



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

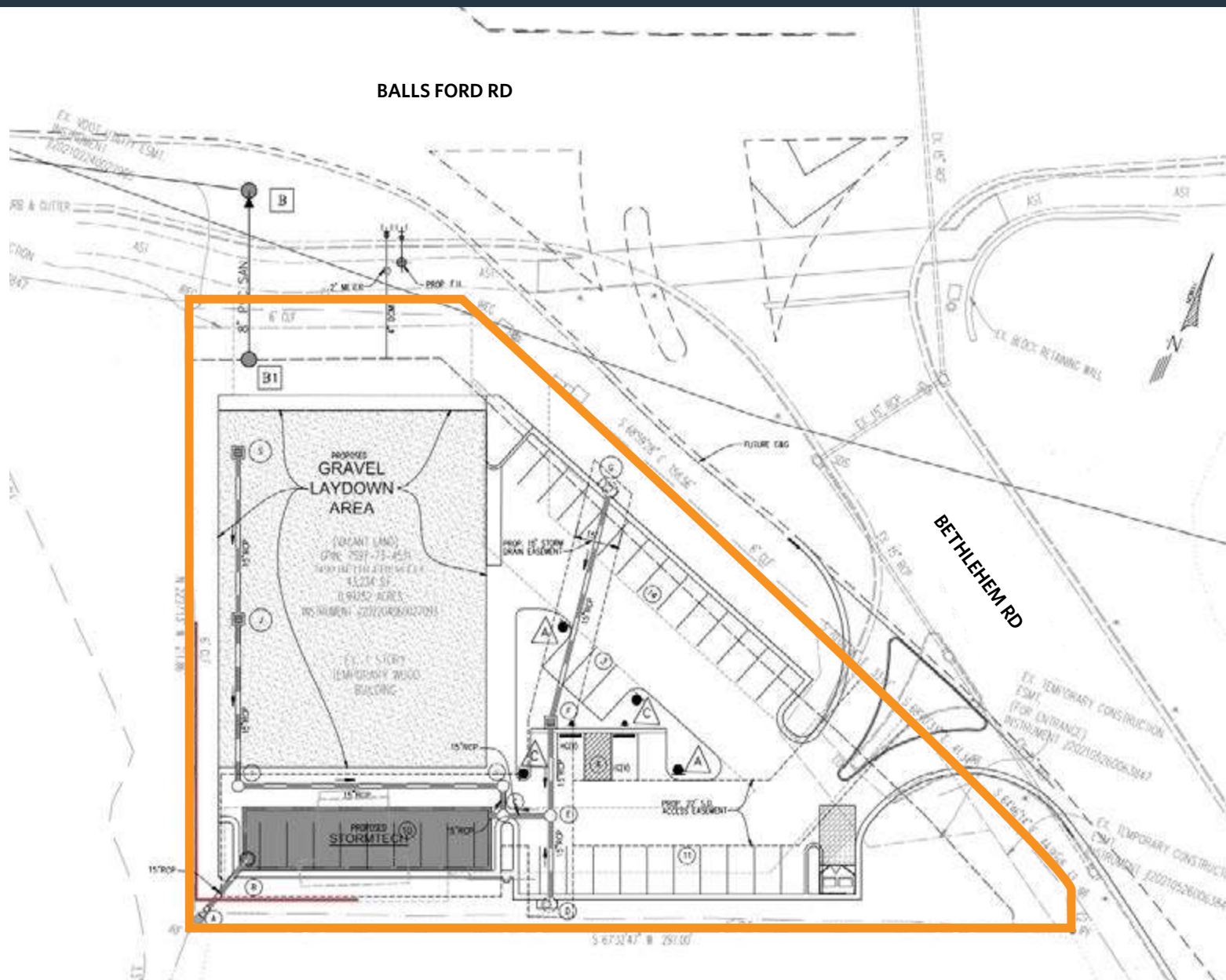
- Permitted uses include, but are not limited to:

