

2.13 ACRES OF PLANNED INDUSTRIAL FOR SALE

14943 Dumfries Road
Manassas, VA 20112



Calling all Contractors. Ideal for warehouses and industrial outdoor storage yard development. Strong potential to rezone to M-2, light industrial, which allows 40% outdoor storage. Adjoining parcels were recently approved for a data center. Water, Sewer, fiber, and electric utilities are all available. 2.13 Acres for sale in Prince William County. Currently zoned A-1. Comp Planned I-3 for Technology/Flex. Located on Rt-234 with easy access to I-66 and I-95. Existing house on the property. GPIN: 7991-44-1716



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

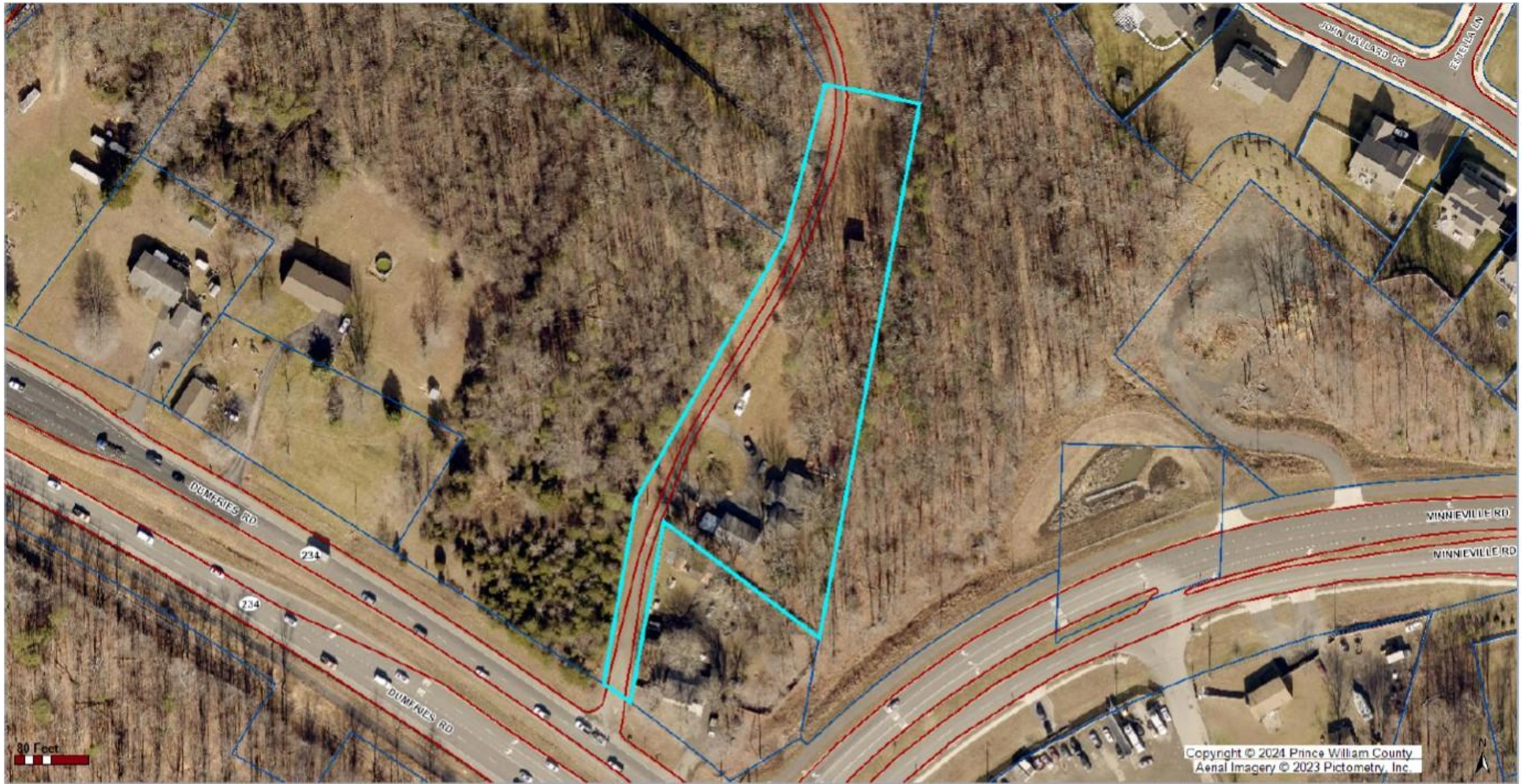
Phone: 703-368-8136

Fax: 703-368-7238

Email: ebw@wright-

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





Industrial (I)



The purpose of the industrial classifications is to provide areas for a range of industrial and employment uses which promote a diverse tax base, encourage economic vitality, and support at place employment. Retail/retail service uses may be located to support the needs of those employed within the greater industrial area. Within an industrial designated area, the more intense uses should be located in the core of the area and transition to less intense uses at the periphery. Data centers and distribution and fulfillment centers are discouraged in I-T2.

	T-1A	T-1B	T-1C	T-2 Light Industrial	T-3 Technology/Flex	T-4 Heavy Industrial	T-5	T-6
Primary Uses	Not Applicable			Contract services Start-up & Small assembly businesses Offices Landscaping yard Custom Auto work	Flex Space Light Industrial Technology, Warehousing & Logistics Advanced Manufacturing Data Center	Manufacturing Industrial Park Wholesale/distribution facilities, warehouses. Fleet & Equipment sales Quarry/Mineral Extraction Data Center	Not Applicable	
Secondary Uses				Retail Uses Outdoor storage	Retail & Service Office Institutional	Retail Uses		
Implementing Zoning District				O(F) M-2 PBD	O(F) M-2 PBD	M-2 M-1 M/T		
Mix of Uses				Residential: 0% Non-Residential: 95-100% Civic: 0-5%				
Minimum Open Space				30% of Site		20% of Site		
*For Target Non-Residential density, building height and other form elements please see Figure 7: Table of form elements								