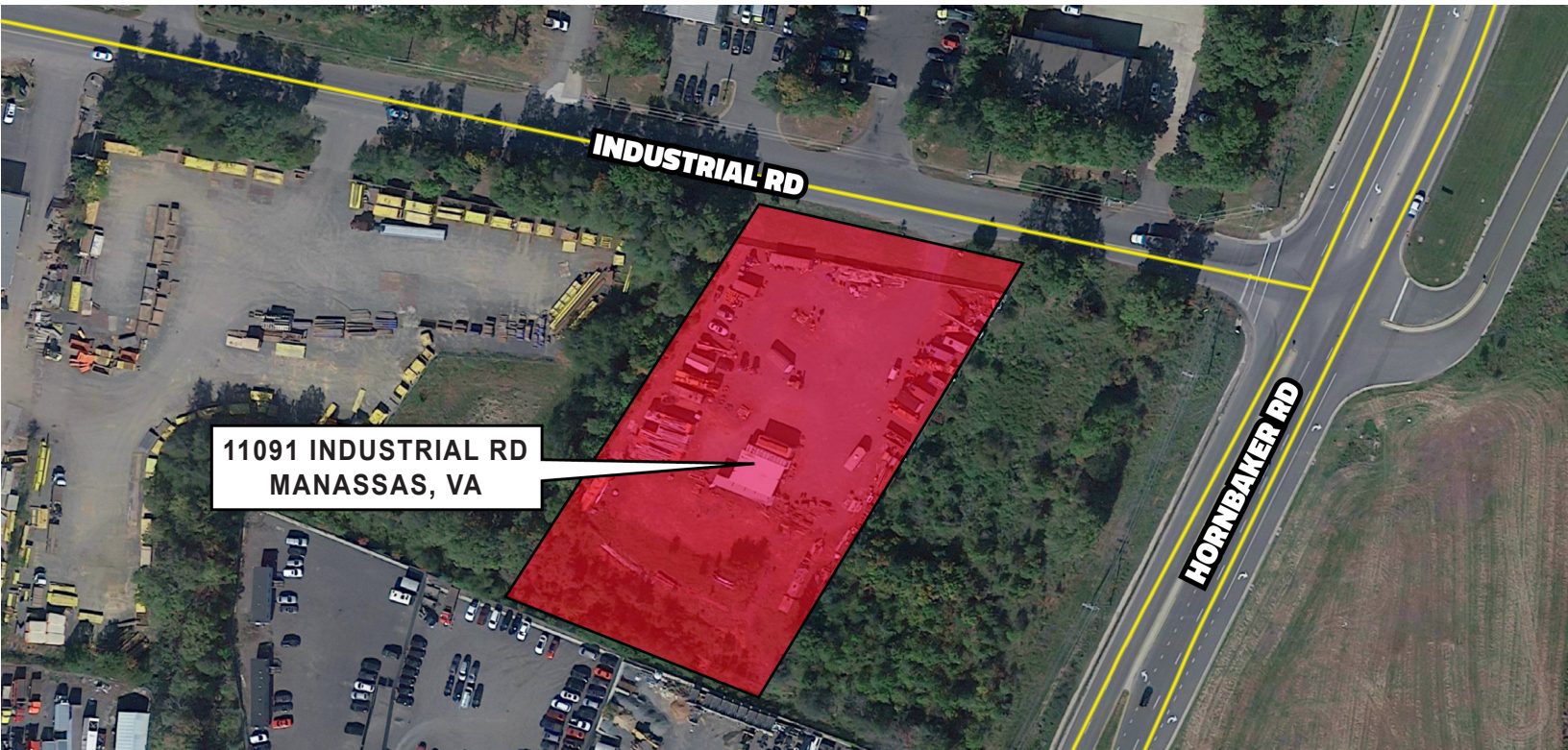




BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

11091 INDUSTRIAL RD., MANASSAS, VA 20109



PROPERTY SUMMARY

Approximately 2 acres of M/T zoned land for sale on Industrial Rd. Heavy industrial zoning allows for a wide variety of by-right uses (attached).

LOCATION OVERVIEW

Located less than one mile from Prince William Parkway/Route 234 bypass with easy access to I-66 and I-95. Close proximity to Route 28/Nokesville Road.

OFFERING SUMMARY

ACRES:	2
ZONING:	M/T
MARKET:	Washington DC
SUBMARKET:	Manassas
PARCEL ID:	7595-78-7427

FOR MORE INFORMATION

GEORGE BOOSALIS

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ZONING DETAILS

PRINCE WILLIAM COUNTY M/T BY RIGHT USES

Alarm systems operations, offices	Electronic component, assembly and repair	Motor vehicle storage lot
Ambulance service, commercial	Equipment and material storage yard; no trash or refuse removal service	Moving and storage
Ambulance service maintenance facility	Farmer's market	Neighborhood retail and fulfillment center
Animal shelter	Feed and grain storage and distribution center	Office
Assembly (non-HAZMAT)	Furniture repair, dipping and stripping, upholstery	Publishing and printing
Bakery, industrial	Greenhouse or nursery (wholesale) (not more than 20 percent garden center uses)	Radio or TV broadcasting station
Blacksmith, welding or machine shop	Janitorial service	Railroad freight depot
Boat building and repair yard	Kennel, commercial	Railroad passenger station
Boat sales, rental or lease, storage, service, or repair	Laundry, industrial	Railroad yard
Brewery and bottling facility	Marble/tile processing, cutting and polishing	Recording studio
Building materials sales yard	Manufacturing and fabrication of signs	Recyclable materials separation facility
Catalog sales, contractor, tradesman or industrial equipment (with or w/o showroom)	Manufacturing, candy/confectioners	Recycling collection points, subject to the standards in section 32-25084
Coal, wood and lumber yards	Manufacturing, cosmetics and perfume	Research and development (non-HAZMAT)
Cold storage	Manufacturing, electronic components	Self-storage center, in accordance with the provisions of section 32-40014
Commercial bus terminal	Manufacturing, fabricated metal	Solar energy facility
Commercial parking	Manufacturing, musical instruments and toys	Taxi or limousine operations and service facility
Company vehicle service facility	Manufacturing, pharmaceuticals (non-HAZMAT process)	Tool and equipment rental, service and repair (heavy and minor)
Computer and network services	Manufacturing, pottery, ceramics (using only previously pulverized clay and kiln fired only by electricity or gas)	Trade, technical or vocational school
Contractor or tradesman's shop (limited); no trash or refuse removal service	Motor vehicle auction (wholesale)	Trailer sales (retail), lease, storage, repair and maintenance
Contractor or tradesman's shop (unlimited); no trash or refuse removal service	Motor vehicle impoundment yard	Trash and refuse removal service (local only)
Data Center within the Data Center Opportunity Zone Overlay District	Motor vehicle parts, with service	Truck terminal
Distillery	Motor vehicle repair	Truck wash
Distribution and fulfillment center	Motor vehicle sales, rental or lease (recreational)	Veterinary hospital
Dry cleaning/garment processing plant, wholesale facility	Motor vehicle sales, rental or lease (unlimited)	Warehouse (non-HAZMAT)
Dry cleaning/garment processing facility retail, greater than 3,000 square feet	Motor vehicle service	Waterfront and maritime uses
		Wholesaling (non-HAZMAT)

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