



AVAILABILITY

Warehousing

7380 Gallerher Rd (Building B)

- Suite 7380
 - 37,500 SF
 - Clear Height: 20-25 FT
 - Drive in: 2 - 20'x14'
 - Columns 24x50
 - 3 - 20'x14'
 - Docks: 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
 - Assembly and Production
 - Distribution
 - Research and Development
 - Manufacturing

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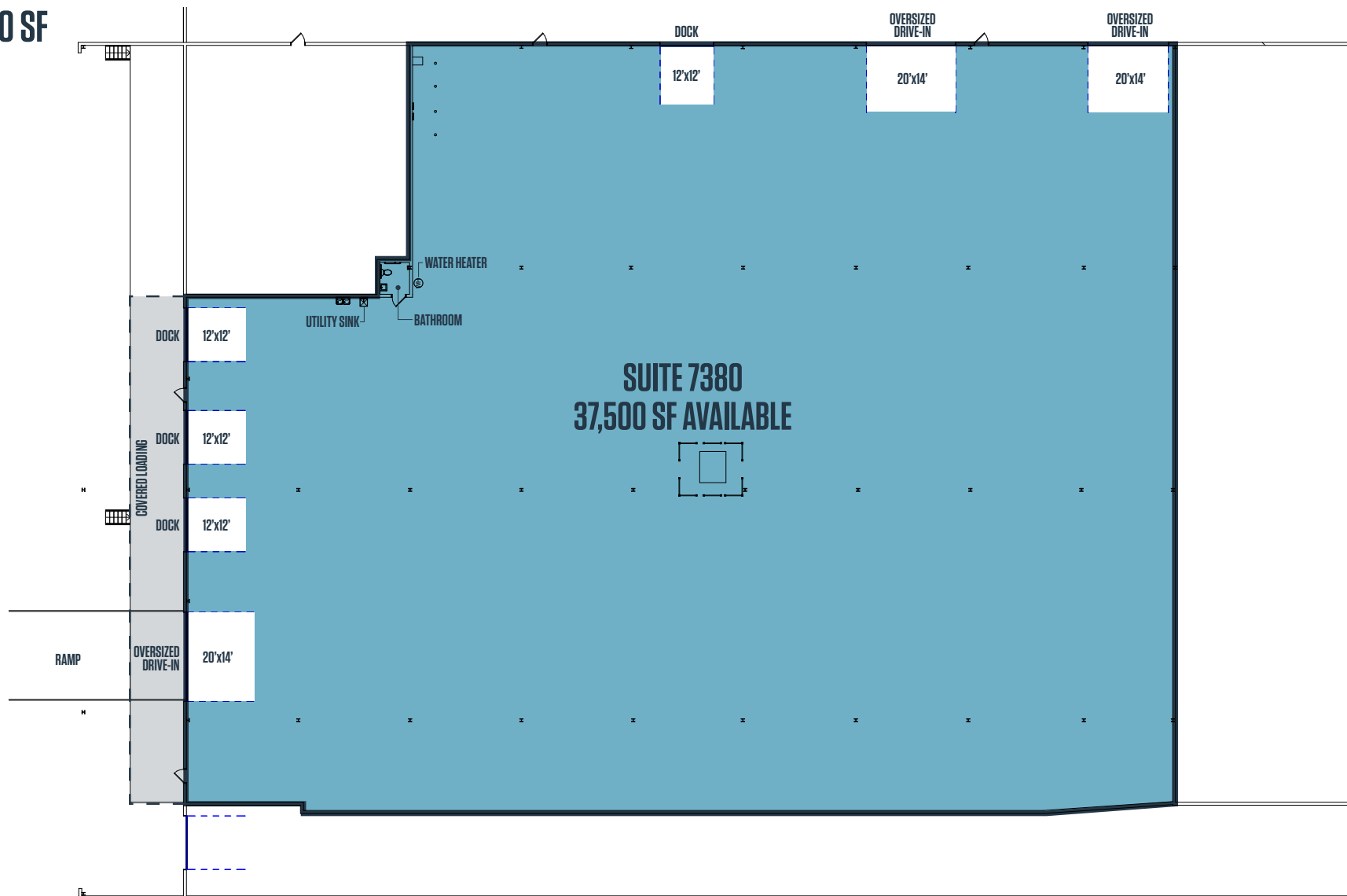
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BUILDING B - SUITE 7380

