



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
 - 15,312 - 45,693 SF • Drive ins: 1
 - Small Office • Clear height: 25'-32'
- Suite A1-4 - Available 2/1/26
 - 30,693 SF • Drive ins: 1
 - Loading Dock: 4 • Clear height: 25'-30'
- Suite A1-5 - Available 5/1/26
 - 21,000 SF • Drive ins: 1
 - Loading Dock: 6 • Clear height: 25'-30'

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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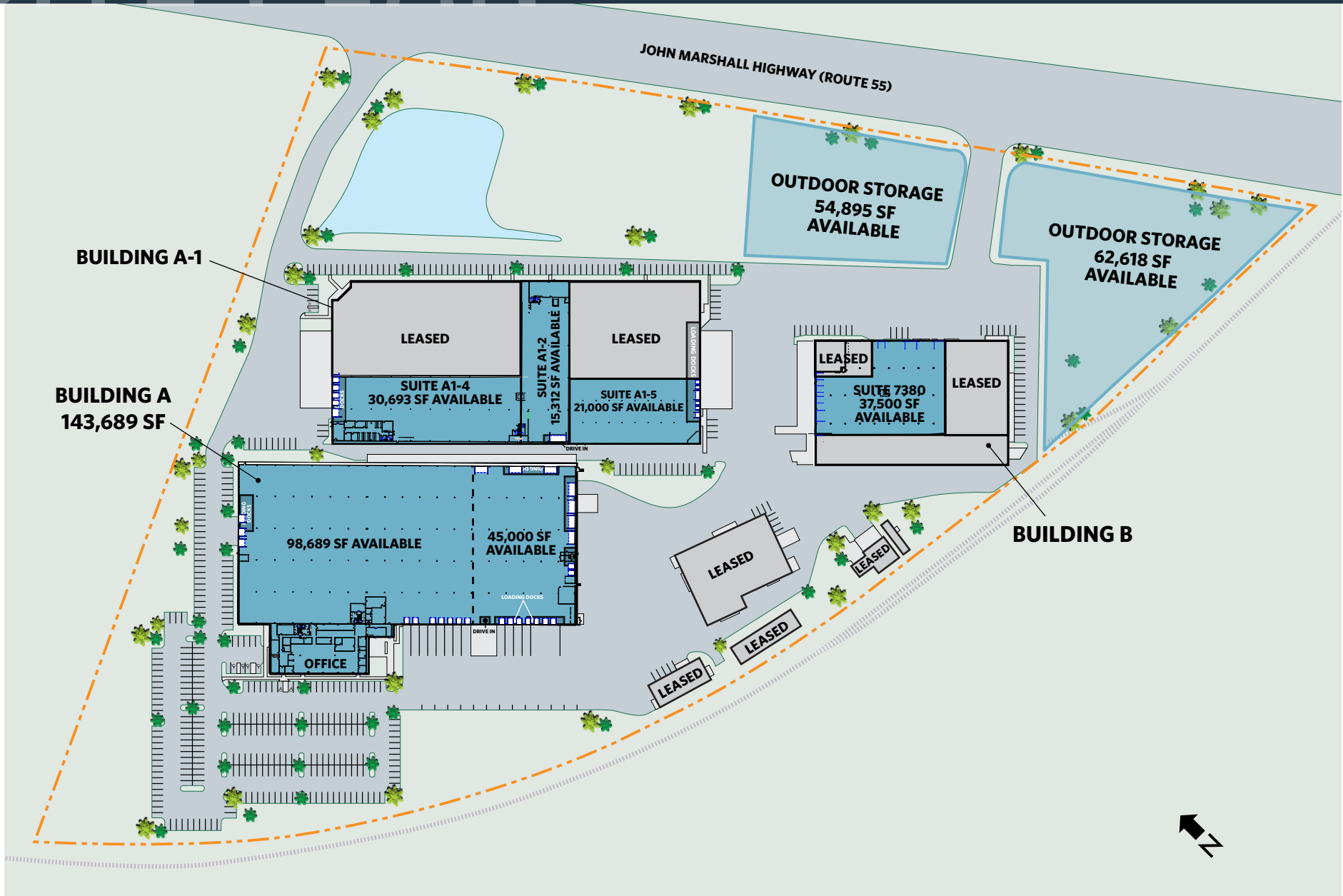
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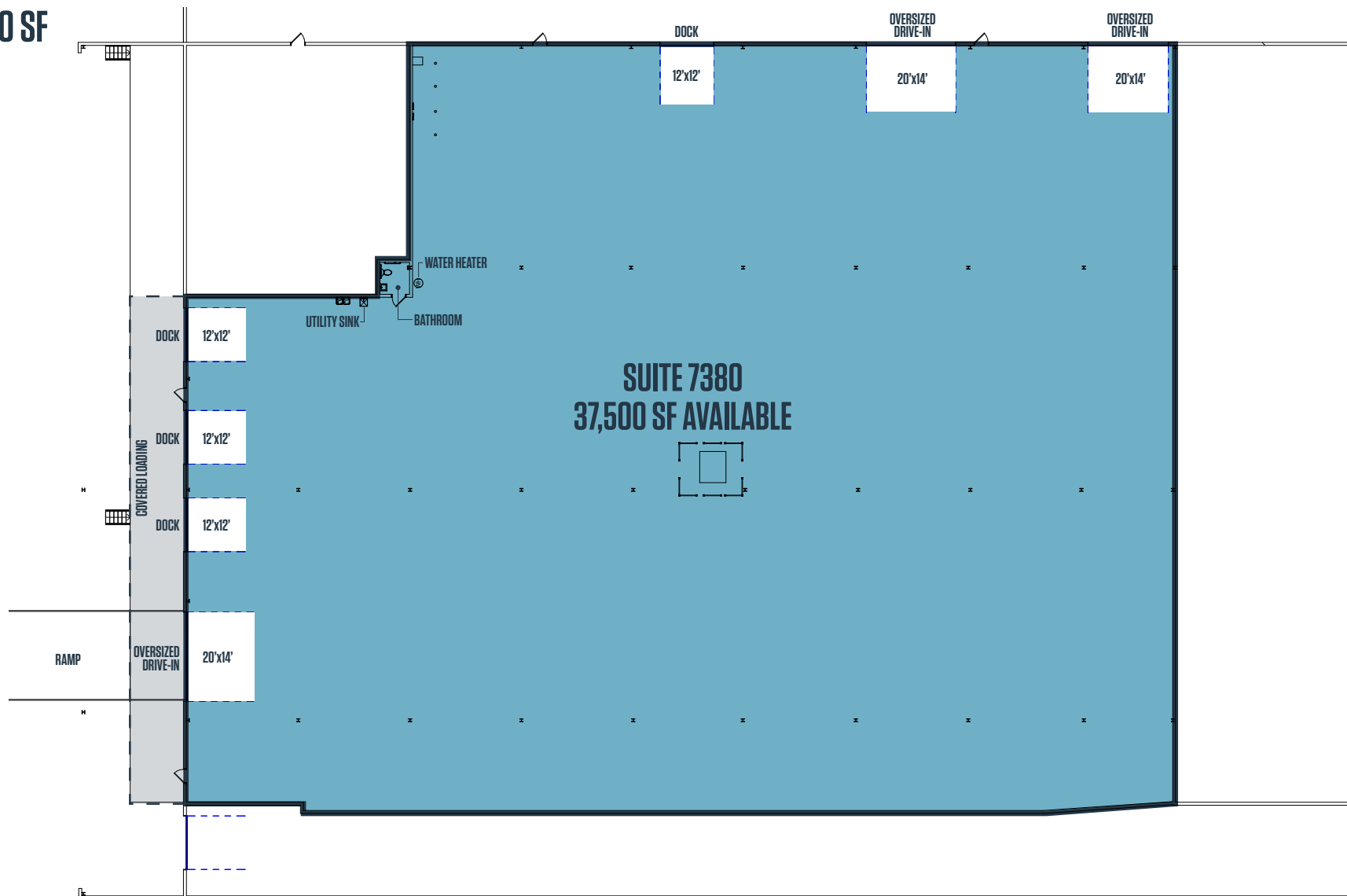
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BUILDING B - SUITE 7380

