

FOR SALE OR LEASE

HEAVY INDUSTRIAL OUTDOOR STORAGE LOT

8431-8451 QUARRY RD MANASSAS, VA 20110



OFFERING SUMMARY

Sale Price:	\$3,900,000
Lease Rate:	\$19,500.00 per month (Ground)
Lot Size:	1.69 Acres
Zoning:	I-2
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	100-01-00-153A & 100-01-00-158E

PROPERTY OVERVIEW

Offered for sale or lease, this property consists of approximately 1.69 acres zoned I-2 Heavy Industrial. Approximately 1.22 acres are fenced and paved, providing functional outdoor storage for contractors, equipment, and vehicle fleets. An additional 0.30 acres are cleared and usable but not paved or graveled, while the remaining area is impacted by the Quarry Road easement. The site offers flexible outdoor storage capacity within an established industrial corridor.

LOCATION OVERVIEW

The property is located within the City of Manassas' core industrial area, offering convenient access to Rt. 28 and I-66, which connect to the broader Northern Virginia and Washington, D.C. markets. The surrounding area is characterized by heavy industrial, contractor, and service-oriented users, making this an ideal location for businesses requiring outdoor storage with strong regional connectivity.

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

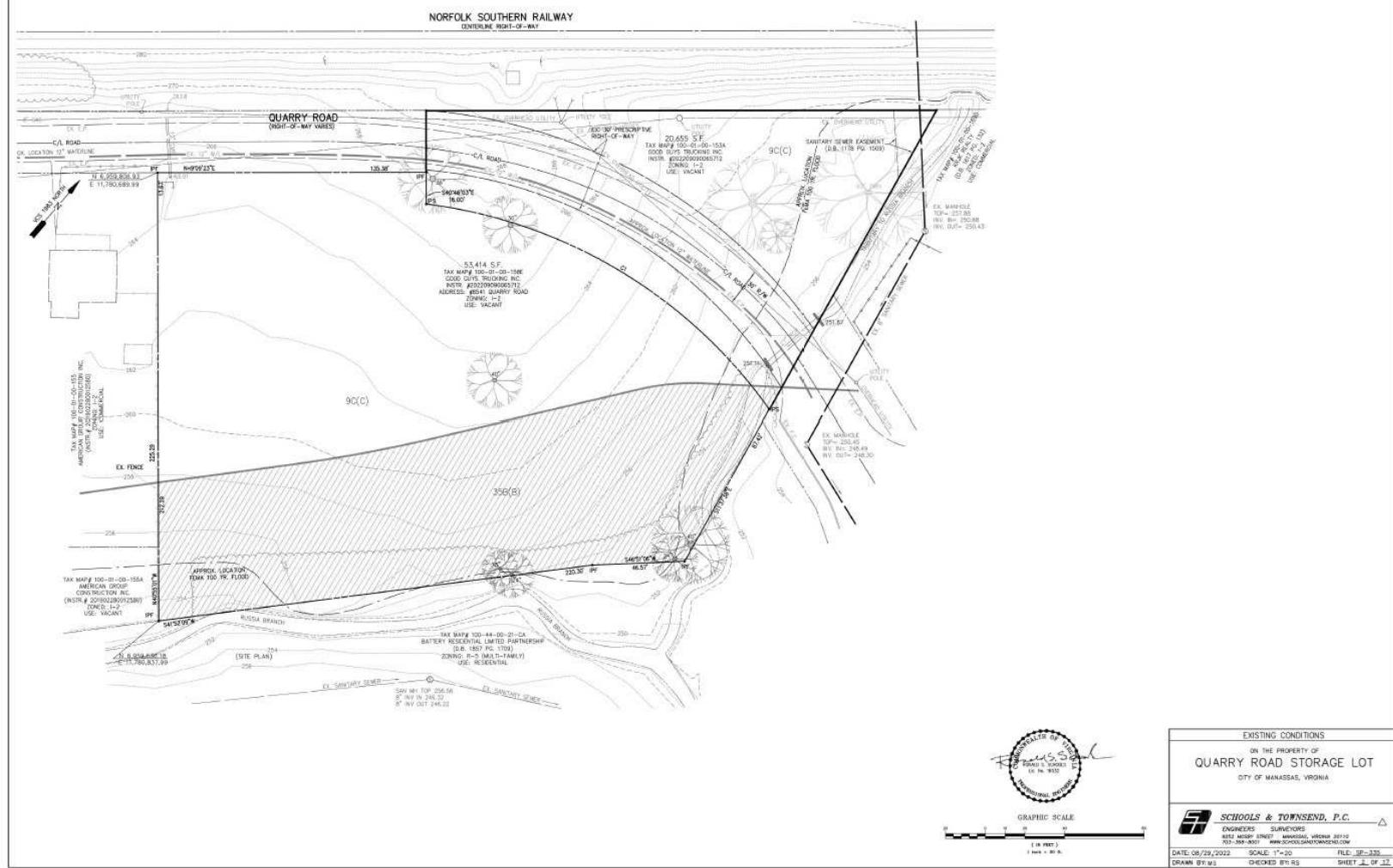
Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

FOR SALE OR LEASE

HEAVY INDUSTRIAL OUTDOOR STORAGE LOT

8431-8451 QUARRY RD MANASSAS, VA 20110

PLAT



PRESENTED BY:

RYAN ARCHIBALD

MAIN ARCHIBALD INVESTMENT SALES & LEASING

INVESTMENT

ryan@weber-rector.com

Offering is subject to e

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

The logo for Weber Rector Commercial Real Estate Services. It features a dark teal square on the left containing the letters 'WR' in a large, white, serif font. To the right of the square, the word 'WEBER' is written in a large, white, serif font, and 'RECTOR' is written in a slightly smaller, white, serif font directly below it. Below the square, the words 'COMMERCIAL REAL ESTATE SERVICES' are written in a smaller, white, serif font. At the bottom, the address '9401 Battle Street Manassas, VA 20110' is written in a white, sans-serif font.

