

GATEWAY CENTRE

7201, 7301 & 7401 Gateway Court, Manassas, VA 20109
Prince William County



FLEX/WAREHOUSE FOR LEASE

AVAILABILITY:

7301 Gateway Court

Suite 7322-7327 | 16,388 SF

- 40% Office, 60% Warehouse
- Three (3) Dock Doors
- Available 4/1/2025

PROPERTY FEATURES:

- 102,376 SF three (3) building park
- M-2 (Light Industrial) zoning
- 18' clear height
- Dock height loading (drive-in can be added)
- 2.2/1,000 SF parking ratio
- Easy access to I-66, Routes 234 and 29
- Minutes to local restaurants and shopping centers

OWNED & MANAGED BY:



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Ryan Moody
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Keenan Woofter
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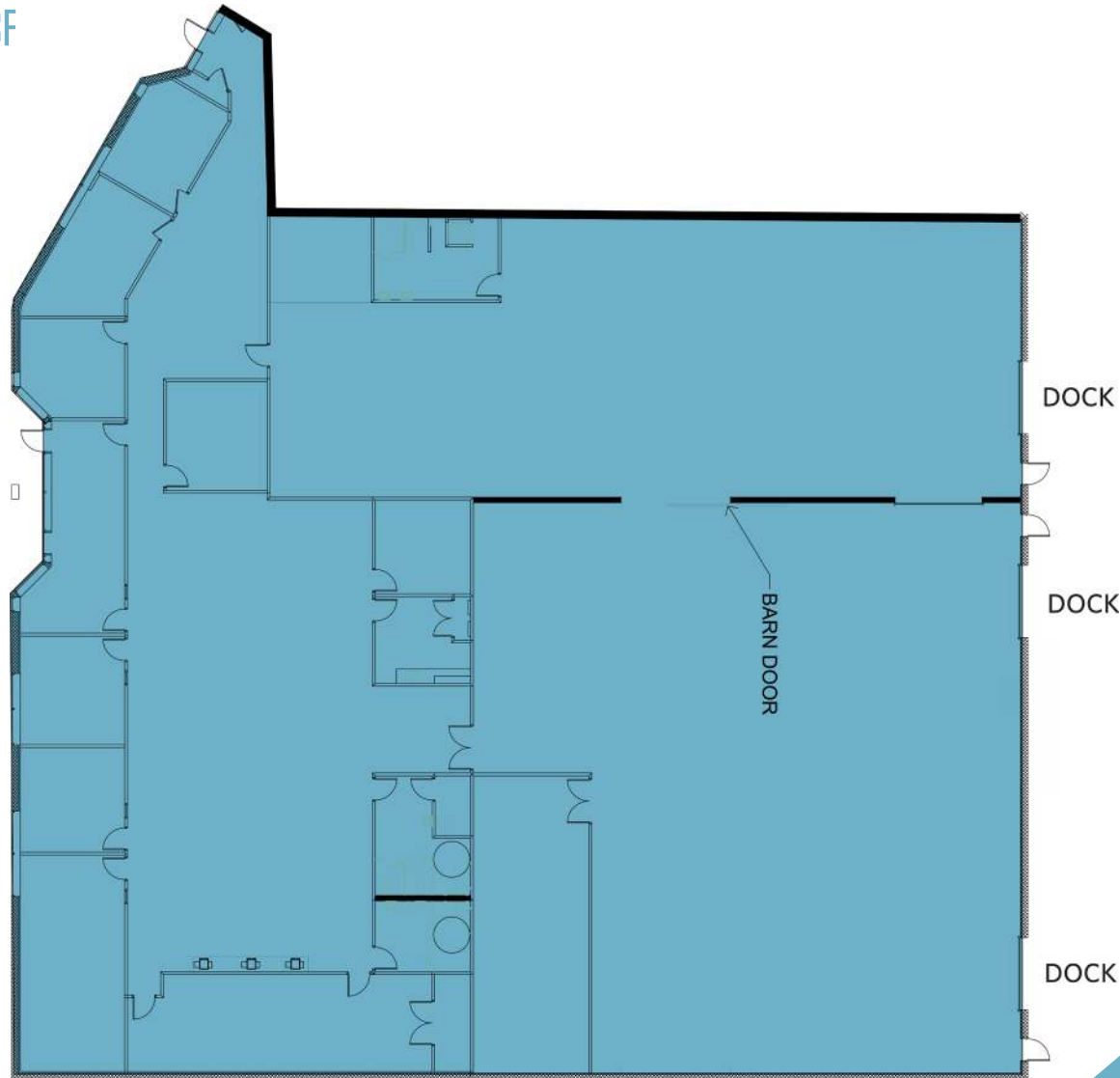
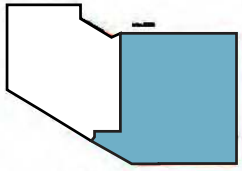