- 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



RYAN GOELLER, CCIM

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CHASE STEWART

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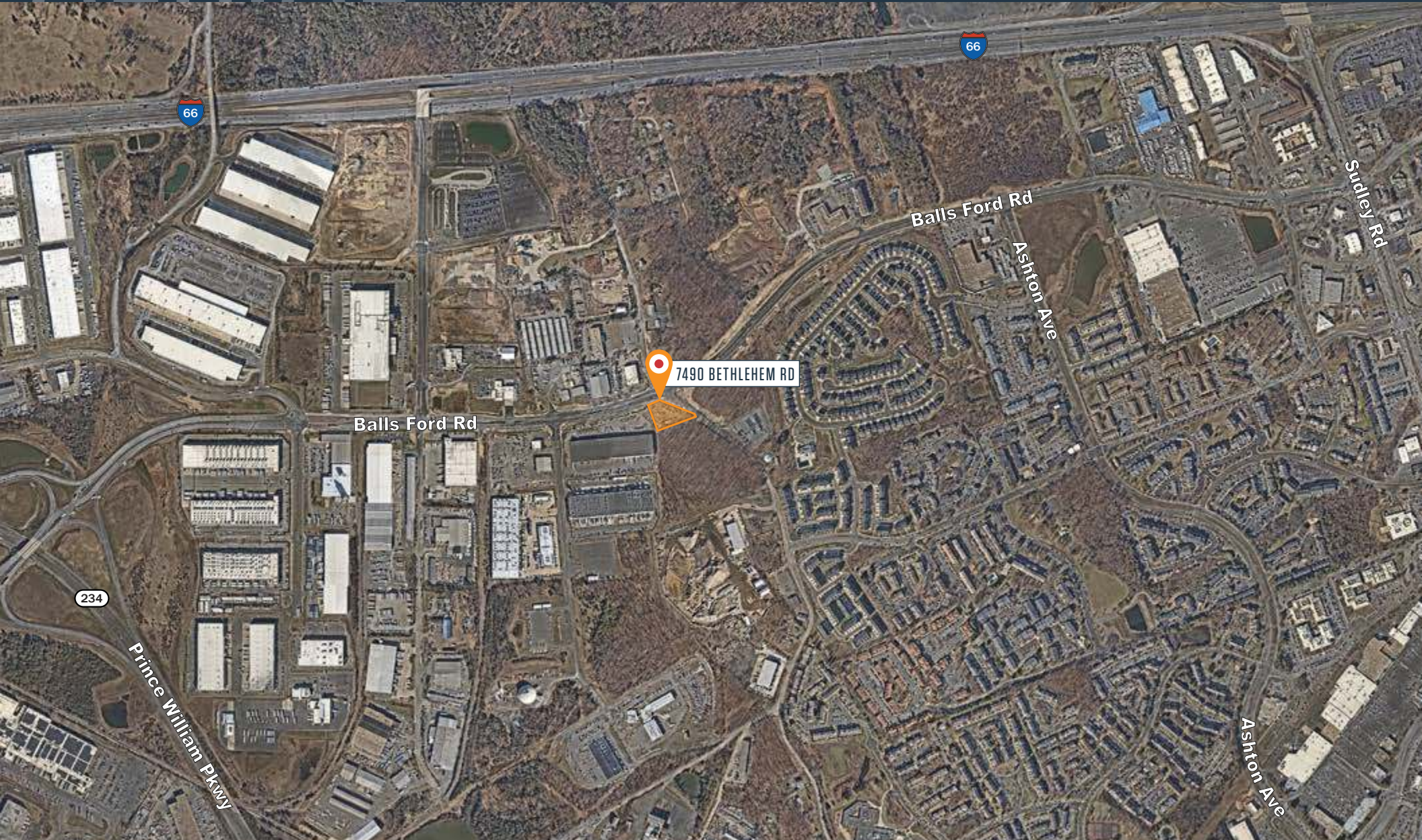
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AERIAL

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