

FOR LEASE

OFFICE/WAREHOUSE BUILDING

9479 HAWKINS DR MANASSAS, VA 20109



OFFERING SUMMARY

Lease Rate:	\$24,500/month (\$16.10/SF)
Lease Type:	NNN
NNN Fees:	Approx. \$3.75/SF
Lease Term:	3 Years
Available Space:	18,265 SF
Zoning:	M-1
Year Built:	2006
Market:	Washington DC
Submarket:	Rt 29/I-66 Corridor
Parcel ID:	7595-67-5757

PROPERTY OVERVIEW

Available for lease, this 18,265 SF industrial facility offers flexible space on 1.208 acres within a well-established industrial park. Zoned M-1 Heavy Industrial, the property accommodates a wide range of industrial uses and includes an asphalt-paved parking area for employee and fleet convenience. The building's size and layout make it well-suited for tenants requiring space for manufacturing, warehousing, distribution, or other heavy industrial operations.

***Note:** Property is under contract. Prospective leases and tenants are subject to review and approval by the Contract Purchaser as well as the current Owner.

LOCATION OVERVIEW

Situated within the Broad Run Industrial Park, this property provides excellent regional connectivity from its Prince William County location. The site is just a short drive from major transportation routes including I-66, Rt. 234 Bypass/Prince William Parkway, and Rt. 28, offering convenient access for distribution and commuting. Its placement within a thriving industrial corridor also ensures access to a strong labor pool and nearby business services, making it a strategic leasing opportunity.

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PROPERTY DESCRIPTION

- 18,265 SF steel frame building with brick exterior
- 1.208 Acre site
- Constructed in 2006
- All electric building
- Private well and public sewer
- Zoned M-1; Heavy Industrial
- Office area designed for four 1,155 SF suites, each with own bath and HVAC
- Warehouse configured into 1 - 8,426 SF bay with 4 drive in doors, lights and heat and 1 - 2,632 SF bay with 1 drive in door with 1,041 SF shop office and kitchenette/staff room (this bay is fully air conditioned).
- All drive in doors are 14' x 14'
- Interior clear height is 20' at eaves
- Interior clear span is 60' +/-
- Warehouse could be reconfigured into 5 bays (rough in plumbing in place)
- Building/grounds in excellent condition with no deferred maintenance, MOVE IN READY!

SPACE UTILIZATION

Office Area

First Floor (Two Suites)	2,310 SF
Second Floor (Two Suites)	2,310 SF
Total	4,620 SF

Industrial Area

Open Bay Space	11,059 SF
Warehouse Office/Kitchen	1,041 SF
Mezzanine Storage	1,545 SF
Total	13,645 SF

Total Area	18,265 SF
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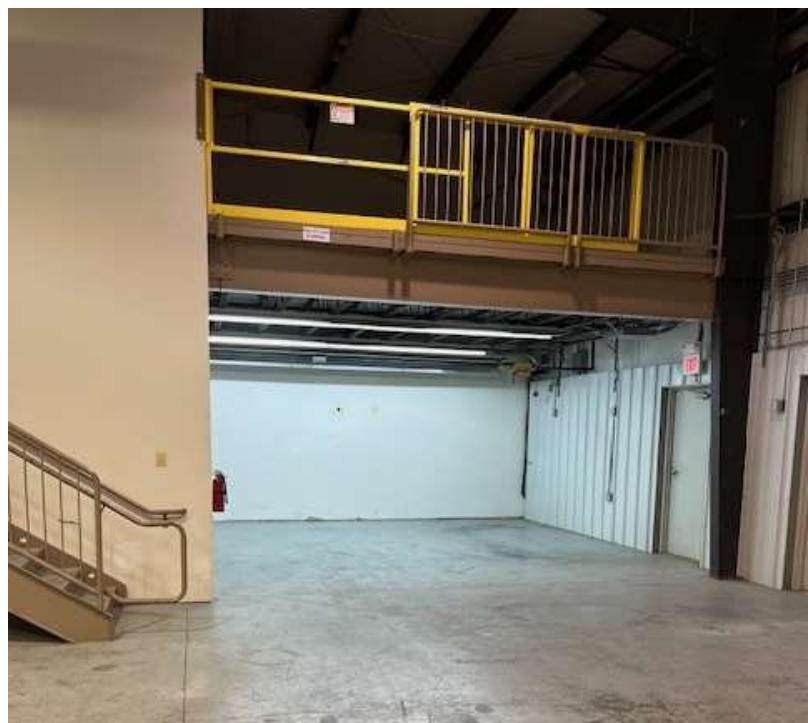
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ADDITIONAL PHOTOS



