

FOR LEASE | LAND AND WAREHOUSE



# 10564 REDOUBT RD

MANASSAS, VA 20110



**J. CARTER WILEY**

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## OFFERING SUMMARY

Address: 10564 Redoubt Rd  
Manassas, VA 20110

Property Type: Land and  
Warehouse

APN: 091-01-00-1DB-1

Zoning: I-2

Building SF: 6,000 SF

Lot Size: 4.08 Acres



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## LOCATION OVERVIEW

Located less than 2 miles from the intersection of Rt 28 and Rt 234 in Manassas, Virginia.

## PROPERTY HIGHLIGHTS

- 6,000 SF warehouse
- 6 offices, 2 bathrooms, and a kitchen
- 3 drive in bay doors
- Ability to install more bay doors
- 4.080 acres
- Zoned I-2 Heavy Industrial (City of Manassas)

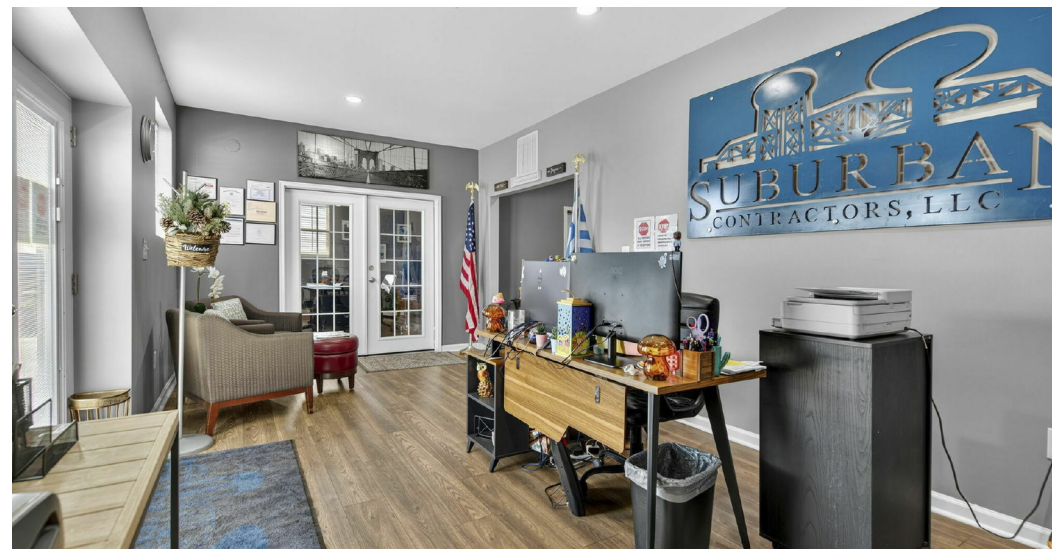
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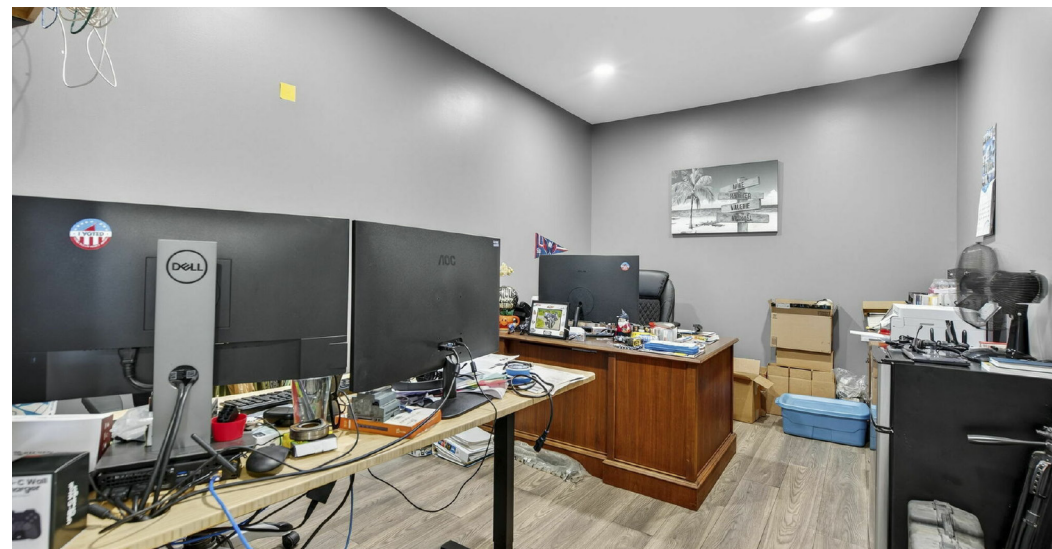
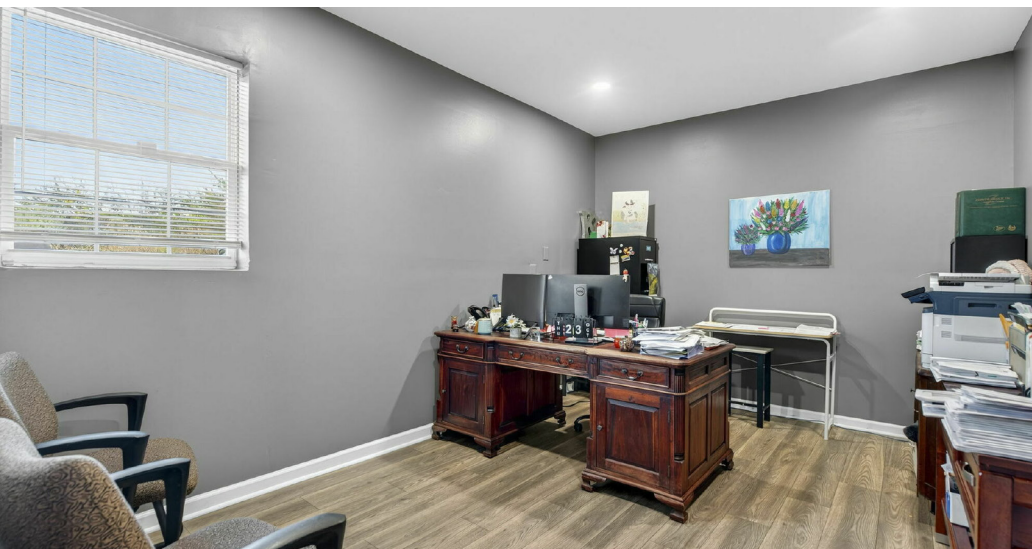
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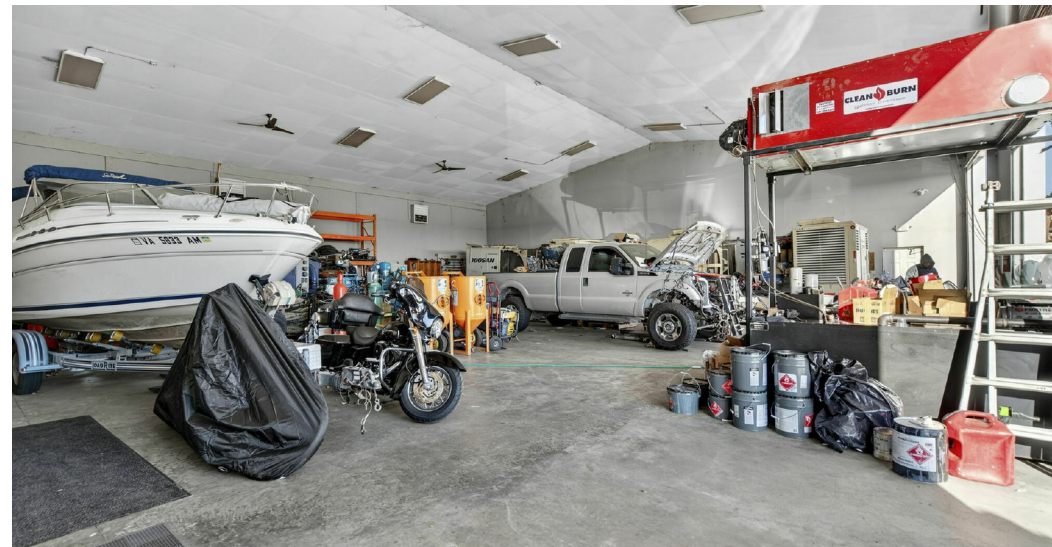
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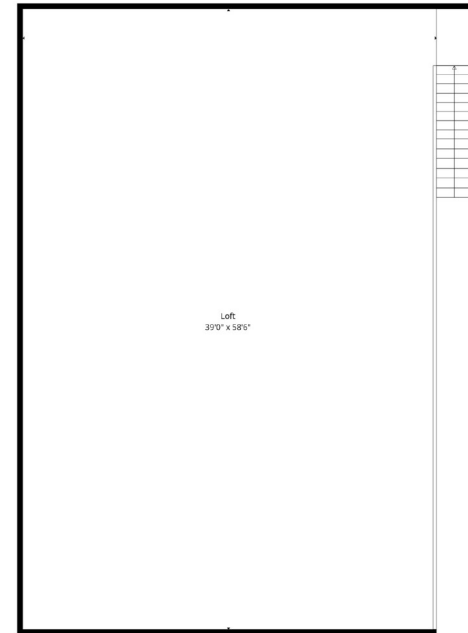
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FLOOR PLANS



