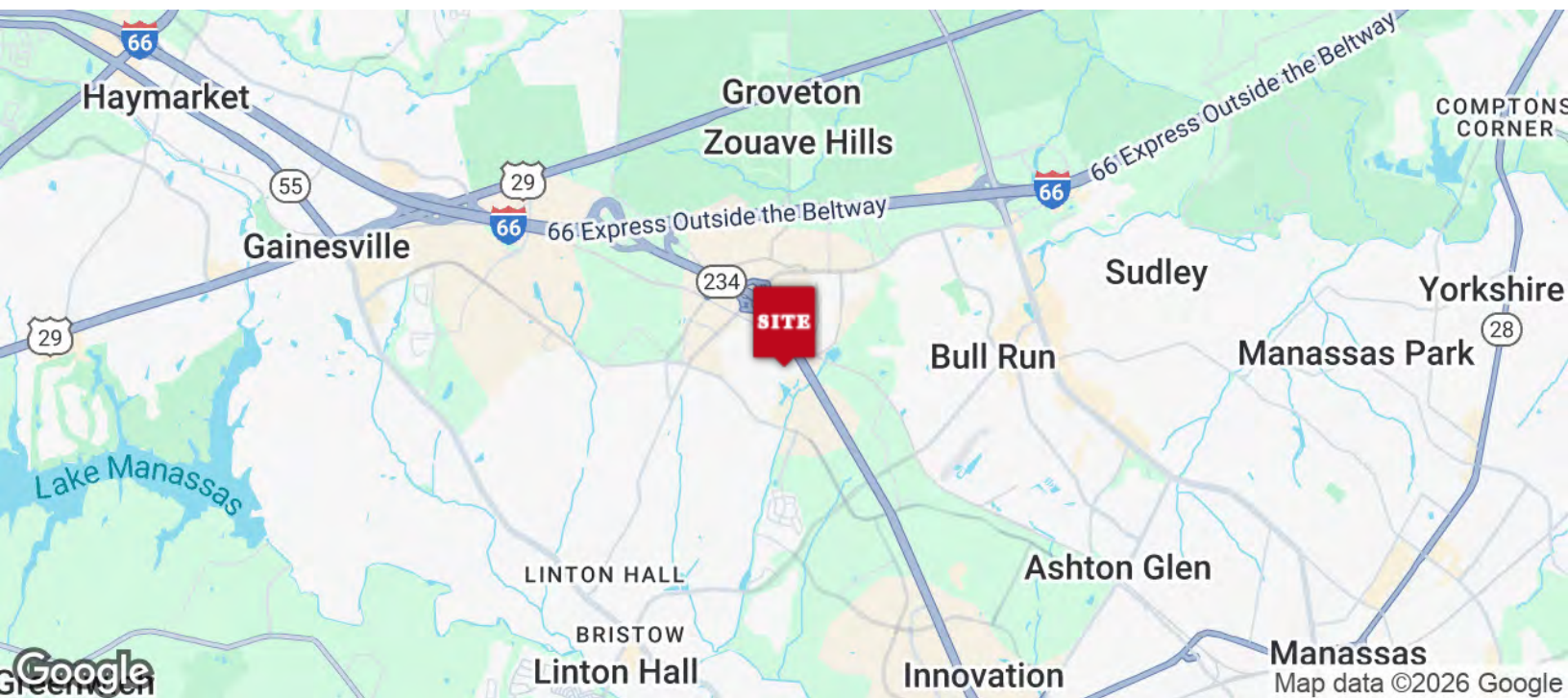


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## LOCATION MAP



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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).	

[Click here for the full PWC zoning regulations for the M-1 district.](#)

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