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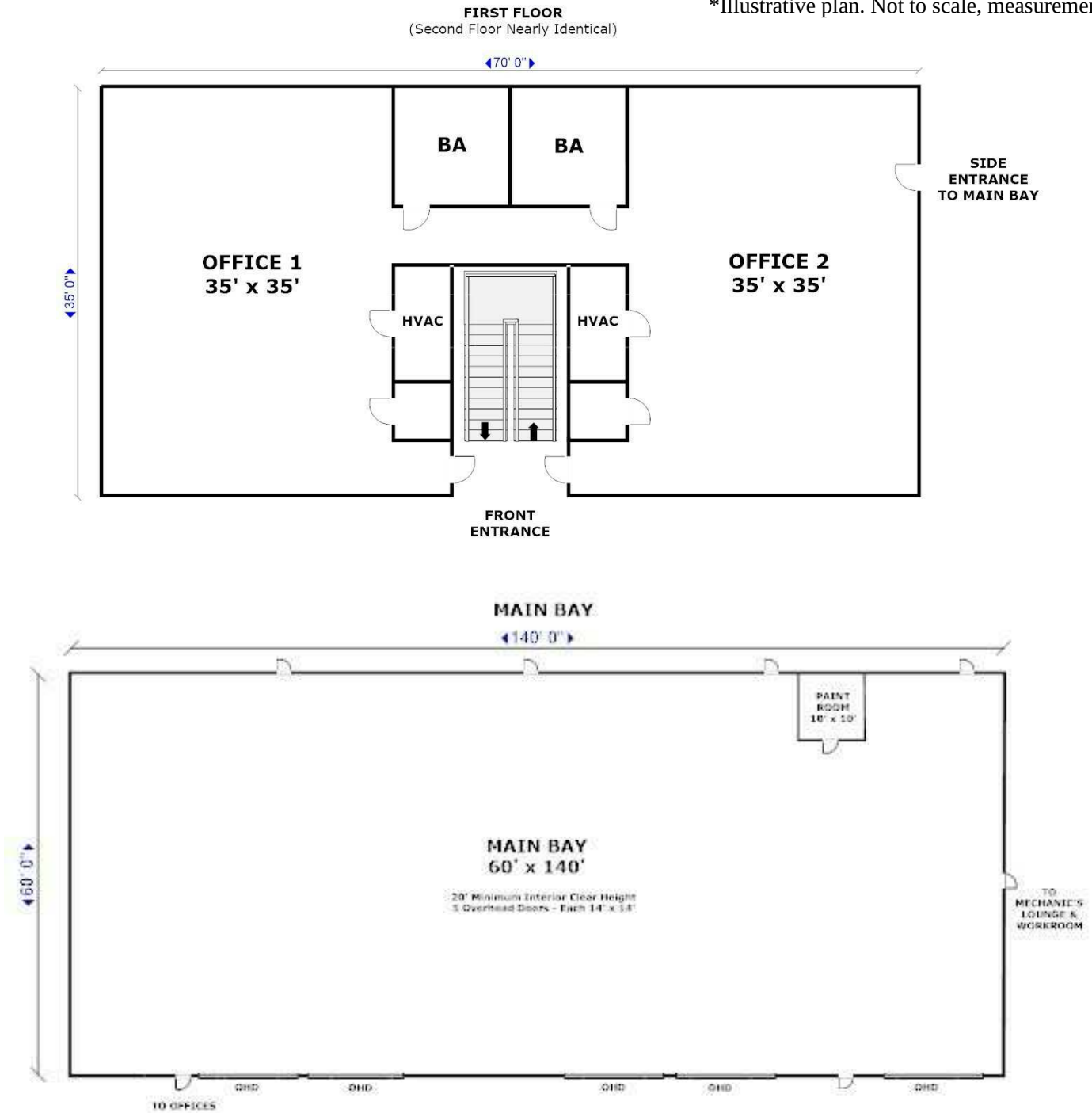
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FLOOR PLAN

*Illustrative plan. Not to scale, measurements approx.