37,500 SF



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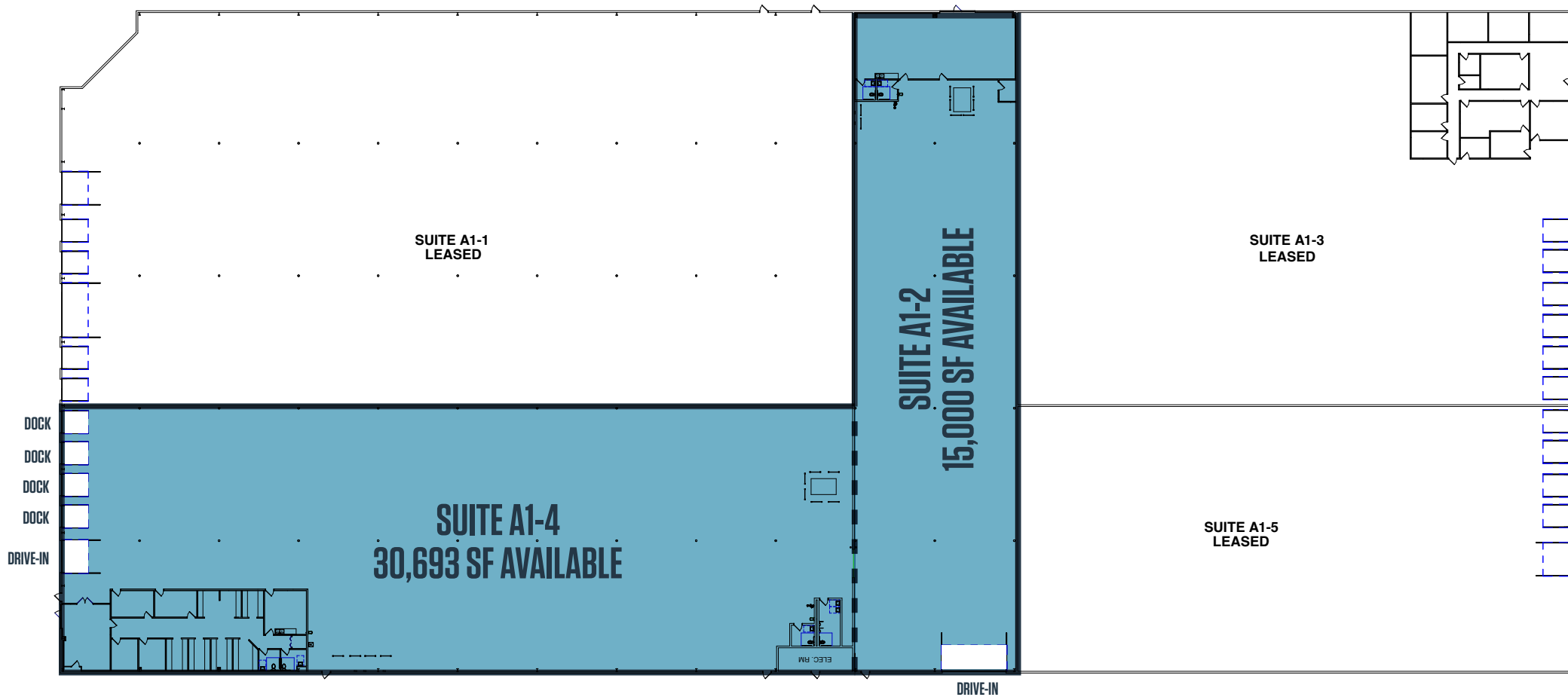
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BUILDING A1 - AS BUILT 142,500 SF



