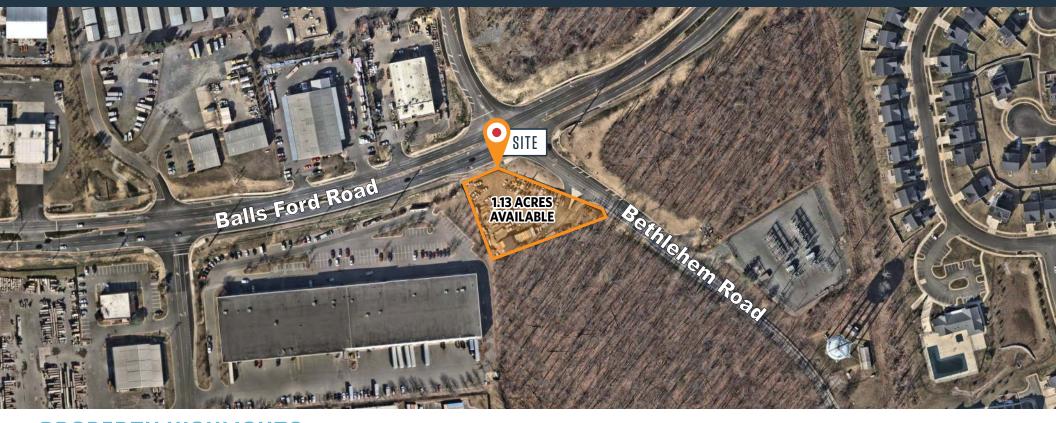
NIKINB 7490 BETHLEHEM RD MANASSAS, VA 20109



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

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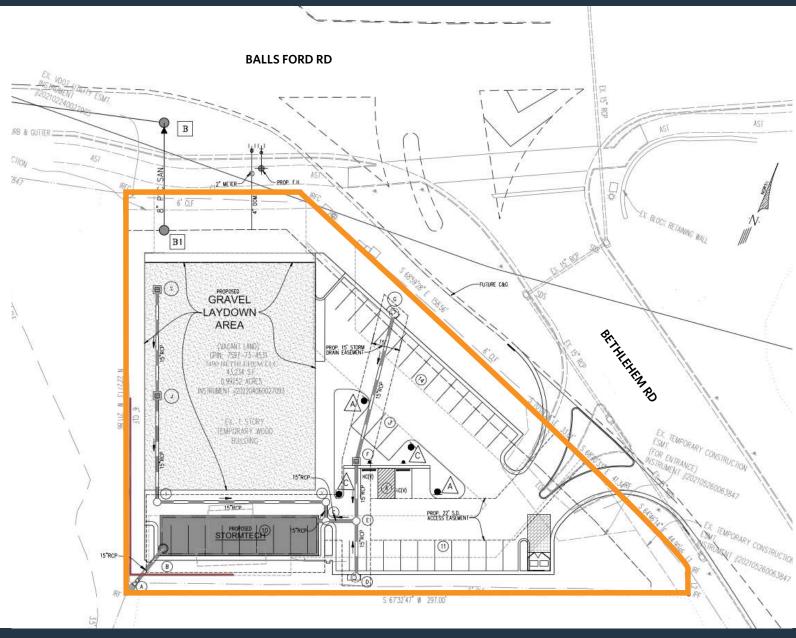
TYLER CUMBERLAND

tcumberland@klnb.com 703-268-2708

APPROVED SITE PLAN

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MANASSAS, VA 20109



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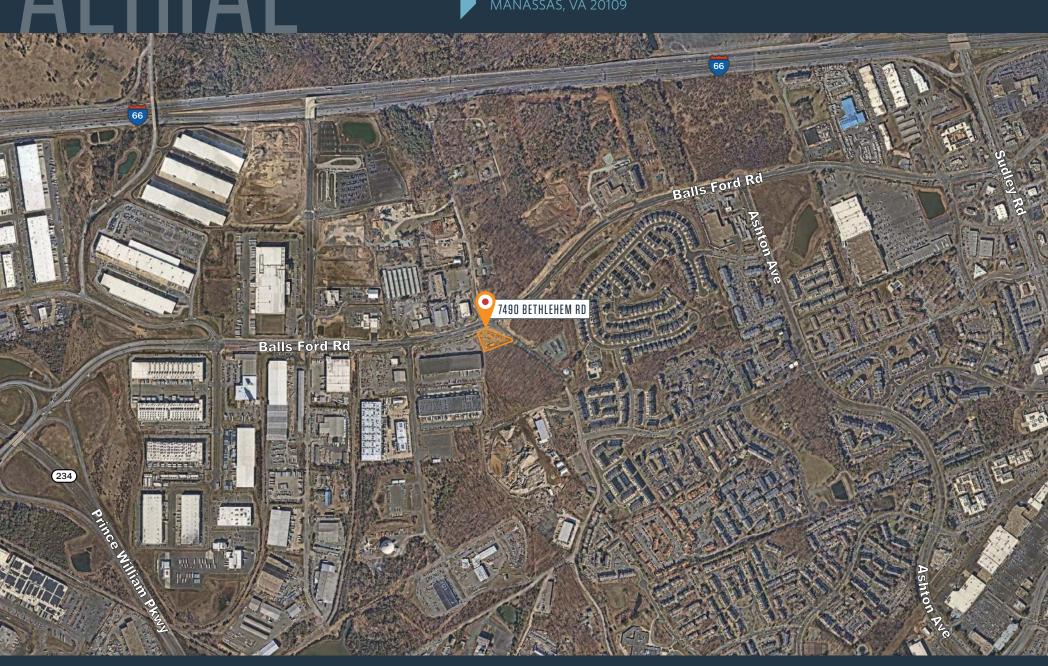
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