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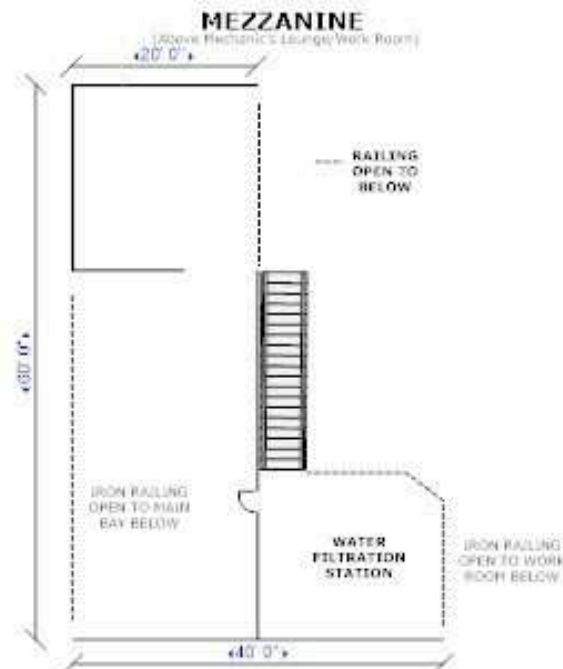
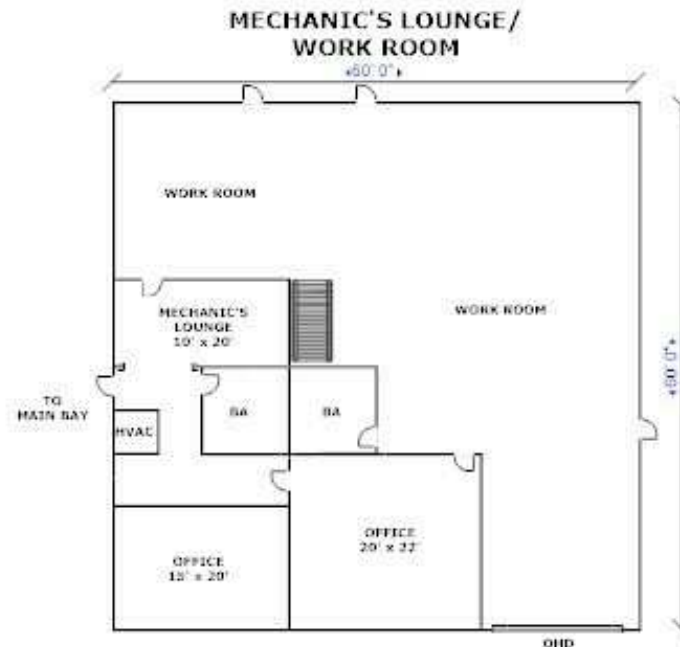
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FLOOR PLANS

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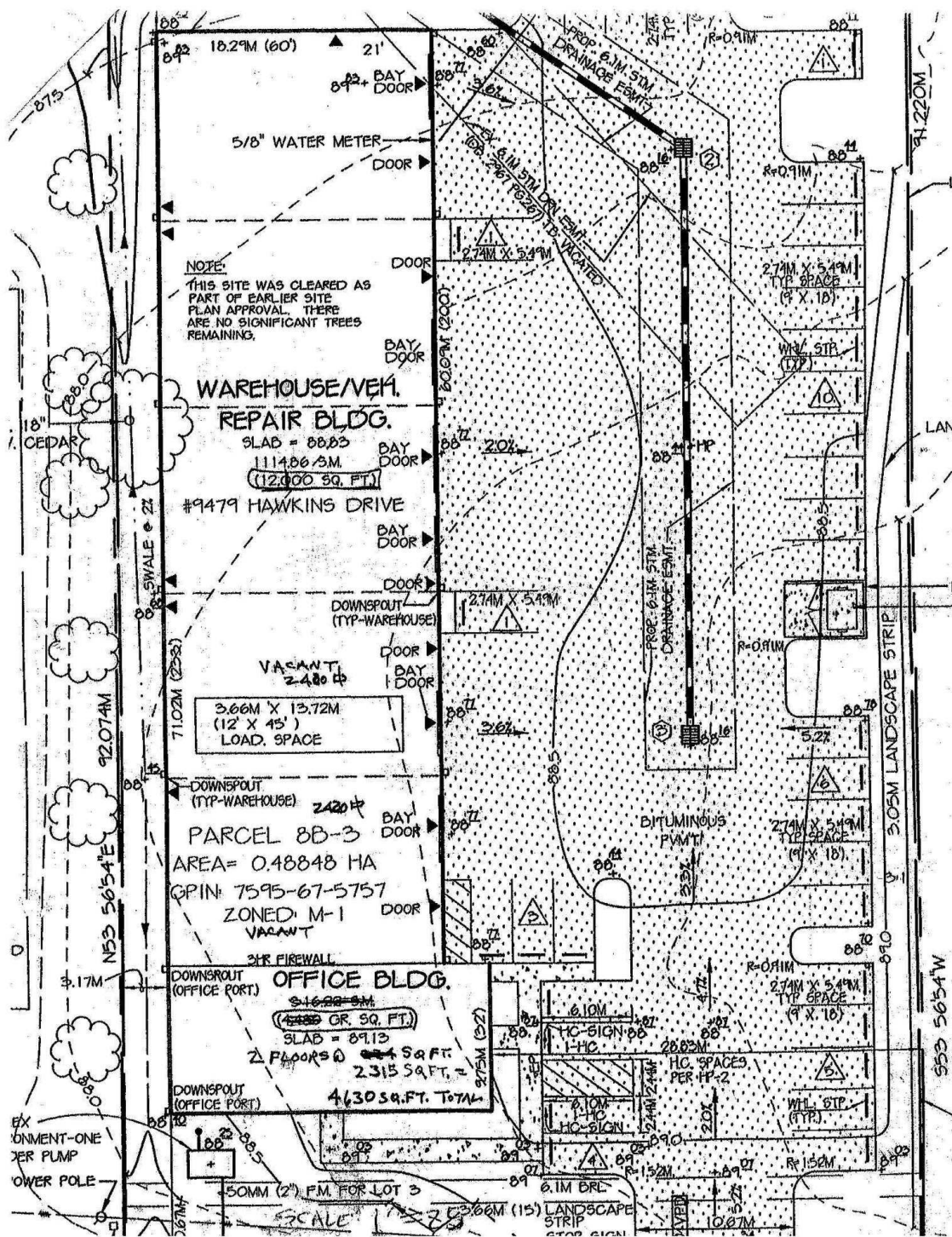
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OFFICE/WAREHOUSE BUILDING

