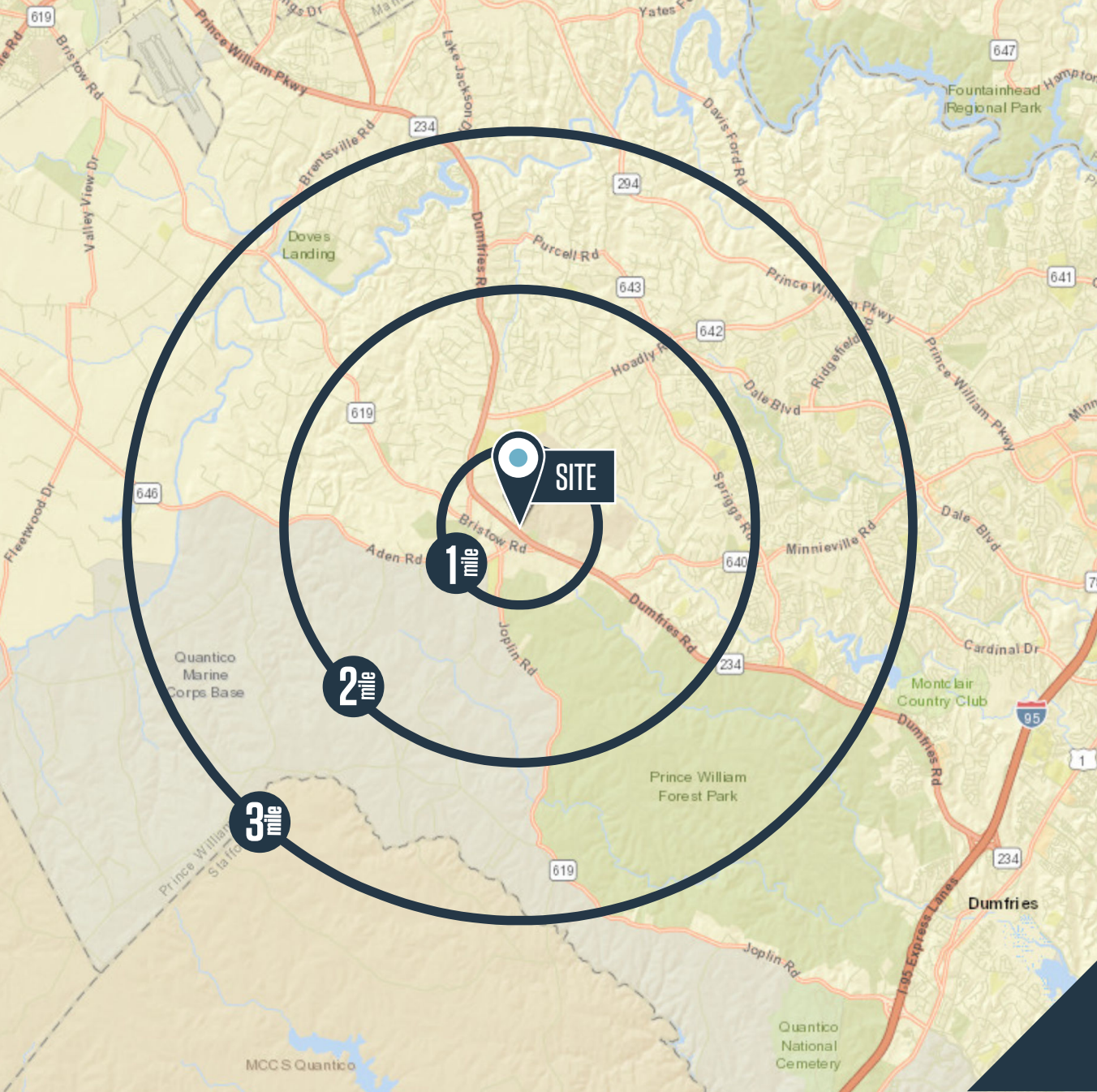




## PROPERTY HIGHLIGHTS

- **Lot Size:** 6.39 acre
- **Zoning:** OM
- **Primary Uses:**
  - » Flex Space
  - » Light industrial
  - » Warehouse & Logistics
  - » Data Centers
  - » Health Care
  - » Life Sciences
  - » Federal Gov't Contracting
  - » Research & Development
  - » Advanced Manufacturing
- Utilities & storm water on-site
- Geotechnical engineering recommendations available upon request

# FOR SALE | INDUSTRIAL LAND



## ZONING DESCRIPTION

Technology/Flex Industrial areas provide opportunities for production, flex, office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust, or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.