37,500 SF



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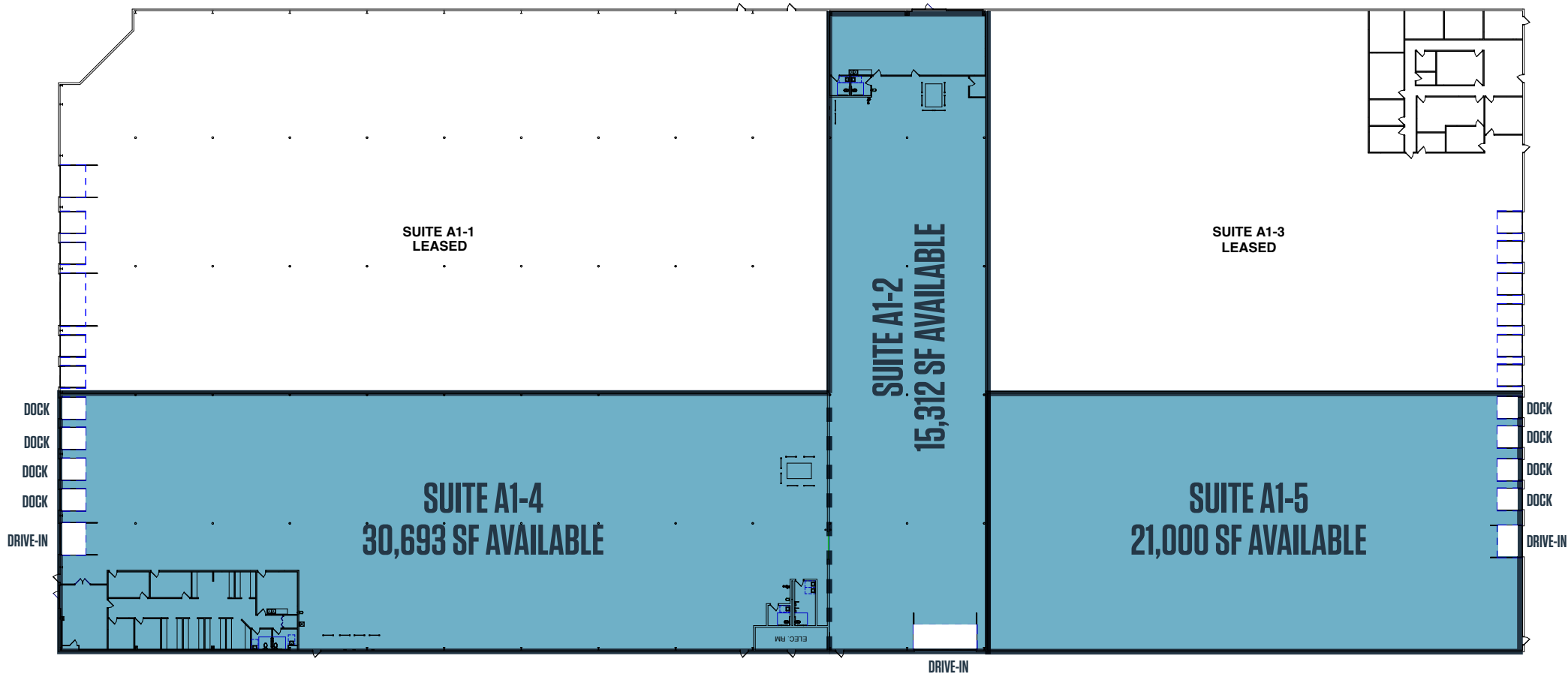
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BUILDING A1 - AS BUILT 142,500 SF



