

FOR LEASE

HEAVY INDUSTRIAL WAREHOUSE SPACE WITH YARD

9520 CONTRACTORS CT. MANASSAS, VA 20109



LEASE RATE **\$27,000.00 PER MONTH**

OFFERING SUMMARY

Available SF:	5,400 SF
Zoning:	M-1
Market:	Washington DC
Submarket:	Manassas Industrial
Parcel ID:	7595-56-3112

PROPERTY OVERVIEW

Approximately 2,900 SF of high bay warehouse & 2,500 SF office available for lease along with approximately 1 acre of outdoor storage yard and an additional 10 parking spaces. Three overhead doors (12' x 14') and 24' clear height. Rental rate includes gas, water & electric! Maximum lease term of 2 years.

Disclosure: Agent related to Owner.

LOCATION OVERVIEW

Well located property in well established Broad Run Industrial Park. Just 1.5 mile to Rt. 234 Bypass/Prince William Pkwy (providing easy access to I-66) and 2 miles from Rt. 28/Nokesville Rd.

PRESENTED BY:

MIGUEL PIRES

COMMERCIAL AGENT

571.247.7462

miguel@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

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ADDITIONAL PHOTOS



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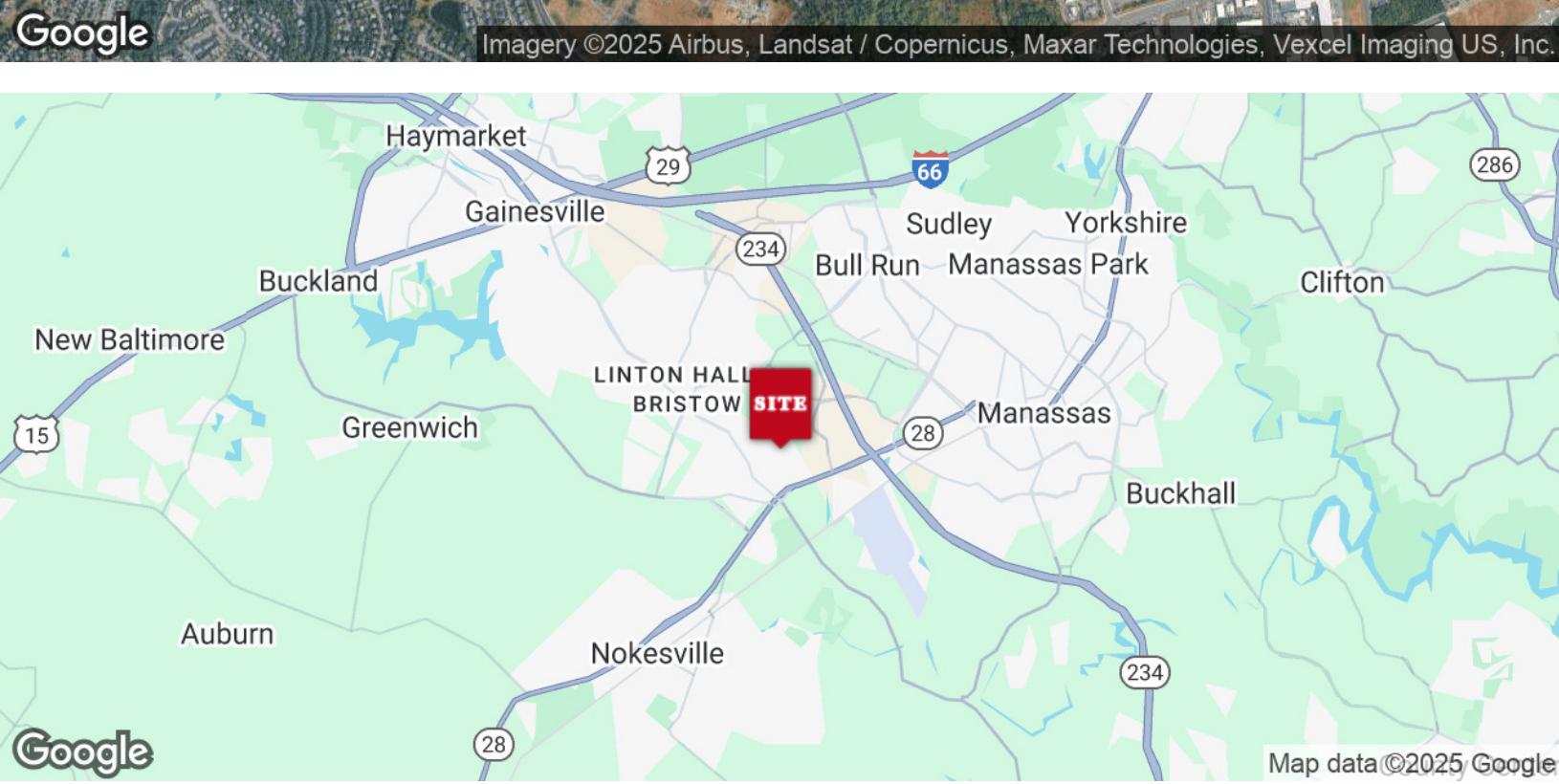
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LOCATION MAP



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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.	Contractor or tradesman's shop (limited), no trash or refuse removal service.
Contractor or tradesman's shop, no trash or refuse removal service.	Data and computer services.
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.
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.	Package, telecommunication, and courier service (unlimited storage of equipment, supplies and vehicles).
Parking, commercial.	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.
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).

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