



3.82 ACRES LAND PARCEL FOR SALE

## AVAILABILITY:

**3.82 Acres**  
**\$2,000,000**

## PROPERTY FEATURES:

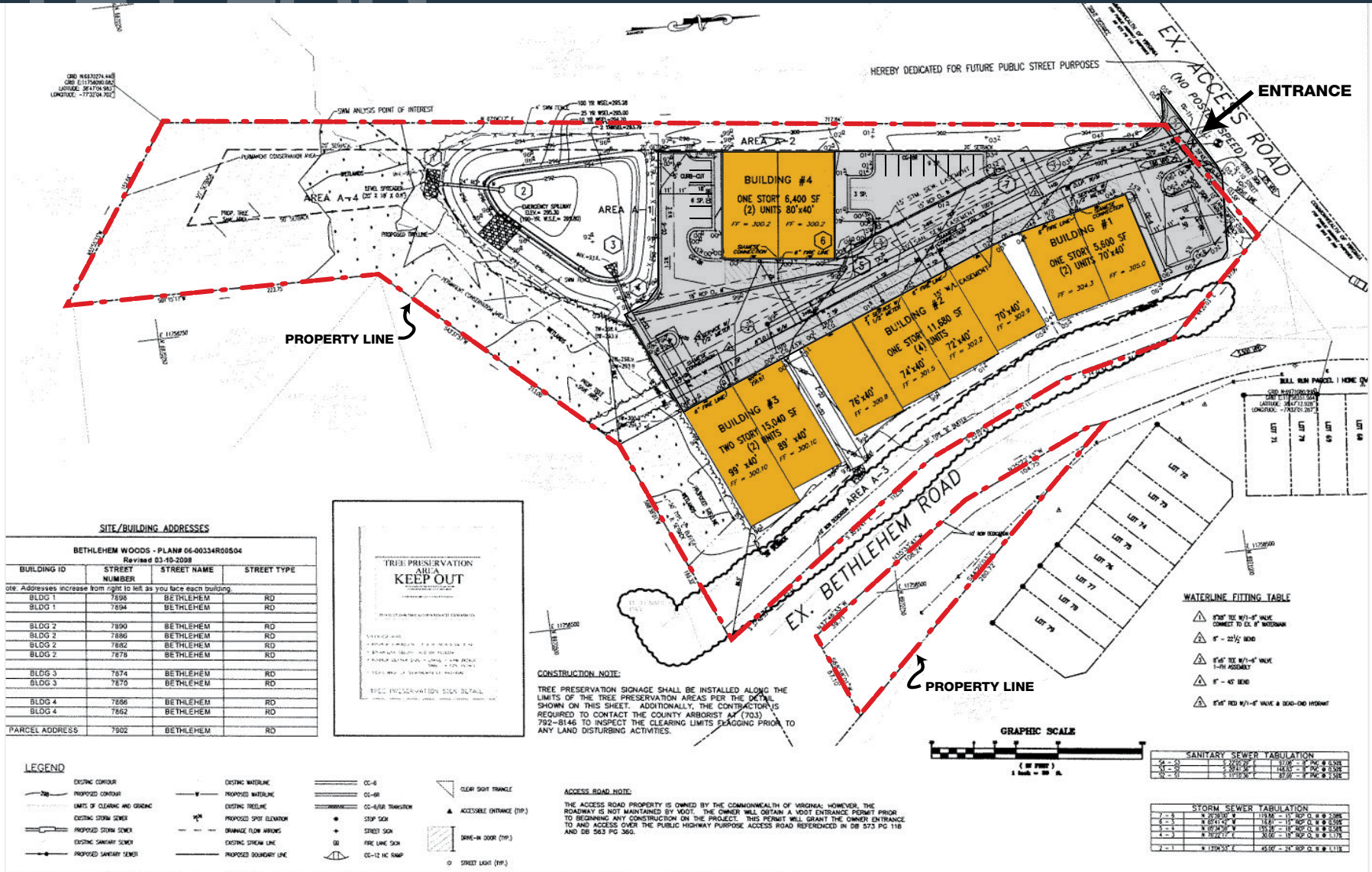
- Conveniently located between Sudley Road and Prince William Parkway, just south of Balls Ford Road, 2 miles from Route 66
- 1/4 Mile from NOVEC Power Sub-Station
- Site Plan Approved
- Zoning: M-2, Light Industrial with limited outside storage



# SITE PLAN

# 7902 BETHLEHEM ROAD

MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



GRID 16521074 440  
GRID 11173800 542  
LATITUDE: 38.4704 943  
LONGITUDE: -77.2074 952

PROPERTY LINE

HEREBY DEDICATED FOR FUTURE PUBLIC STREET PURPOSES

ENTRANCE

### SITE/BUILDING ADDRESSES

BUILDING ID	STREET NUMBER	STREET NAME	STREET TYPE
BETHLEHEM WOODS - PLAN# 06-00334R00504 Revised 03-10-2008			
Note: Addresses increase from right to left as you face each building.			
BLDG 1	7898	BETHLEHEM	RD
BLDG 1	7894	BETHLEHEM	RD
BLDG 2	7890	BETHLEHEM	RD
BLDG 2	7886	BETHLEHEM	RD
BLDG 2	7882	BETHLEHEM	RD
BLDG 2	7878	BETHLEHEM	RD
BLDG 3	7874	BETHLEHEM	RD
BLDG 3	7870	BETHLEHEM	RD
BLDG 4	7866	BETHLEHEM	RD
BLDG 4	7862	BETHLEHEM	RD
PARCEL ADDRESS	7902	BETHLEHEM	RD

**TREE PRESERVATION**  
**KEEP OUT**

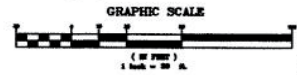
PROTECT THE INVESTMENT YOU'VE MADE

CONSTRUCTION NOTE:  
TREE PRESERVATION SIGNAGE SHALL BE INSTALLED ALONG THE LIMITS OF THE TREE PRESERVATION AREAS PER THE DETAIL SHOWN ON THIS SHEET. ADDITIONALLY, THE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY ARBORIST AT (703) 792-8146 TO INSPECT THE CLEARING LIMITS FLAGGING PRIOR TO ANY LAND DISTURBING ACTIVITIES.

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**WATERLINE FITTING TABLE**

△	3" x 3" HD W/1"-4" VALVE	CONNECT TO EX. W/ WATERMAN
△	4" - 22 1/2" HD	
△	4" x 4" HD W/1"-4" VALVE	W/IN ASSEMBLY
△	4" - 45' HD	
△	4" x 4" HD W/1"-4" VALVE & 300'-OD HOIST	



**SANITARY SEWER TABULATION**

4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"

**STORM SEWER TABULATION**

4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"
4" x 4"	2	20' x 10'	11.33'	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"	11' - 0"

[CLICK TO VIEW 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.

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