



# INDUSTRIAL | 6.9 ACRES

## POTENTIAL SELF-STORAGE FACILITY

**OFFERED AT \$4,950,000**

FOR MORE INFORMATION  
CRES Inc. | Commercial Real Estate Services |  
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## PROPERTY DESCRIPTION

6.93-acre property located at 10941 Samuel Trexler Dr., Manassas, VA, 20110. Recently rezoned to M-2 light industrial, this property is ideally situated within the E-commerce overlay district, offering significant development potential. With easy access to Rt 28, this site is perfect for investors looking to capitalize on the booming commercial landscape of the Washington DC - DMV area.

Highlighted By-Right M-2 Uses Include (but not limited to): Cold Storage, Contractor's Shop, Distribution & Fulfillment\*, Manufacturing, Medical Lab

*\*Property is within the E-Commerce Overlay District, which allows for up to 250,000 square feet*

## PROPERTY HIGHLIGHTS

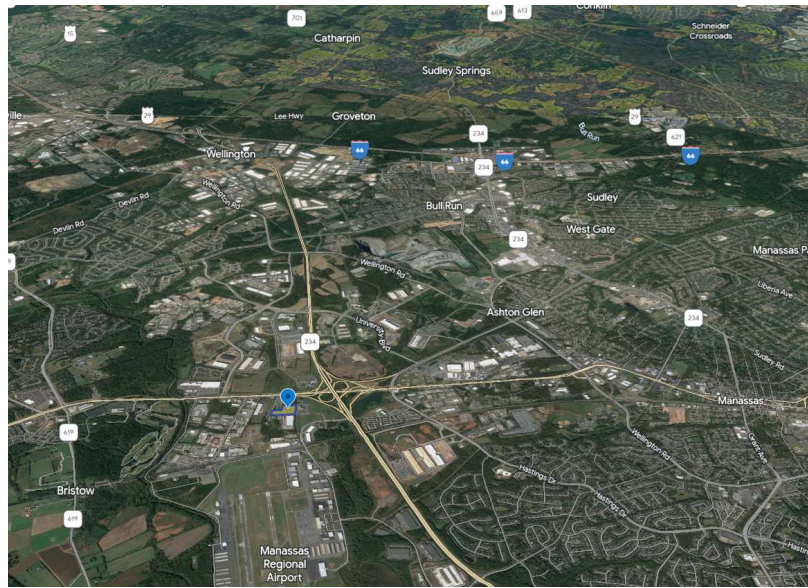
- 6.93 Acres
- Recently rezoned to M-2 Light Industrial
- Located within E-Commerce Overlay District
- Easy access to Rt 28

## OFFERING SUMMARY

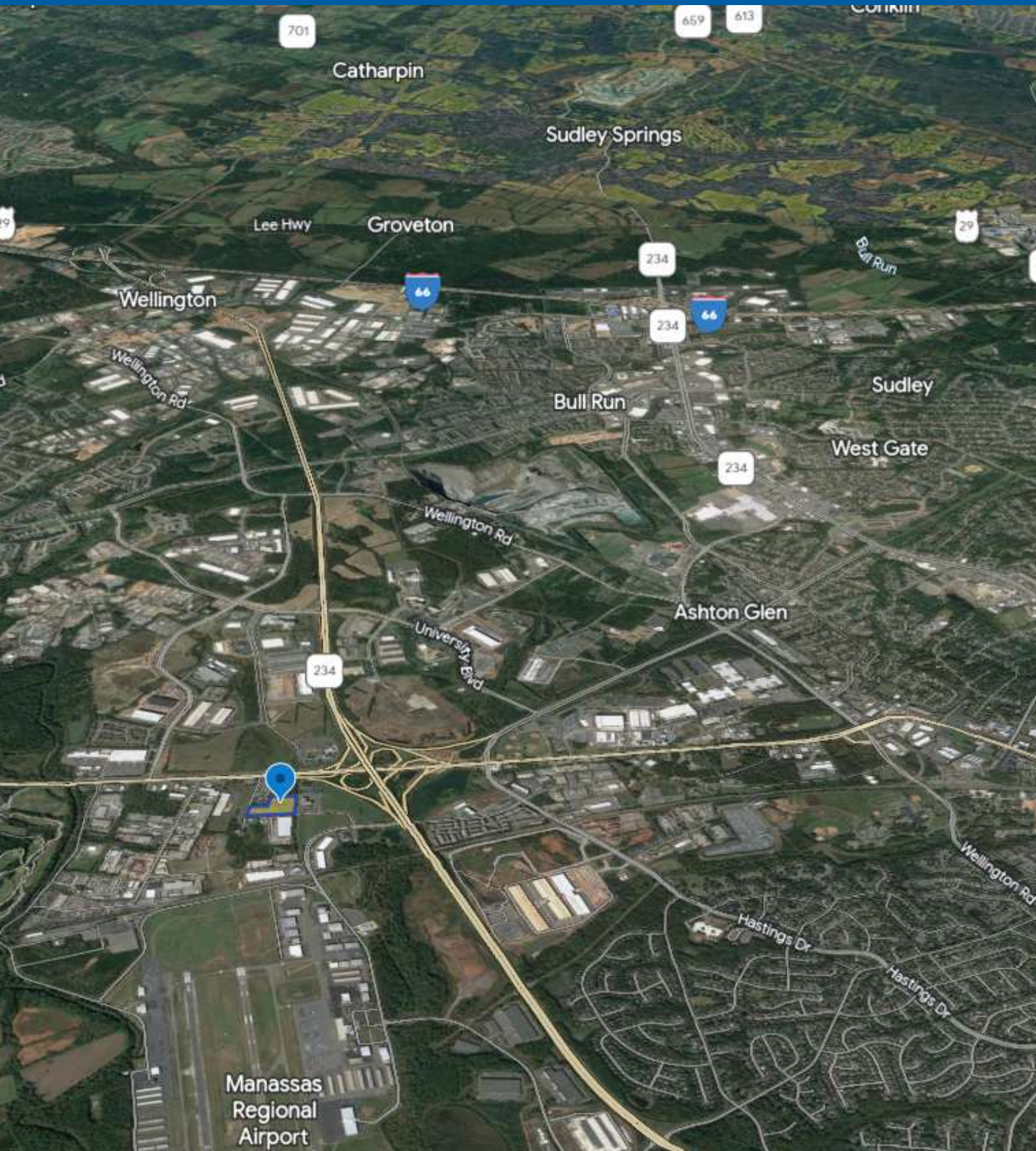
Sale Price:	\$4,950,000
Lot Size:	6.93 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	14	332
Total Population	5	47	1,008
Average HH Income	\$172,890	\$106,780	\$120,637