9401 Battle Street Manassas, VA 20110

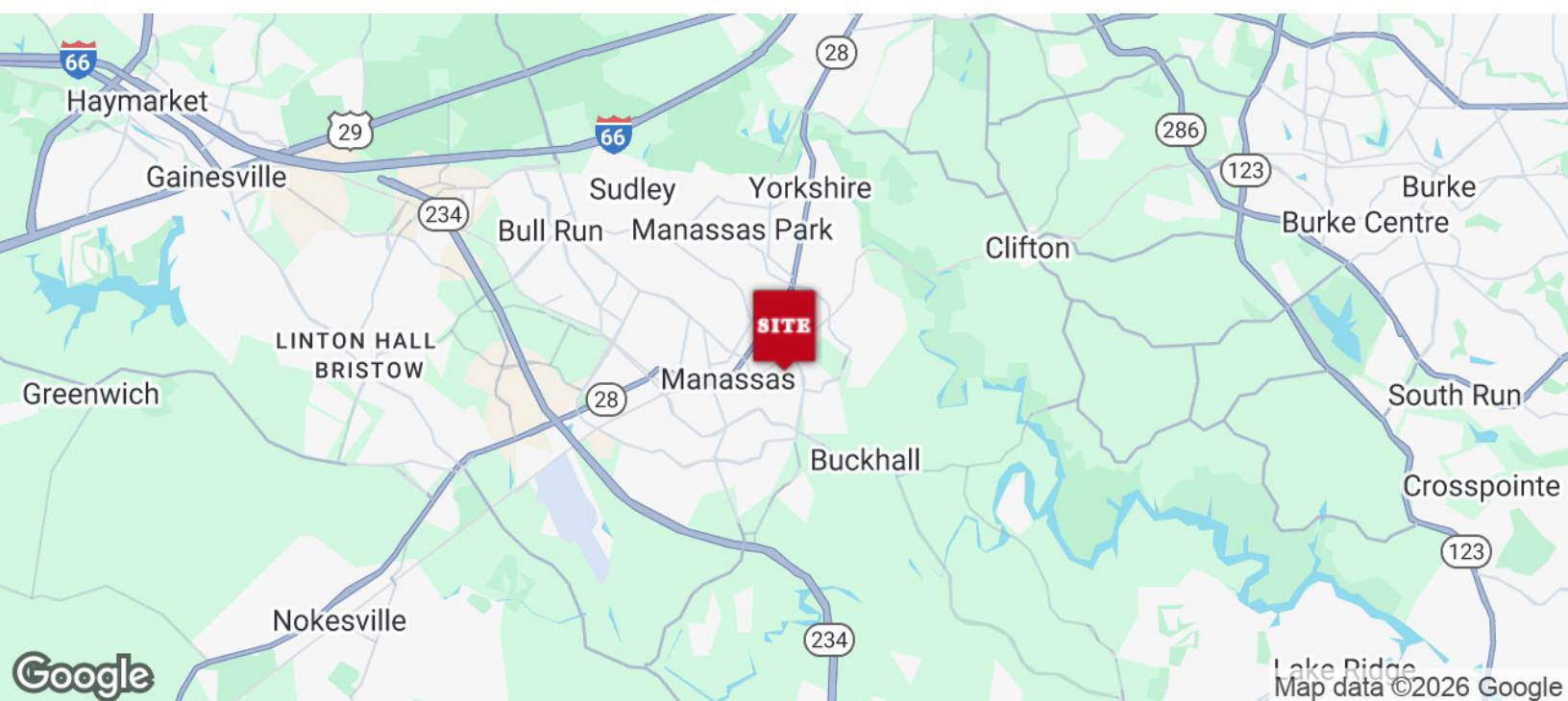
www.Weber-Rector.com

FOR SALE OR LEASE

HEAVY INDUSTRIAL OUTDOOR STORAGE LOT

8431-8451 QUARRY RD MANASSAS, VA 20110

LOCATION MAP



PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

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

WR WEBER
RECTOR
COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com

FOR SALE OR LEASE

HEAVY INDUSTRIAL OUTDOOR STORAGE LOT

8431-8451 QUARRY RD MANASSAS, VA 20110

ZONING INFORMATION

City of Manassas I-2 By-Right Uses	
Broadcasting or Telecommunication Tower, Administrative Review	Parks & Open Space
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 Service
Motor Vehicle Sales and Rental	Parking Structure, Multilevel
Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop)	Heavy Equipment Sales & Rental
Laboratory	Laundry, Commercial
Manufacturing, Light	Motor Vehicle Repair
Research & Development	Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)
Truck Terminal	Warehousing & Distribution
Wholesale Trade	Accessory Uses
Caretaker Quarters	

[Click here for more information on the City of Manassas I-2 Zoning district.](#)

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

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

**WR WEBER
RECTOR**
COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com