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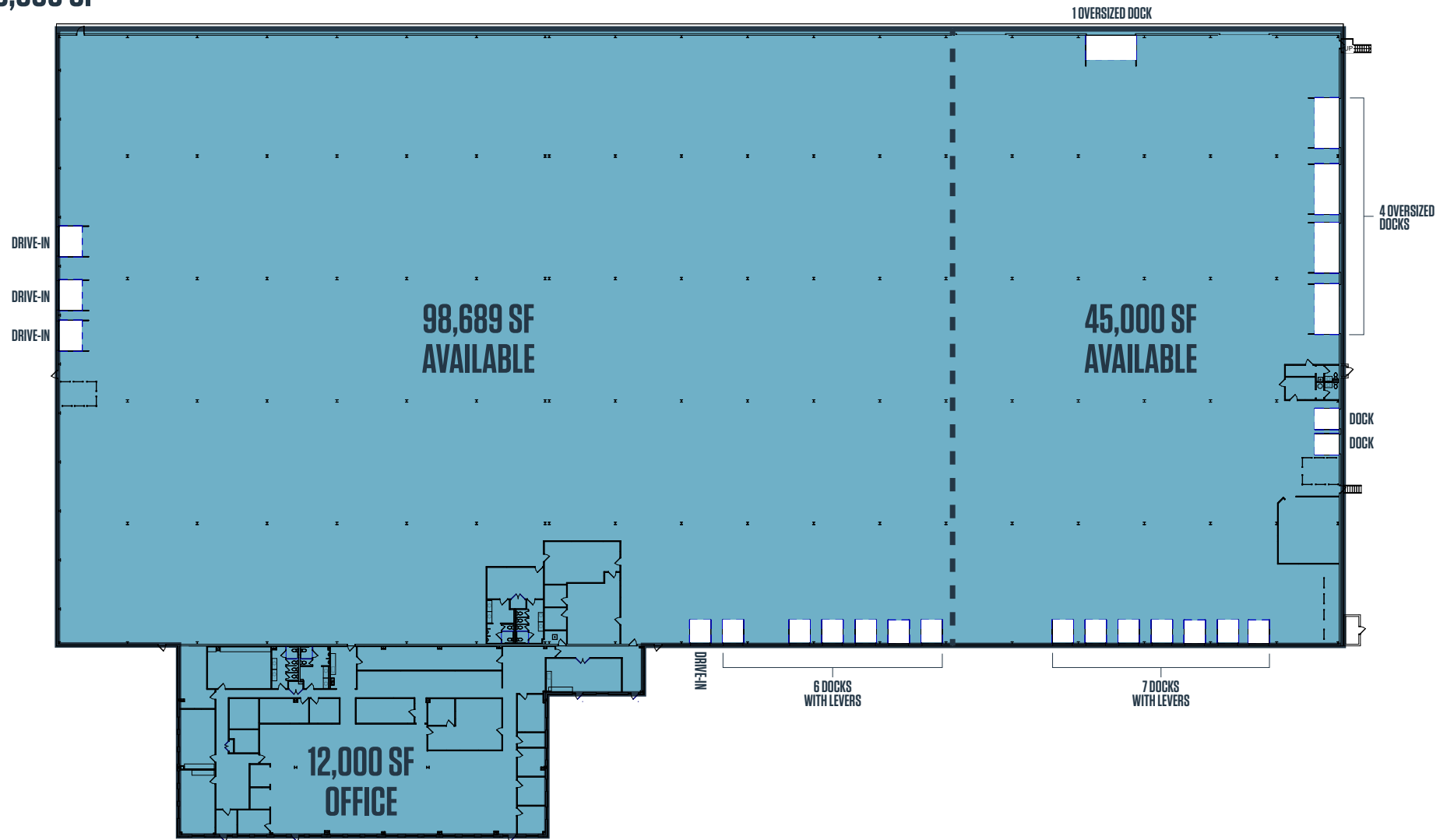
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BUILDING A - AS BUILT 143,689 SF



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AERIAL

GAINESVILLE BUSINESS PARK

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



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