GAINESVILLE BUSINESS PARK

14235 JOHN MARSHALL HWY, GAINESVILLE, VA 20155, PRINCE WILLIAM COUNTY

AVAILABILITY

- **Warehousing**

7380 Gallerher Rd (Building B)

- Suite 7380
  - 37,500 SF • Clear Height: 20-25 FT
  - $17.00/SF NNN
  - Drive in: 1 - 20'x14' • Columns 24x50
  - Docks: 2 - 20'x14'
    4 - 12'x12'

14251 John Marshall Highway (Building A)

- Available 2/1/26 • Clear height: 18'-28'
- 45,000-143,689 SF Available
- 12,000 SF office • Drive ins: 4
- Loading Dock: 17 • 20x14 Loading

14235 John Marshall Highway (Building A1)

- Suite A1-2 - Available 2/1/26
  - 15,000 - 45,693 SF • Drive ins: 1
  - Small Office • Clear height: 25'-28'
- Suite A1-4 - Available 2/1/26
  - 30,693 SF • Drive ins: 1
  - Loading Dock: 4

- **Outdoor Storage**
  - Lot 1 - 54,895 SF
  - Lot 2 - 62,618 SF

  $4.00 PSF NNN

PROPERTY HIGHLIGHTS

- Zoned M-1 - Heavy Industrial
- Great location off I-66, on the corner of Route 50 and Route 29
- Uses include but not limited to:
  - Warehousing
  - Distribution
  - Manufacturing
  - Assembly and Production
  - Research and Development

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SITE PLAN

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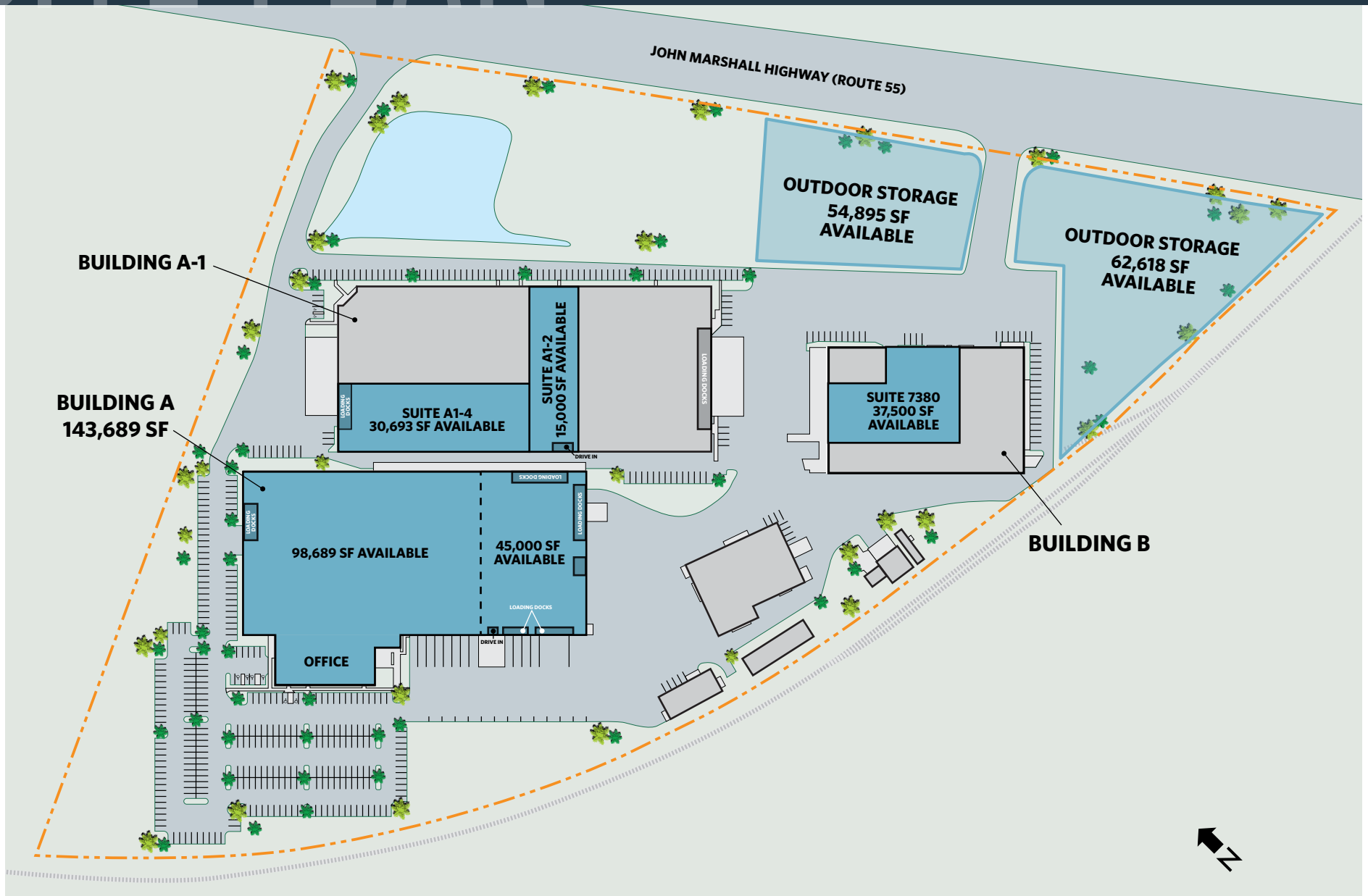