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SUITE 7322-7327 | 16,388 SF

BUILDING KEY



FLOOR PLAN

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PHOTOS

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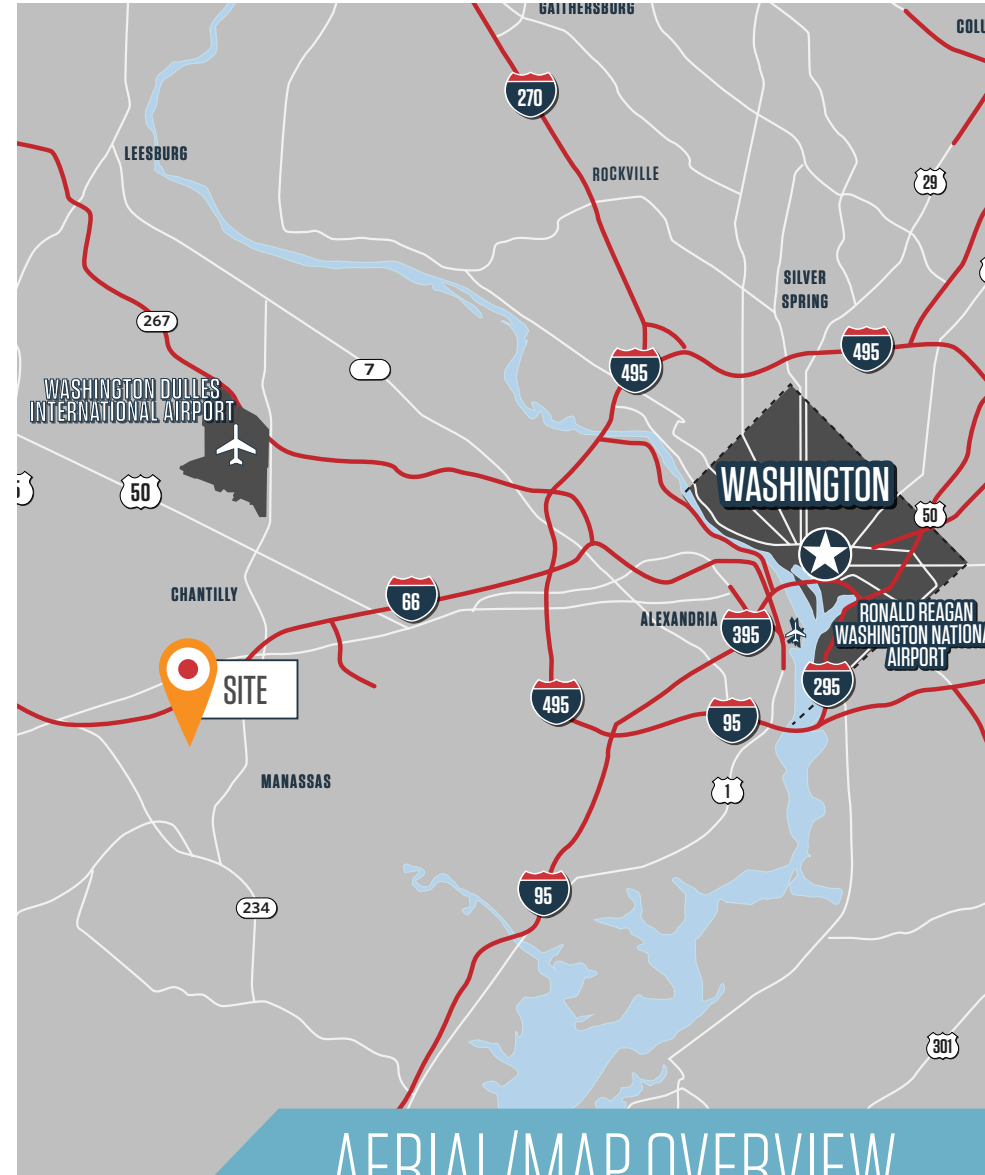
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AERIAL/MAP OVERVIEW

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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