

FOR LEASE

OUTDOOR STORAGE YARD

13031 HANSEN FARM RD. MANASSAS, VA 20109



LEASE RATE **\$25,000.00 PER MONTH**

OFFERING SUMMARY

Lease Type:	NNN
Lot Size:	2.182 Acres
Zoning:	M-1
Market:	Washington DC
Submarket:	Route 29/I-66 Corridor
Parcel ID:	7497-90-6515

PROPERTY OVERVIEW

This approximately 2.182 acre outdoor storage lot is fully fenced & graveled and zoned M-1 Heavy Industrial in Prince William County. The site is well suited for contractor yards, equipment storage, and other industrial outdoor uses. Dual access from Hansen Farm Road and Merrifield Garden Way allows for efficient truck and equipment movement and a flexible site layout.

LOCATION OVERVIEW

The property is positioned within Manassas' established industrial corridor and sits adjacent to a Sheetz, providing convenient access to fuel and services for daily operations. The location also offers easy access to I-66, Rt. 29, and the Rt. 234 Bypass/Prince William Parkway, supporting efficient local and regional connectivity.

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.

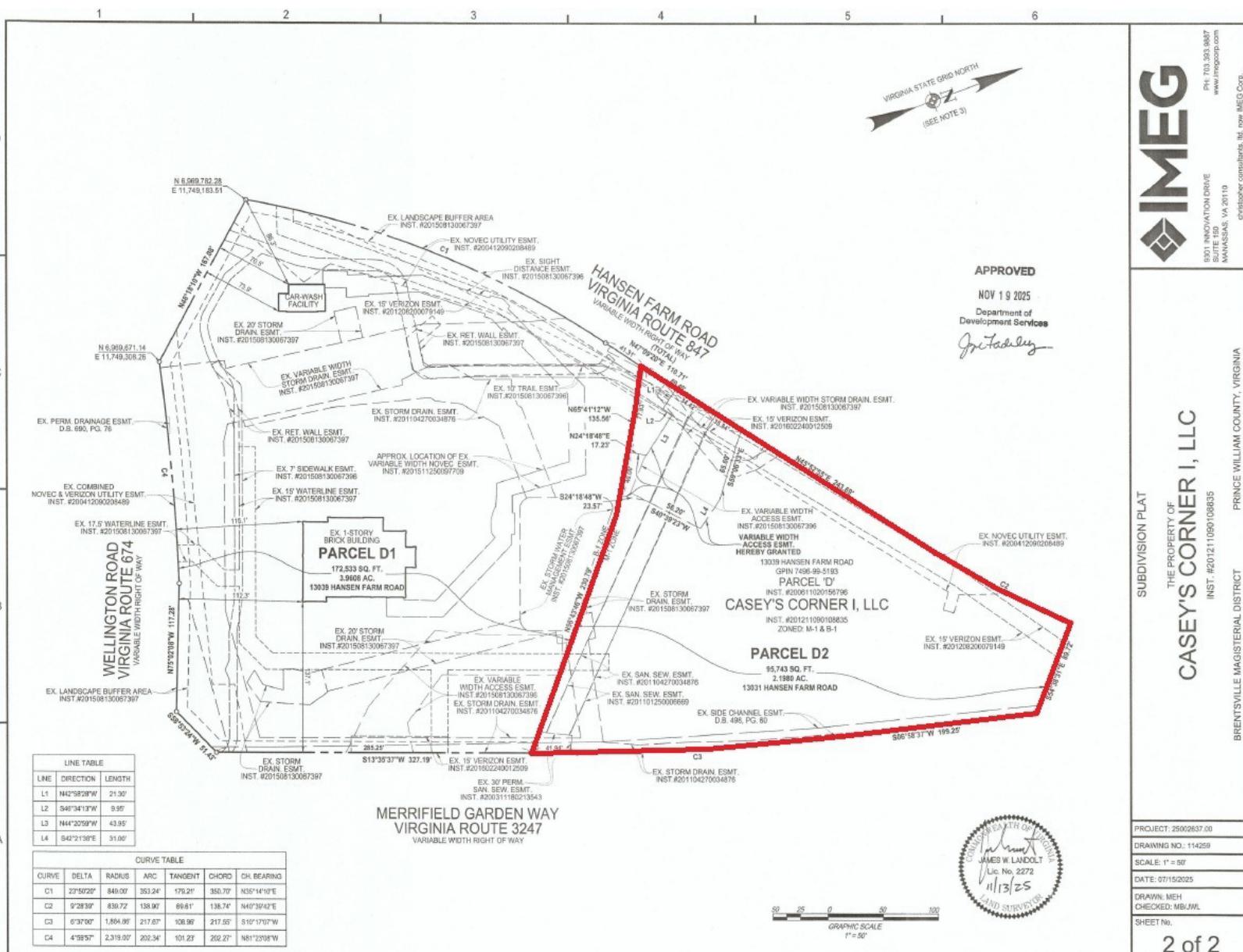
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9401 Battle Street Manassas, VA 20110
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SUBDIVISION PLAT



