

**FOR LEASE**

## WAREHOUSE SPACE

9250 SILLS CT. MANASSAS, VA 20110



**LEASE RATE     \$15.00 SF/YR**

### OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	Approx. \$3.17/SF
Available SF:	4,000 SF
Zoning:	I-1
Market:	Washington DC
Submarket:	Manassas Ind
Parcel ID:	101-01-00-18

### PROPERTY OVERVIEW

One warehouse bay available for lease beginning March 2026. The space is 4,000 SF with 2 overhead doors and 7 assigned parking spaces. Zoned I-1; Light Industrial and ideal for general warehouse use, consumer repair, light manufacturing, brewery/distillery & more. This unit cannot accommodate automotive uses.

### LOCATION OVERVIEW

Well located industrial building only a tenth of a mile off Rt. 28/Nokesville Rd. Easy access to Rt. 234 Bypass/Prince William Pkwy. Just outside Old Town Manassas.

**PRESENTED BY:**

**COLEMAN RECTOR**  
*PRINCIPAL BROKER*  
703.366.3189  
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

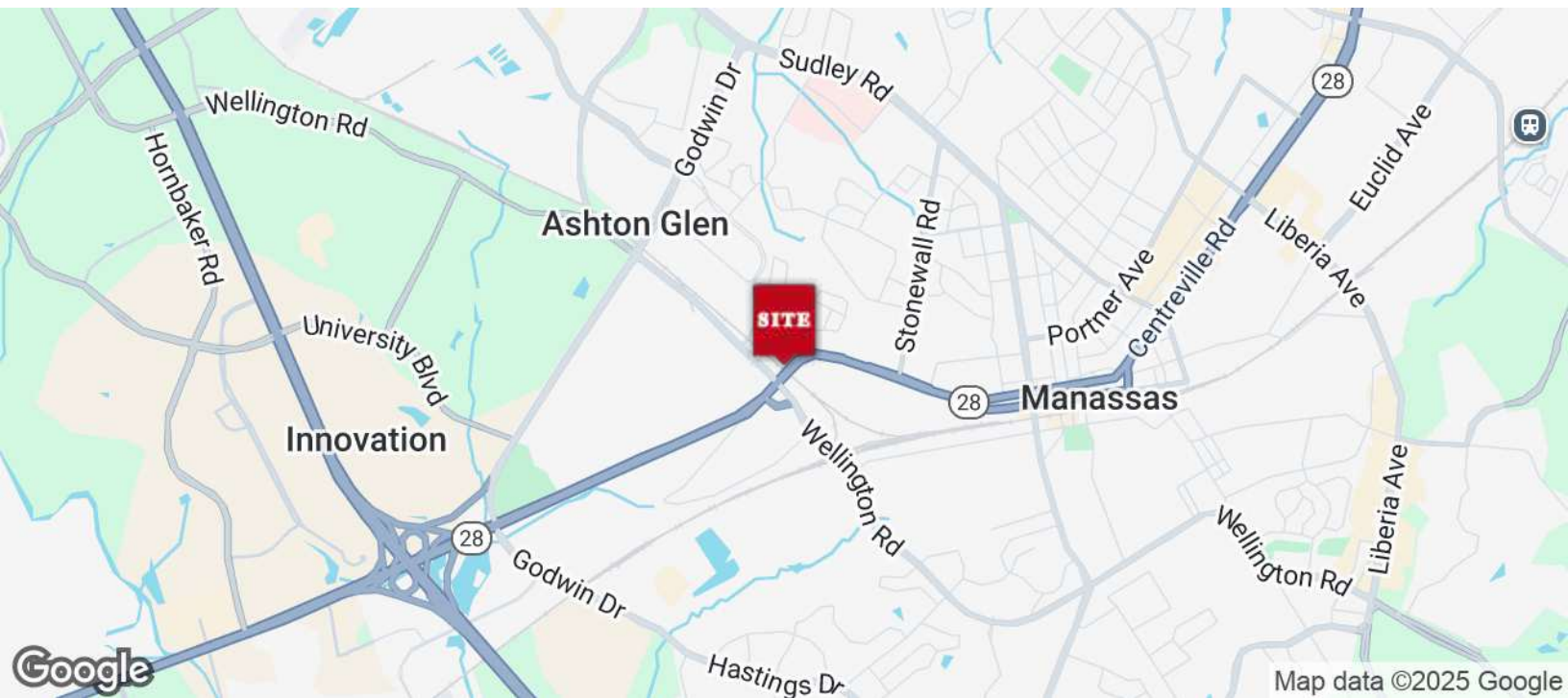


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## LOCATION MAP



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## ZONING INFORMATION

City of Manassas I-1 By-Right Uses	
Broadcasting or Telecommunication Tower, Co-location	Business or Trade School (less than 50 persons)
Public Facility	Public Utility
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater) Subject to Sec. 130-103	Airport or Aviation Facility
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)	Business Support Service
Catering Facility	Construction Material Sales
Consumer Repair or Contractor/Tradesperson Services	Craft Shop
Financial Institution	Garden Center
Mini-Warehouse of Self-Storage	Motor Vehicle Parts/Supply Establishment
Office, General	Parking Structure, Multilevel
Personal Improvement Service	Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop) Subject to Sec. 130-103
Specialty Food Shop	Laboratory
Laundry, Commercial	Manufacturing, Light
Research & Development	Warehousing & Distribution
Wholesale Trade	Accessory Uses. Subject to Sec. 130-57
Caretaker Quarters	

Click here for the full City of Manassas permitted uses zoning table. Motor vehicle repair allowed in 4 bays (all currently occupied) per existing SUP.

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