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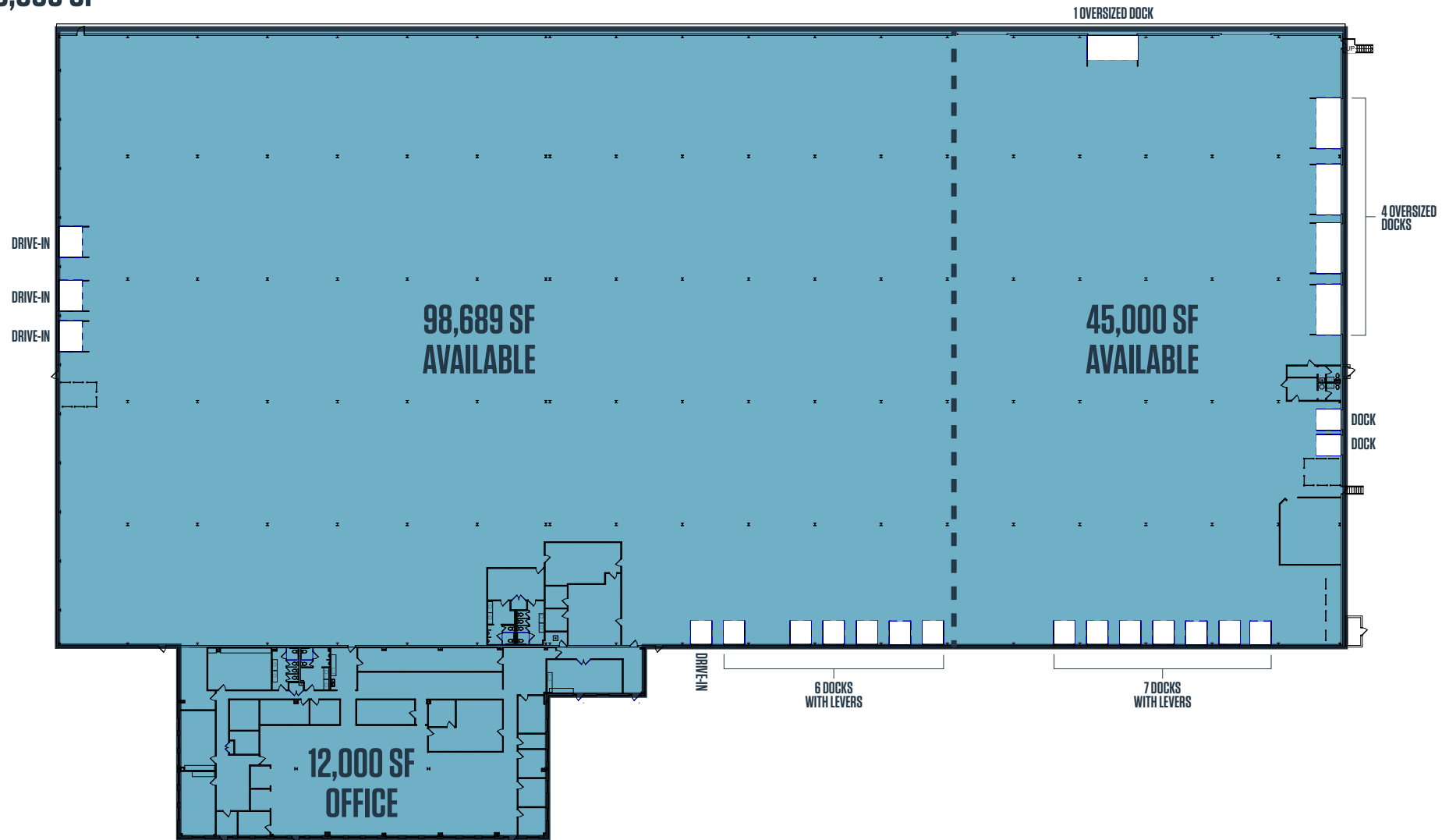
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BUILDING A - AS BUILT 143,689 SF



