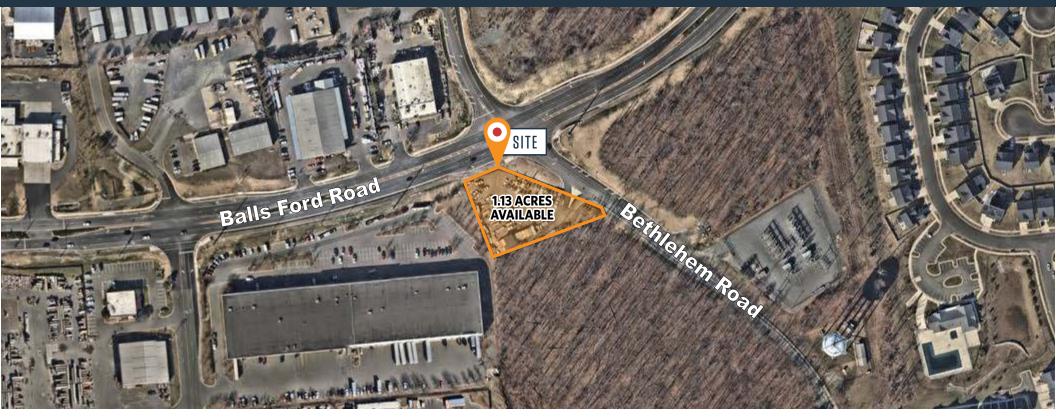
# NIKINB 7490 BETHLEHEM RD MANASSAS, VA 20109



### PROPERTY HIGHLIGHTS

- Site Area: 1.13 Acres
- Site plan approved for contractors yard
- Zoned: M1 Heavy Industrial
- Data Center Opportunity Zone Overlay District
- For Sale: \$2,260,000
- For Lease: Negotiable

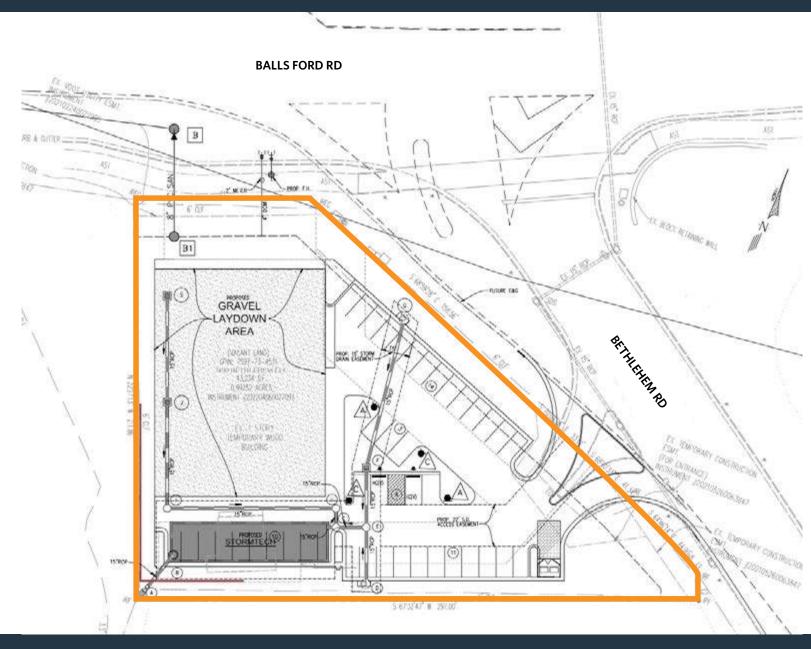
- Permitted uses include, but are not limited to:
  - Assembly
  - **Building Materials Sales Yard**
  - Cold Storage
  - Contractor or Tradesman's Shop
  - Equipment and Materials Storage Yard
  - Manufacturing

- Motor Vehicle Repair
- Motor Vehicle Sales/Rental/Service
- Moving and Storage
- Parking, Commercial
- Self-Storage
- Warehouse

## APPROVED SITE PLAN

### 7490 BETHLEHEM RD

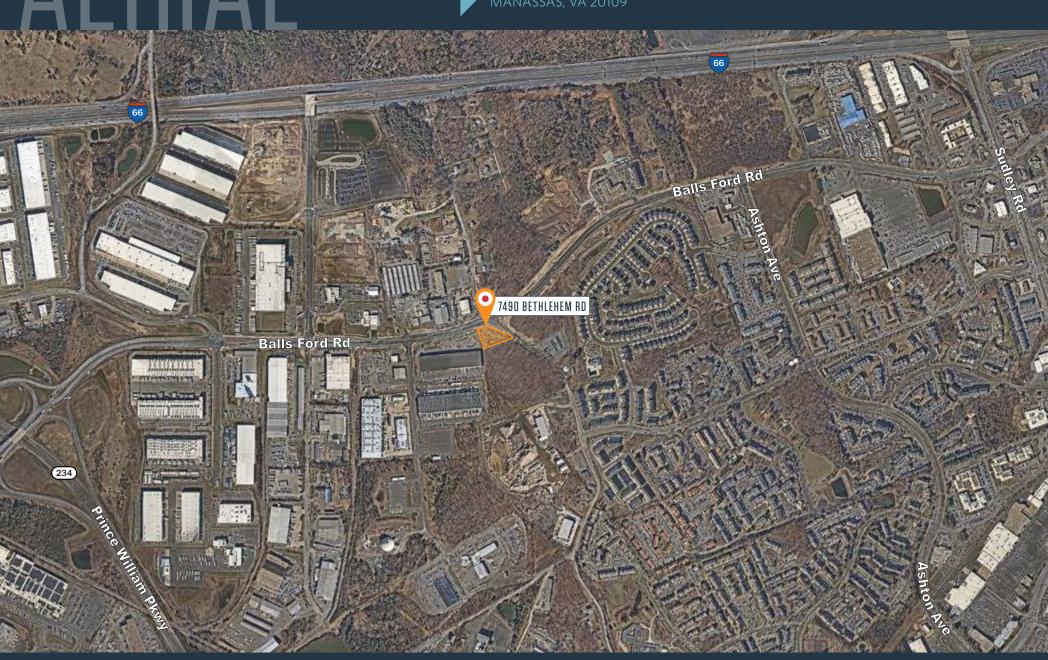
MANASSAS, VA 20109







## 7490 BETHLEHEM RD



RYAN GOELLER, CCIM



#### FOR MORE INFORMATION, PLEASE CONTACT:

#### RYAN GOELLER, CCIM

rgoeller@klnb.com 703-268-2730

#### **CHASE STEWART**

cstewart@klnb.com 703-268-2732

#### **JEFF TARAE**

jtarae@klnb.com 703-268-2741

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

#### kinb.com





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