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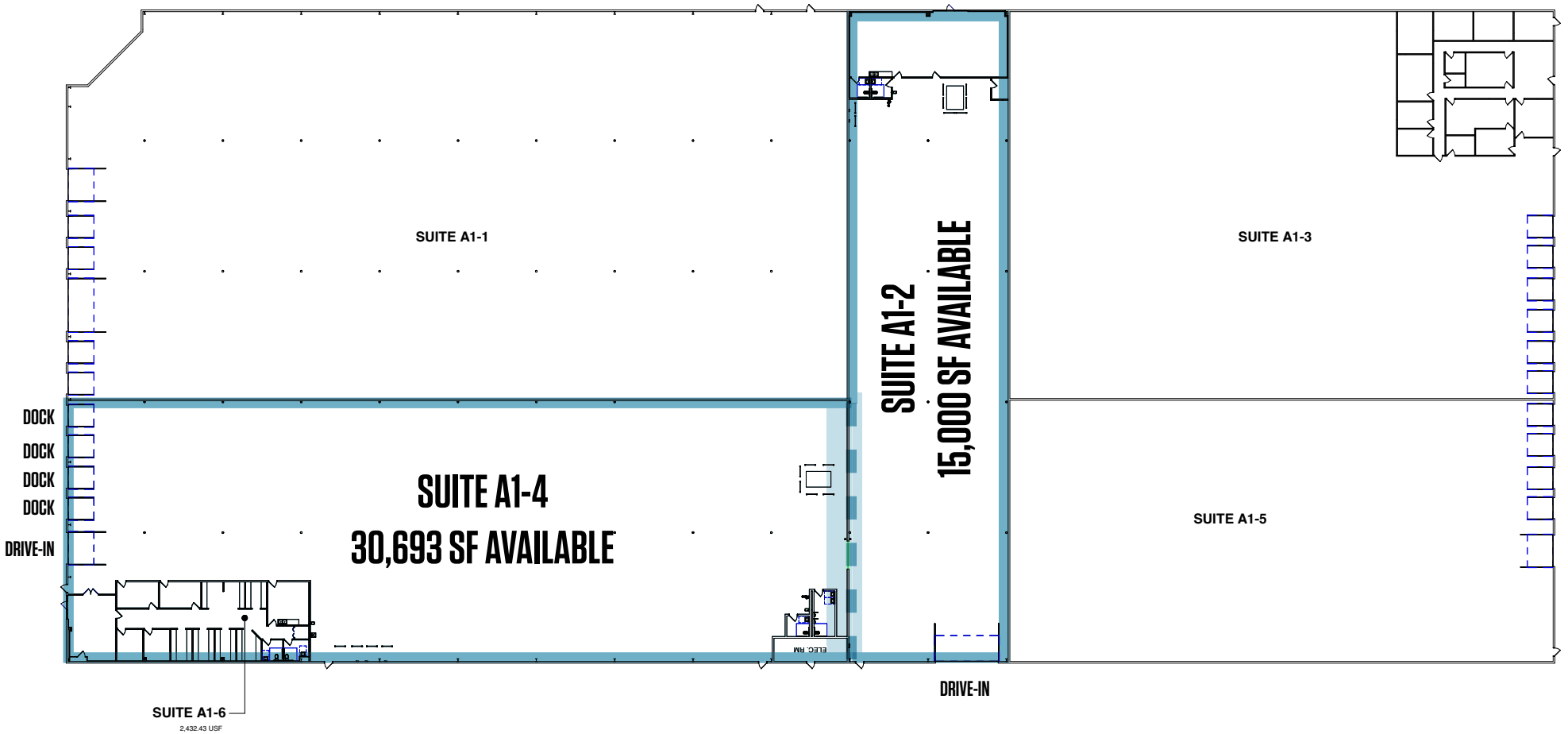
BUILDING A1 - AS BUILT
142,500 SF