SITE PLAN



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WEBER
REKTOR

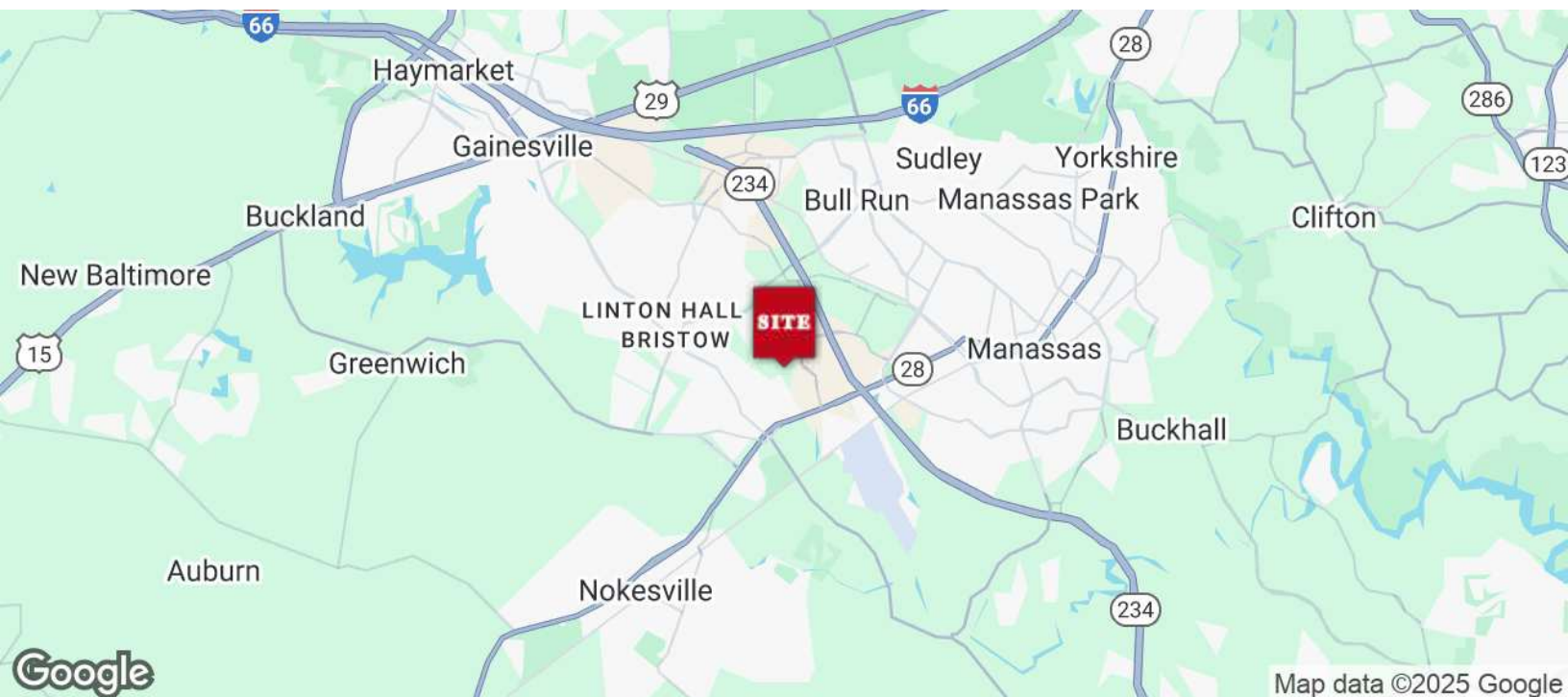
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LOCATION MAP



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**WEBER
RECTOR**

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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 M-1 Zoning Ordinance](#)

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