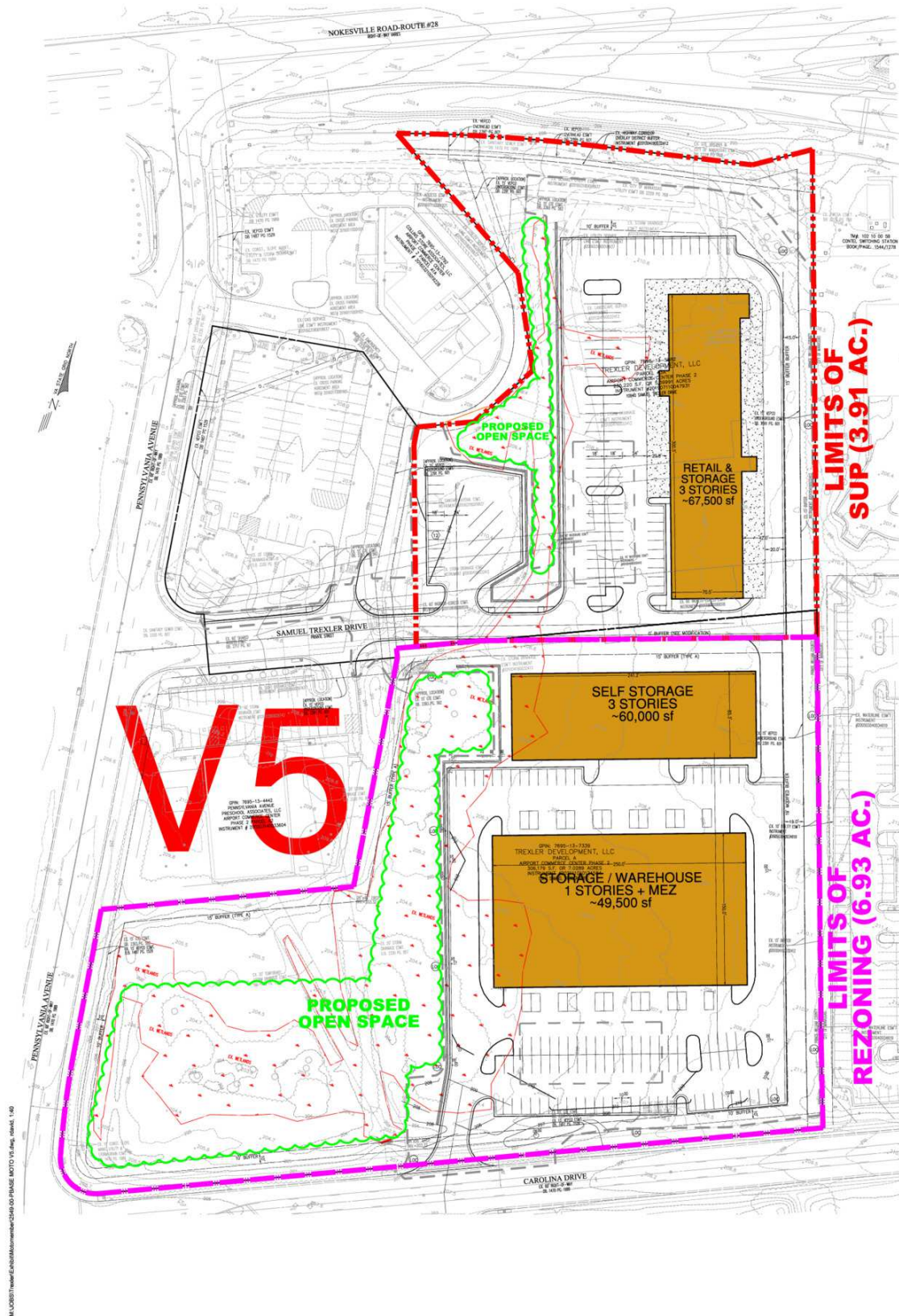


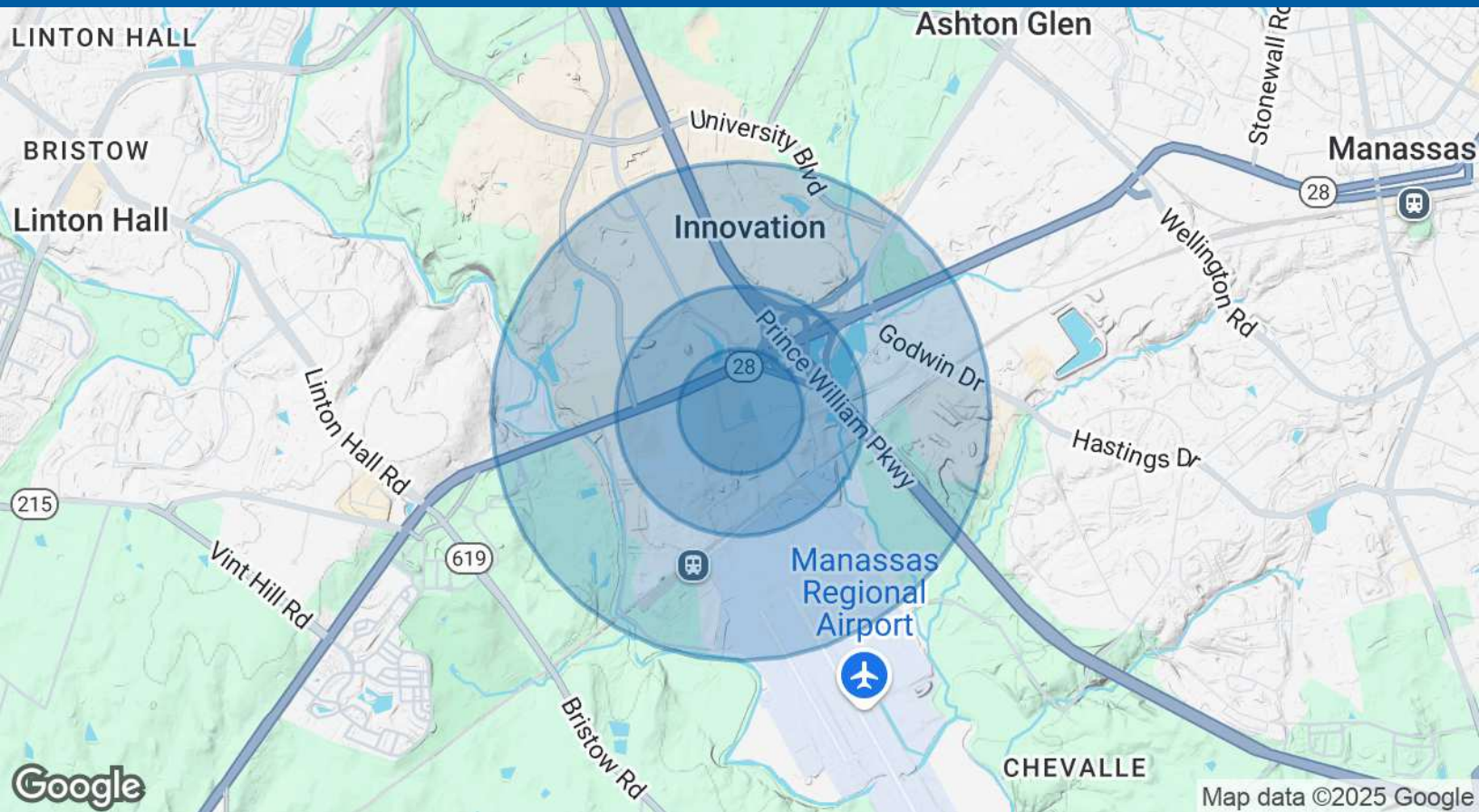












POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5	47	1,008
Average Age	32.8	34.4	40.5
Average Age (Male)	44.2	40.3	42.2
Average Age (Female)	32.4	34.3	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	14	332
# of Persons per HH	5.0	3.4	3.0
Average HH Income	\$172,890	\$106,780	\$120,637
Average House Value	\$655,104	\$490,046	\$484,478

2020 American Community Survey (ACS)