

FOR LEASE

HEAVY INDUSTRIAL WAREHOUSE BAYS

8391-8393 EUCLID AVENUE MANASSAS PARK, VA 20111



LEASE RATE \$15.00 SF/YR

OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	Approx. \$3.25/SF
Available SF:	2,000 - 4,000 SF
Building Size:	69,986 SF
Zoning:	I-1
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	2139

PROPERTY OVERVIEW

Highly sought-after small heavy industrial warehouse bays are available for lease in an established multi-tenant industrial park. Bays range from 2,000 to 2,777 SF each and include one drive-in door. Many bays are designed to be contiguous spaces. Zoned I-1 in the City of Manassas Park, this property permits a wide range of uses by right, including contractor's equipment storage, building material sales, manufacturing, laboratories, trade schools, recording studios, and more!

LOCATION OVERVIEW

Conveniently located in Manassas Park, the property is less than 1 mile from Rt. 28, providing direct connections to Rt. 29 and I-66. This prime location ensures efficient logistics and easy access to the broader Northern Virginia and Washington, D.C. metro areas.

PRESENTED BY:

COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com	BRIAN SNOOK COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

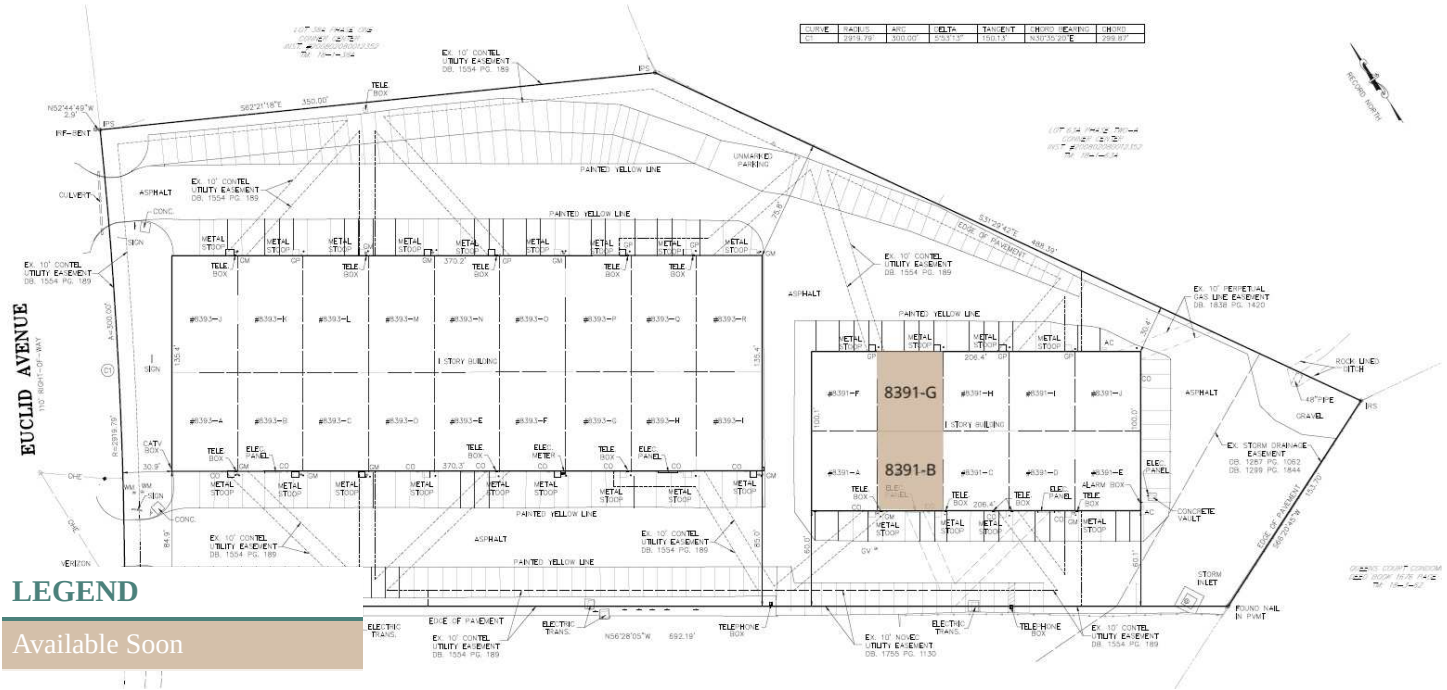


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PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8391-B	Available Soon	2,000 - 4,000 SF	NNN	\$15.00 SF/yr	Available July 2025 Can be combined with 8391-G
8391-G	Available Soon	2,000 - 4,000 SF	NNN	\$15.00 SF/yr	Available July 2025 Can be combined with 8391-B

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coleman@weber-rector.com

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PRINCIPAL
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chuck@weber-rector.com

