

# FOR LEASE: Industrial Warehouse/Office with Storage Yard



**ACRES:**  
2.8

**ZONING:**  
M-1  
Heavy Industrial

**ADDRESS:** 11875 Livingston Rd, Manassas, VA 20109

**SUMMARY:** 7,200 sf Warehouse, 4,160 sf Office, 41,165 sf Storage Yard ,  
6 Drive-In Bays, 1 Wash Bay, 1 Storage Bay, 5 Offices, 1 Conference Room

**MONTHLY RENT:** \$22,250 NNN

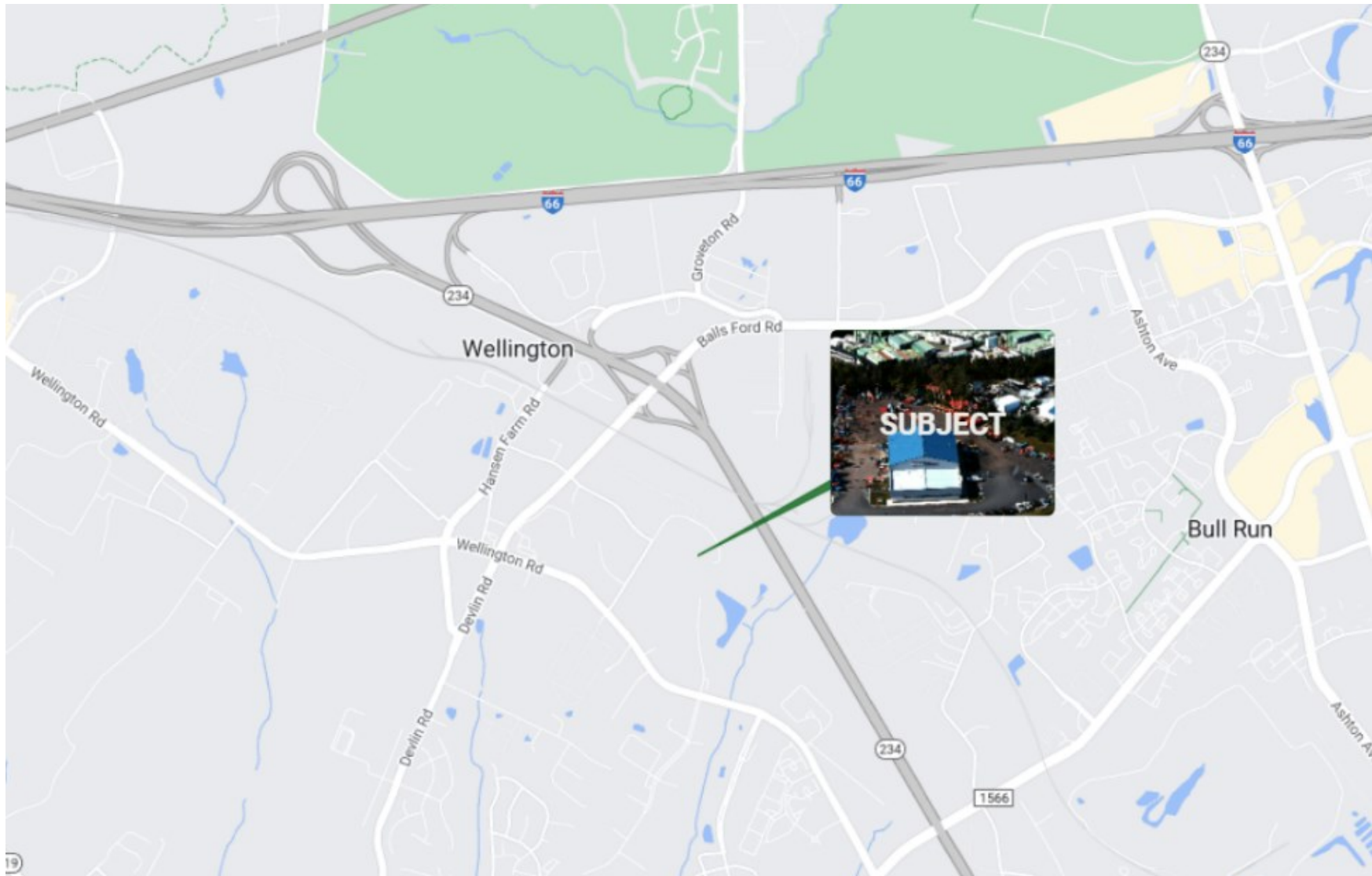
**TERM:** 5 Year with one option for additional 5-year renewal