**AVAILABLE LOT SIZE | 6.39 ACRES**

## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
<b>Population</b>		
952	20,664	75,211
<b>Households</b>		
292	6,270	23,275
<b>Average HH Income</b>		
166,907	\$182,644	\$157,200

## TRAFFIC COUNTS | 2020:

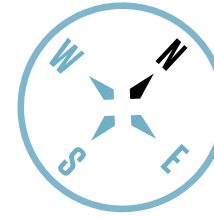
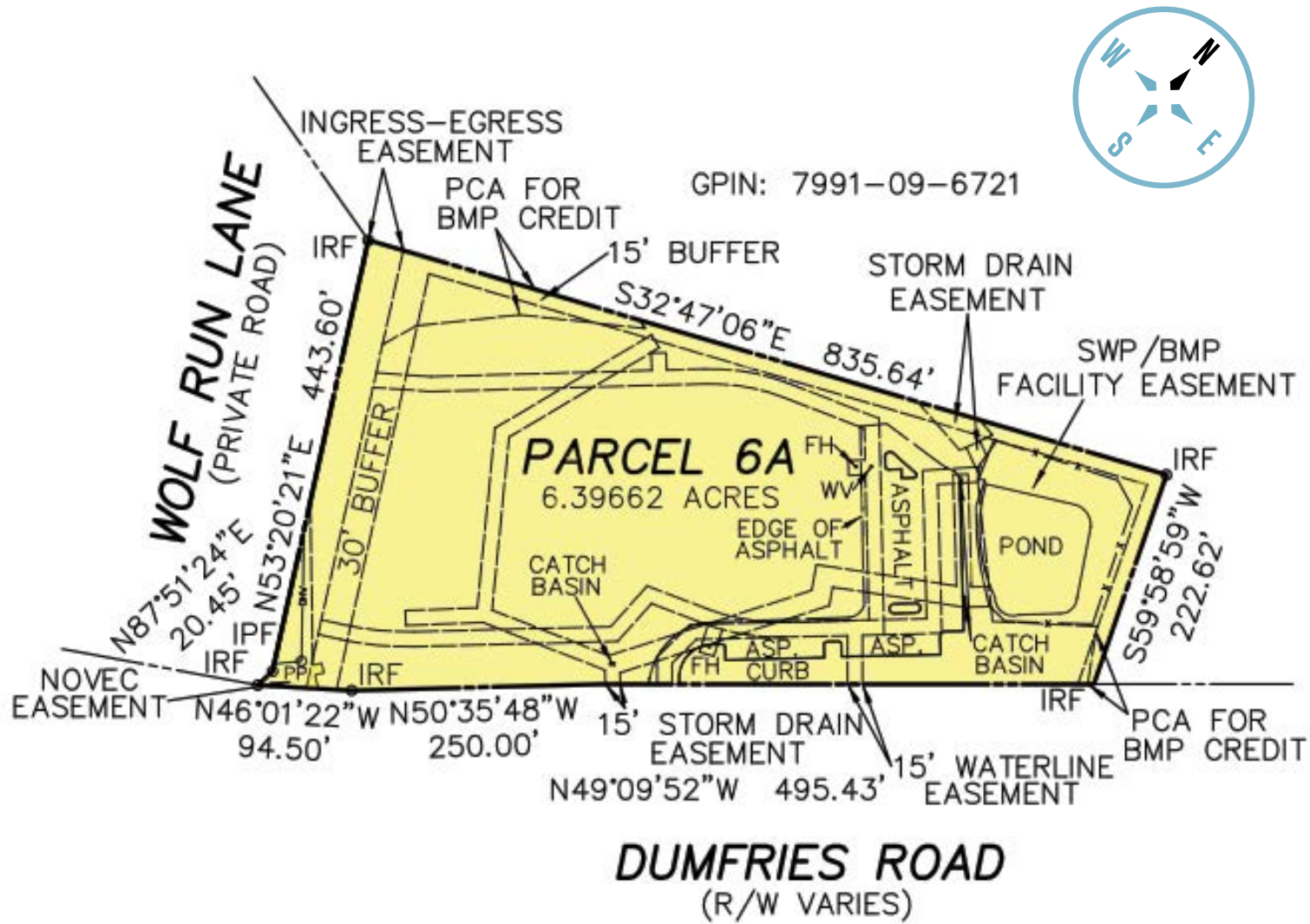
Dumfries Road	12,870ADT
Hoadly Road	6,239 ADT

# LOCATION & DEMOS

## 14605 DUMFRIES ROAD

**ZUBIN DAVID**  
 zdavid@klnb.com  
 301-821-5588





**DUMFRIES ROAD**  
 (R/W VARIES)

## LOCATION SURVEY

14605 DUMFRIES ROAD

**ZUBIN DAVID**  
 zdavid@klnb.com  
 301-821-5588





PHOTOS

14605 DUMFRIES ROAD

ZUBIN DAVID  
zdavid@klnb.com  
301-821-5588

**NA**klnb



**14605 DUMFRIES ROAD**  
Manassas, VA 20112 | Prince William County

## CONTACT

ZUBIN DAVID  
zdavid@klnb.com  
301-821-5588

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

**klnb.com**

VISIT PROPERTY WEBSITE



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.