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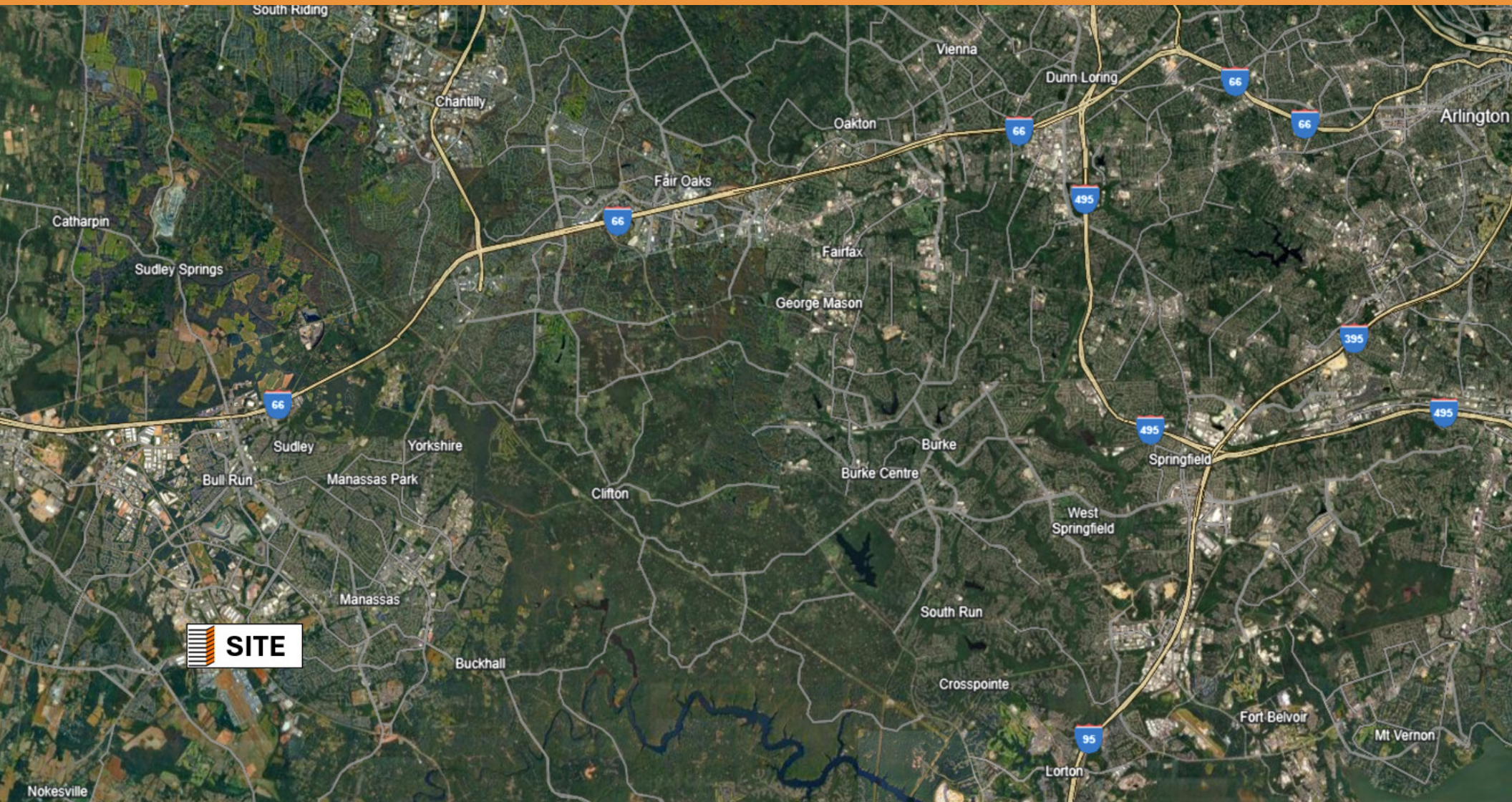
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## Sec. 130-307. I-2 heavy industrial.