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The logo for Weber Rector Commercial Real Estate Services. It features a teal-colored 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, teal, sans-serif font, and 'RECTOR' is written below it in a slightly smaller teal, sans-serif font. At the bottom, the words 'COMMERCIAL REAL ESTATE SERVICES' are written in a smaller, teal, sans-serif font.

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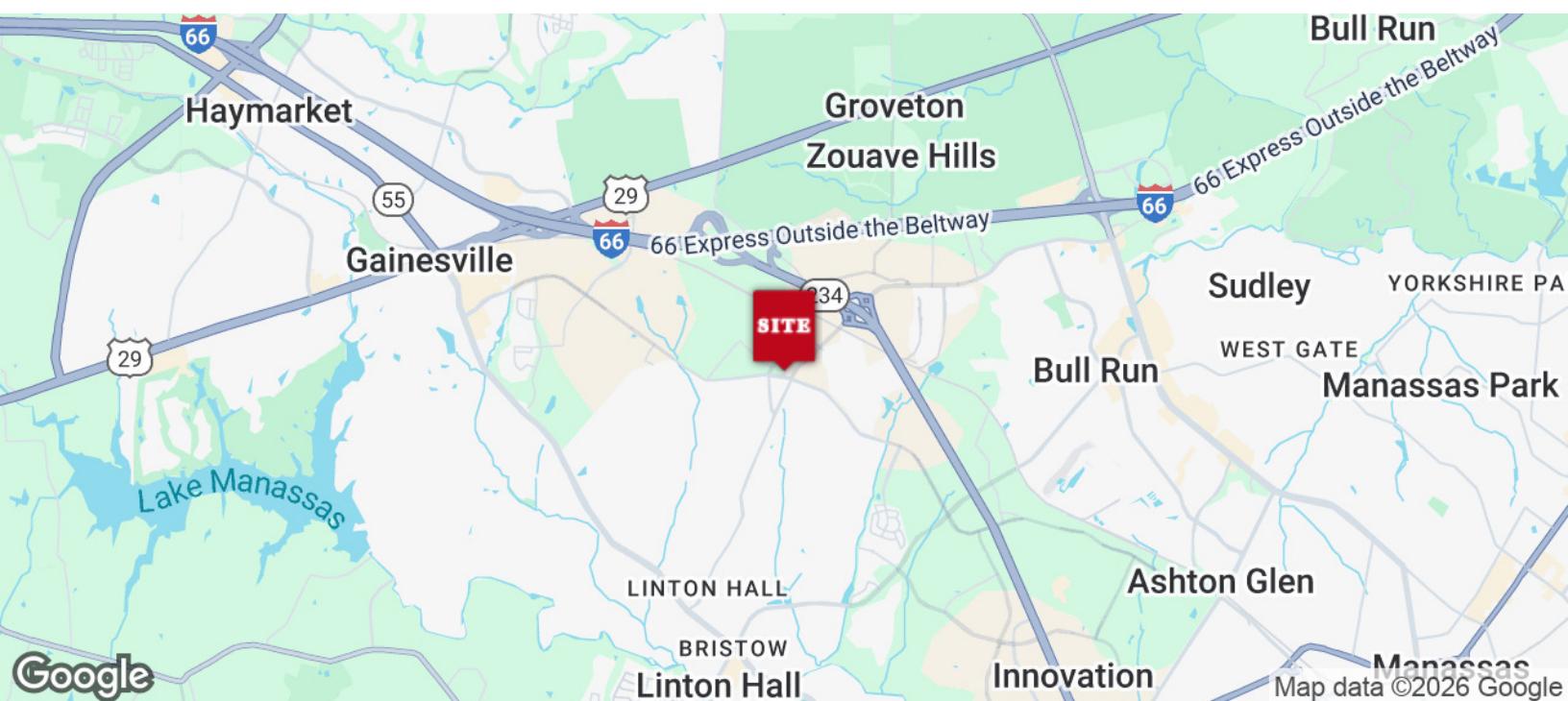
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LOCATION MAP



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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 more information on the M-1 zoning district in PWC.

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