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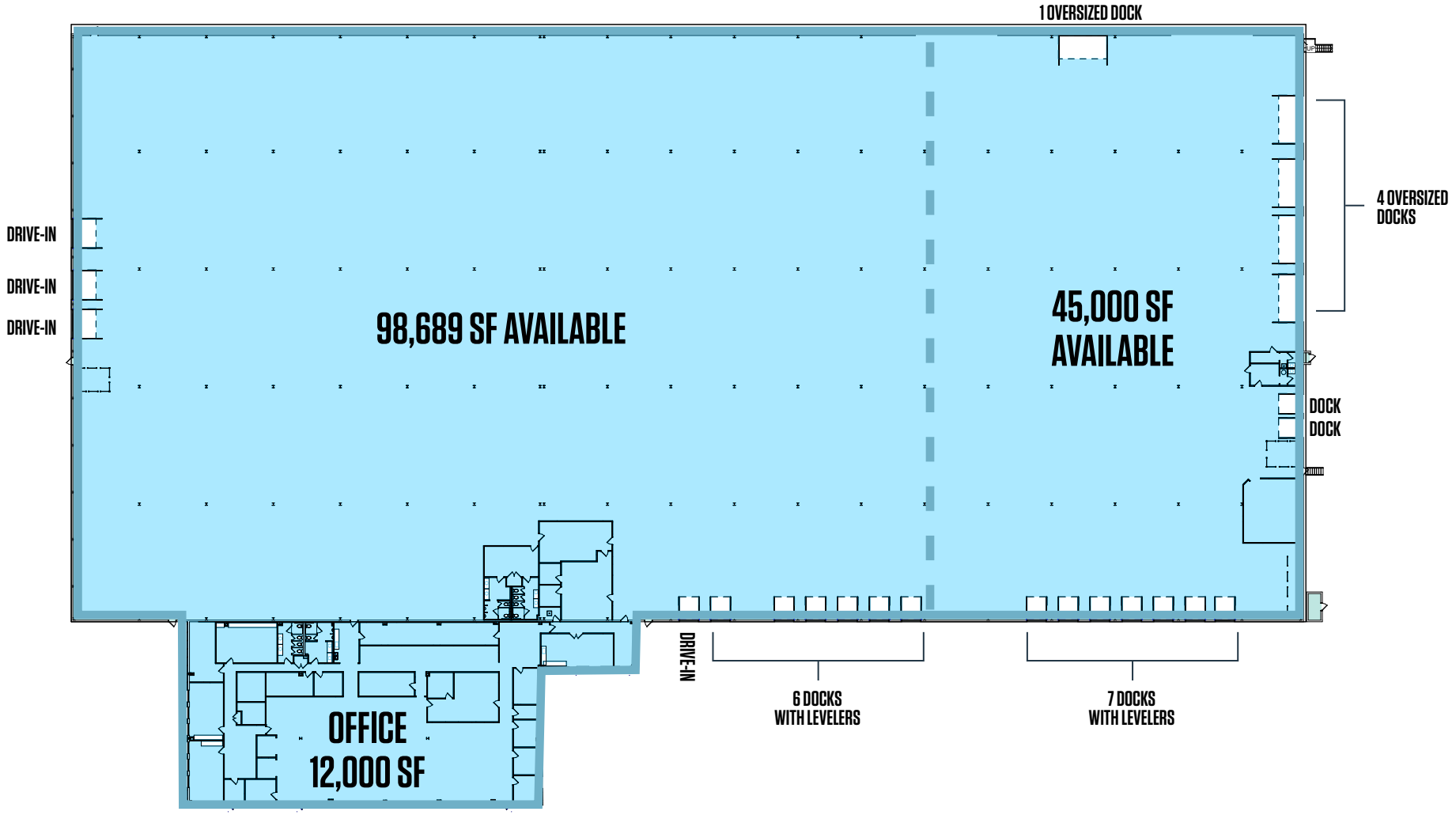
BUILDING A - AS BUILT
143,689 SF



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AERIAL

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CLICK TO VIEW PROPERTY WEBSITE

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