- (a) *Purpose and intent.* The I-2 heavy industrial district is intended to provide highly accessible, quality areas for existing heavy industrial uses that are separated from daily services and residences, and are flexible for a variety of business models and scales of operation due to their heavy truck traffic, excessive noise, and/or unique manufacturing needs.
- (b) *Uses permitted.* See section 130-241.
- (c) *Minimum lot dimensions.* None, except that motor vehicle sales and rental, or heavy equipment sales and rental, shall have a minimum lot area of 20,000 square feet for each sales or rental office.
- (d) *Maximum structure height.* No structure shall be greater than 75 feet in height, excluding mechanical equipment, which shall be adequately screened. Broadcasting and telecommunication towers, public facilities, and public utility uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (e) *Minimum setback requirements:*
  - (1) Front, 15 feet from any lot line, any street or private access easement right-of-way line, unless otherwise specified in this chapter; or half of a foot for each foot in height of a structure that is over 50 feet in height.
  - (2) Side and rear:
    - a. None adjacent to a "B" or "I" district lot line.
    - b. 25 feet from any "R" district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet. *Off-street parking requirements.* See Article VI of this chapter.
- (f) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (g) *Drive-through windows.* Drive-through windows are permitted for all uses in conformance with the DCSM.
- (h) *Outdoor storage.* Outdoor storage may be permitted to the side or rear of a principal structure, and shall not be located between a principal structure and any adjacent streets. The outdoor storage area shall be screened on all sides by opaque walls or fences and supplemented by landscaping in addition to the requirements section 130-307(j) and the DCSM.
- (i) *Screening.* To assist in the prevention of the transmission of light, noise or other deleterious effects from industrial uses into any adjacent "R" or "B" district, and to provide screening between outdoor storage and other uses within the I-2 zone, screening shall be required. Such screening and landscape buffers shall conform to the DCSM and shall be provided as follows:
  - (1) A continuous six-foot high opaque screen and landscape buffer with a minimum of 25 feet in depth shall be provided along the common boundary line between any "R" district lot line and any I-2 use.
  - (2) A continuous six-foot high opaque screen shall be provided around all outdoor storage areas abutting and visible from an adjacent "B" or "I" district, or any street rights-of-way.
- (j) *Outdoor display.* See section 130-61.

(Ord. No. O-2015-15, § 1, 5-11-2015; Ord. No. O-2024-08, § 1, 12-11-2023)