



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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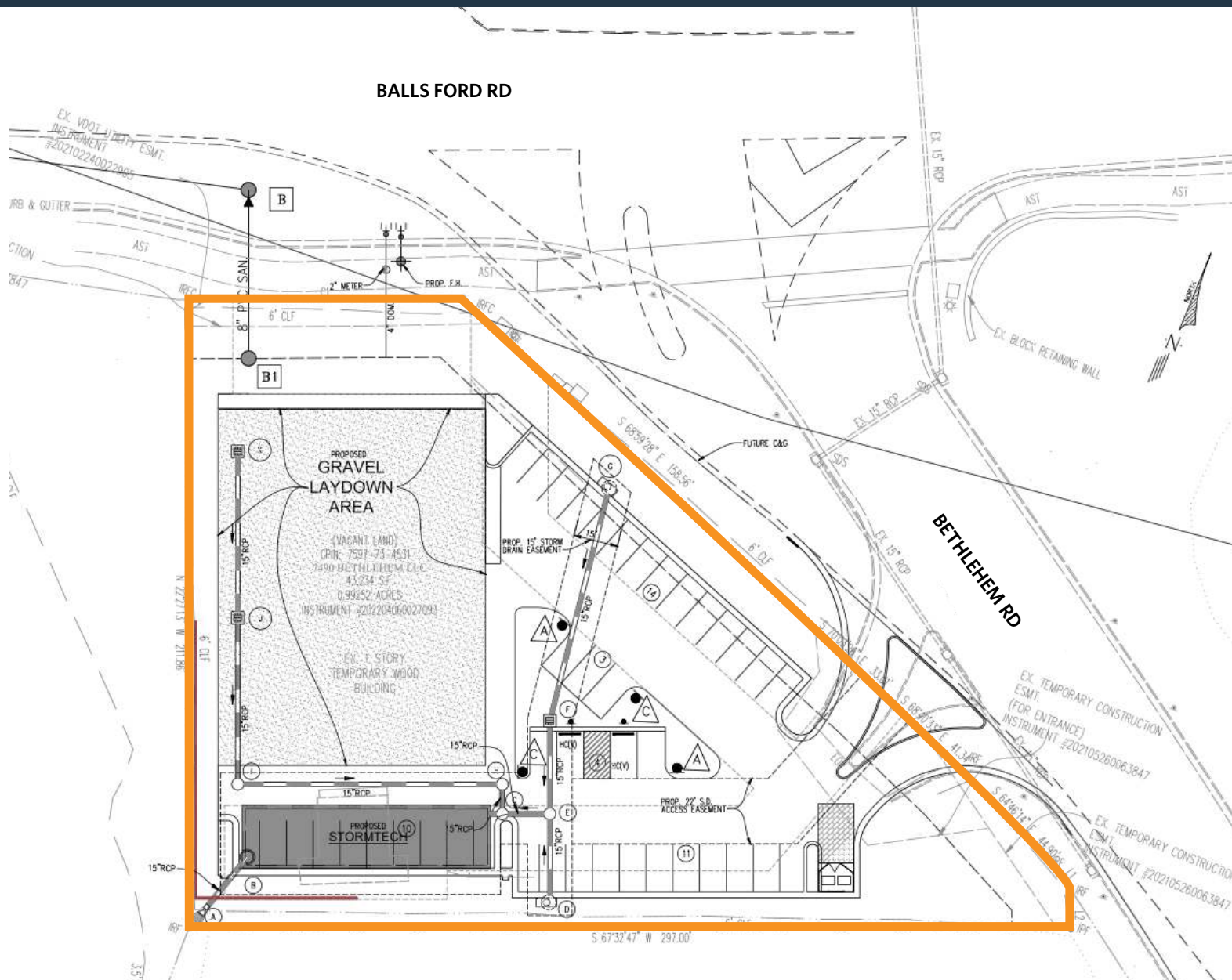
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APPROVED SITE PLAN