11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

**Pete Ebert**  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

# LOCATOR MAP



11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

**Pete Ebert**  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

# AERIAL MAP



11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

Pete Ebert  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

# PHOTOS—EXTERIOR



11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

**Pete Ebert**  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

# PHOTOS—INTERIOR

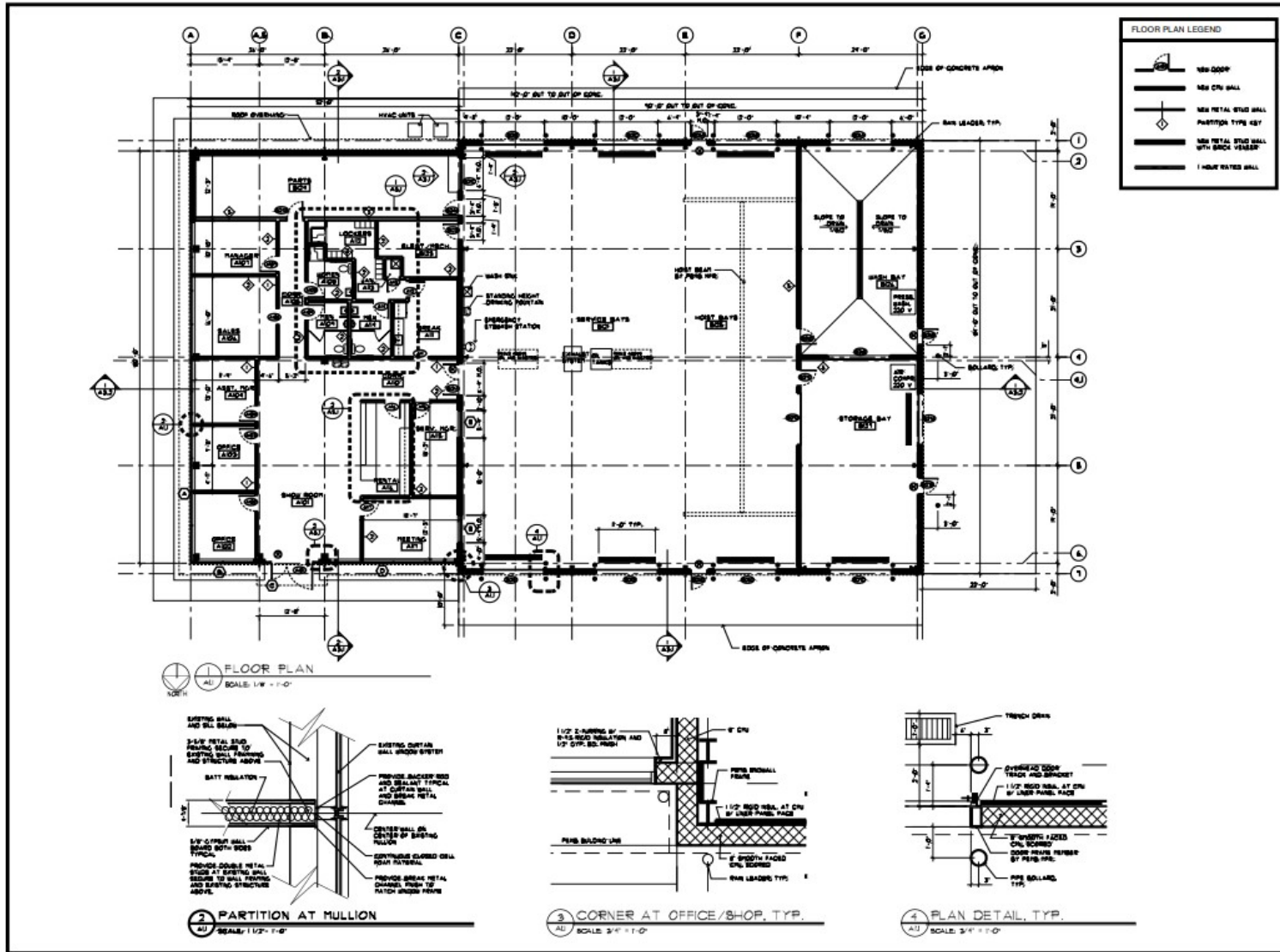


11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

**Pete Ebert**  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)



# BUILDING FLOOR PLAN



**John F. Heltzel AIA**

100 FORESTWOOD LANE  
MANASSAS, VIRGINIA 20108  
PHONE 703.222.2225  
FAX 703.222.2225  
WWW.JFHHELTEL.COM

11875 LIVINGSTON ROAD  
MANASSAS, VIRGINIA 20108

Skyworks PLANS

DATE: 02/20/10  
PROJECT: [REDACTED]

**A1.1**

OF 2 SHEETS



11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
www.farmsandacreageinc.com

Pete Ebert  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
pete@farmsandacreageinc.com