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SITE PLAN

GAINESVILLE BUSINESS PARK

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

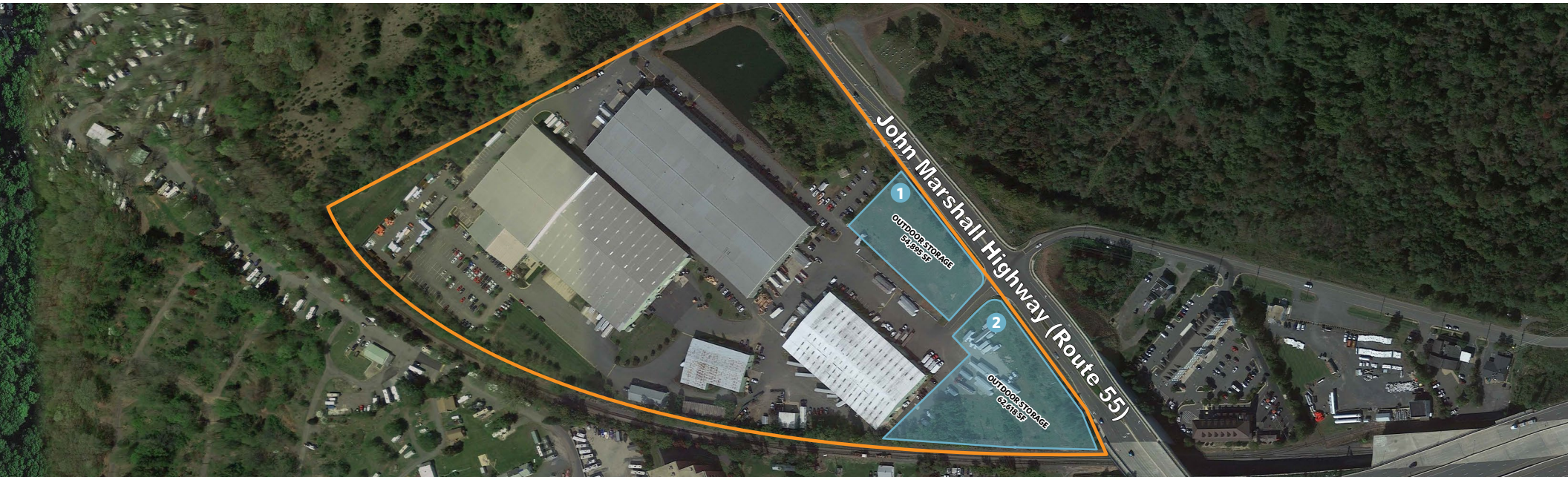
1

OUTDOOR STORAGE
54,895 SF



2

OUTDOOR STORAGE
62,618 SF



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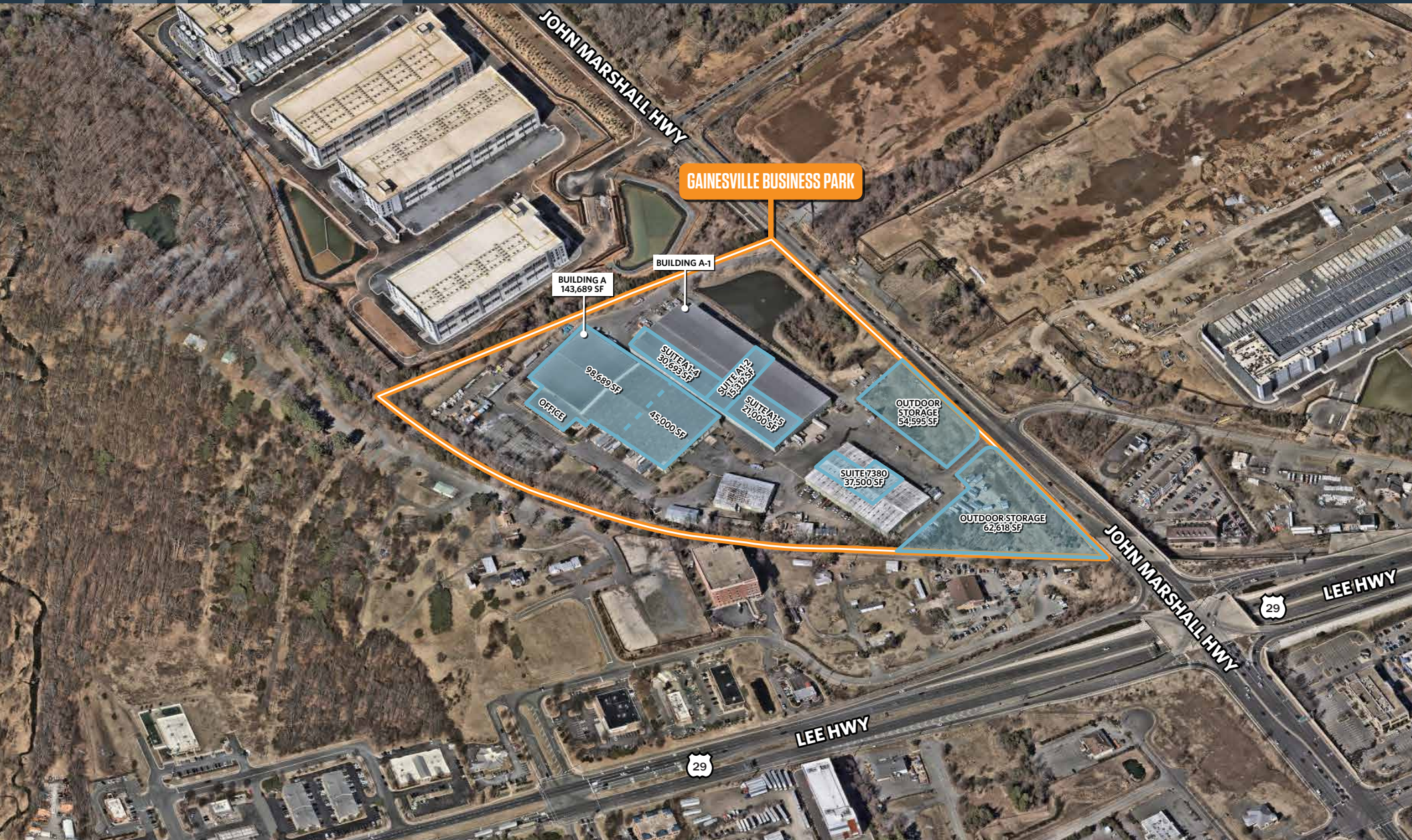
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AERIAL

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