7490 BETHLEHEM RD

MANASSAS, VA 20109



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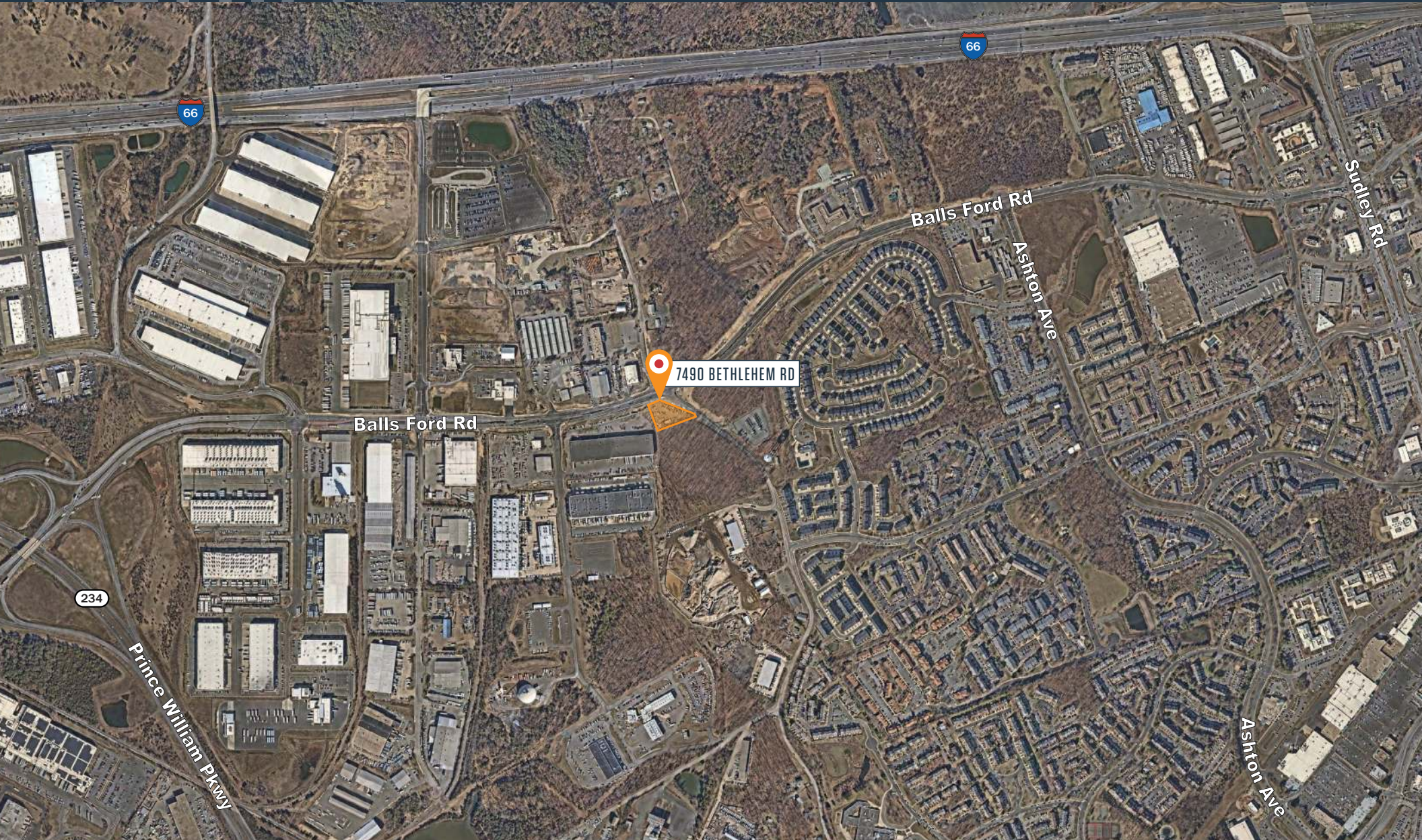
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AERIAL

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