BRIAN SNOOK
COMMERCIAL AGENT
703.330.1224
brian@weber-rector.com

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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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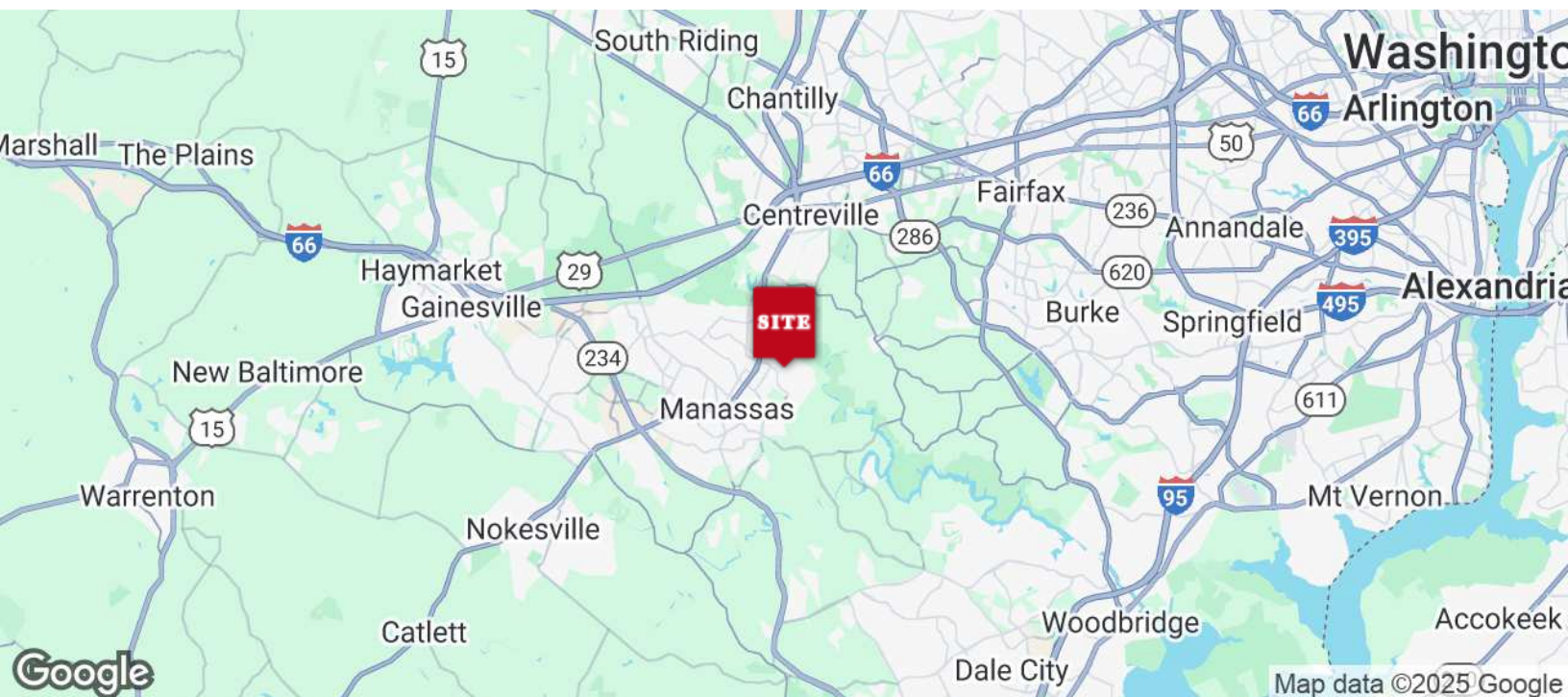
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LOCATION MAP



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colem@weber-rector.com

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ZONING INFORMATION

City of Manassas Park I-1 Industrial By-Right Uses	
Ambulance services, commercial.	Artist's or photographer's studio, commercial.
Assembly (non-HAZMAT).	Bakery, industrial.
Building materials sales yard, including the sale of rock, sand, gravel, and similar materials, as incidental to the principal business, but not including junk storage for extractive activities.	Carpet, rug and garment cleaning and dyeing.
Computer and data processing center.	Contractor's equipment storage yard or plant, including rental of equipment commonly used for contractors, but not including equipment used for trash or refuse removal services.
Dry-cleaning garment processing plant.	Gunsmith shop.
Janitorial service.	Laboratory, research, experimental or testing.
Laboratory, medical or dental.	Laboratory, photographic processing.
Locksmith shop.	Manufacturing and maintenance of electric and neon signs; sheet metal products, including HVAC equipment; cornices; eaves; and similar products.
Manufacturing, compounding, assembling, or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious stones, metals, shell, straw, textiles, tobacco, wax, wire, wood, yarns, and paint.	Manufacturing, compounding, processing, packaging, or treatment of such products as baked goods, candy, food products, dairy products, and meat and poultry products; toiletries, cosmetics, drugs, perfumes, and pharmaceuticals (non-HAZMAT); and beverage blending or bottling; but not including the distilling of beverages, the slaughter of poultry or animals, and the refining of fats and oils.
Office.	Packaging, telecommunications or courier service.
Publishing and printing.	Public utilities, including buildings, necessary structures, storage yards and other related uses.
Radio or television broadcasting station.	Recording studio.
Research and development (non-HAZMAT).	School, business.
School, trade, technical or vocational.	Self-storage centers, subject to provisions of <u>section 31-33.3</u> .
Warehouse and wholesale establishment (non-HAZMAT).	

[Click here to read the full City of Manassas Park I-1 zoning regulations.](#)

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