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	217	28,854	81,060
2010 Population	2,107	50,010	136,100
2022 Population	2,379	61,776	163,079
2027 Population	2,400	63,401	166,390
2022 African American	395	9,116	19,275
2022 American Indian	6	577	1,495
2022 Asian	357	7,672	18,288
2022 Hispanic	459	19,657	52,189
2022 Other Race	186	11,825	31,722
2022 White	1,096	24,034	70,710
2022 Multiracial	338	8,501	21,462
2022-2027: Population: Growth Rate	0.90 %	2.60 %	2.00 %
<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	11	1,023	1,913
\$15,000-\$24,999	8	670	1,434
\$25,000-\$34,999	24	1,043	1,902
\$35,000-\$49,999	20	1,489	2,994
\$50,000-\$74,999	78	2,722	6,265
\$75,000-\$99,999	110	2,639	6,313
\$100,000-\$149,999	143	4,085	11,676
\$150,000-\$199,999	191	2,834	7,695
\$200,000 or greater	314	3,376	10,517
Median HH Income	\$160,954	\$102,851	\$114,413
Average HH Income	\$195,653	\$135,791	\$150,936

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	75	11,108	28,590
2010 Total Households	692	16,352	43,196
2022 Total Households	905	19,886	50,717
2027 Total Households	916	20,434	51,929
2022 Average Household Size	2.63	3.09	3.20
2000 Owner Occupied Housing	54	5,930	19,247
2000 Renter Occupied Housing	12	4,732	8,334
2022 Owner Occupied Housing	615	11,607	36,695
2022 Renter Occupied Housing	290	8,279	14,022
2022 Vacant Housing	81	664	1,460
2022 Total Housing	986	20,550	52,177
2027 Owner Occupied Housing	637	12,285	38,246
2027 Renter Occupied Housing	279	8,148	13,683
2027 Vacant Housing	78	609	1,336
2027 Total Housing	994	21,043	53,265
2022-2027: Households: Growth Rate	1.20 %	2.75 %	2.35 %



11350 Random Hills Rd  
 Suite 735  
 Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

Pete Ebert  
 Associate Broker  
 571.330.2225 Mobile  
 703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

# DEMOGRAPHICS CONT.

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	191	5,134	12,466
2022 Population Age 35-39	238	5,656	13,768
2022 Population Age 40-44	231	5,254	12,980
2022 Population Age 45-49	175	4,078	10,781
2022 Population Age 50-54	159	3,627	9,887
2022 Population Age 55-59	119	2,966	8,557
2022 Population Age 60-64	87	2,320	7,363
2022 Population Age 65-69	44	1,684	5,991
2022 Population Age 70-74	35	1,351	5,068
2022 Population Age 75-79	12	756	3,132
2022 Population Age 80-84	6	427	1,814
2022 Population Age 85+	3	379	1,408
2022 Population Age 18+	1,610	43,604	117,291
2022 Median Age	33	33	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$121,288	\$94,284	\$105,366
Average Household Income 25-34	\$158,532	\$119,567	\$132,703
Median Household Income 35-44	\$160,221	\$115,615	\$126,682
Average Household Income 35-44	\$194,493	\$151,616	\$162,929
Median Household Income 45-54	\$185,347	\$124,853	\$143,619
Average Household Income 45-54	\$225,876	\$161,849	\$180,731
Median Household Income 55-64	\$195,849	\$107,918	\$126,127
Average Household Income 55-64	\$230,585	\$144,264	\$166,739
Median Household Income 65-74	\$106,465	\$69,957	\$94,248
Average Household Income 65-74	\$160,577	\$103,941	\$126,454
Average Household Income 75+	\$37,199	\$65,854	\$91,892

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	218	5,657	13,582
2027 Population Age 35-39	249	5,524	14,036
2027 Population Age 40-44	233	5,101	12,953
2027 Population Age 45-49	187	4,460	11,371
2027 Population Age 50-54	131	3,261	8,998
2027 Population Age 55-59	114	2,965	8,295
2027 Population Age 60-64	87	2,489	7,296
2027 Population Age 65-69	64	1,912	6,320
2027 Population Age 70-74	31	1,445	5,326
2027 Population Age 75-79	23	1,000	3,987
2027 Population Age 80-84	7	542	2,444
2027 Population Age 85+	4	445	1,775
2027 Population Age 18+	1,645	45,319	120,848
2027 Median Age	33	33	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$155,719	\$105,912	\$115,941
Average Household Income 25-34	\$192,860	\$139,000	\$152,740
Median Household Income 35-44	\$172,880	\$132,962	\$145,305
Average Household Income 35-44	\$220,371	\$173,244	\$185,094
Median Household Income 45-54	\$189,465	\$134,516	\$153,925
Average Household Income 45-54	\$242,134	\$175,925	\$197,249
Median Household Income 55-64	\$200,001	\$122,027	\$144,364
Average Household Income 55-64	\$260,575	\$164,455	\$188,594
Median Household Income 65-74	\$155,978	\$83,834	\$107,986
Average Household Income 65-74	\$198,361	\$122,910	\$148,779
Average Household Income 75+	\$38,403	\$77,099	\$110,631



11350 Random Hills Rd  
 Suite 735  
 Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

**Pete Ebert**  
 Associate Broker  
 571.330.2225 Mobile  
 703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

## Prince William County Zoning Information

### M-1: Heavy Industrial

It is designed to provide areas for and to encourage development of heavy and intensive industrial processing, manufacturing and storage with limited retail and service uses.