



7000 Gateway Ct

Manassas, VA 20109



21,996 - 113,604

Available space



25'

Clear height



IMMEDIATELY

Available



7000 Gateway Ct

Offered space

±113,604 SF

Available space

25'

Clear height

40' x 42'

Column spacing

ESFR

Sprinkler system

±15,000 SF

Office space

IMMEDIATE

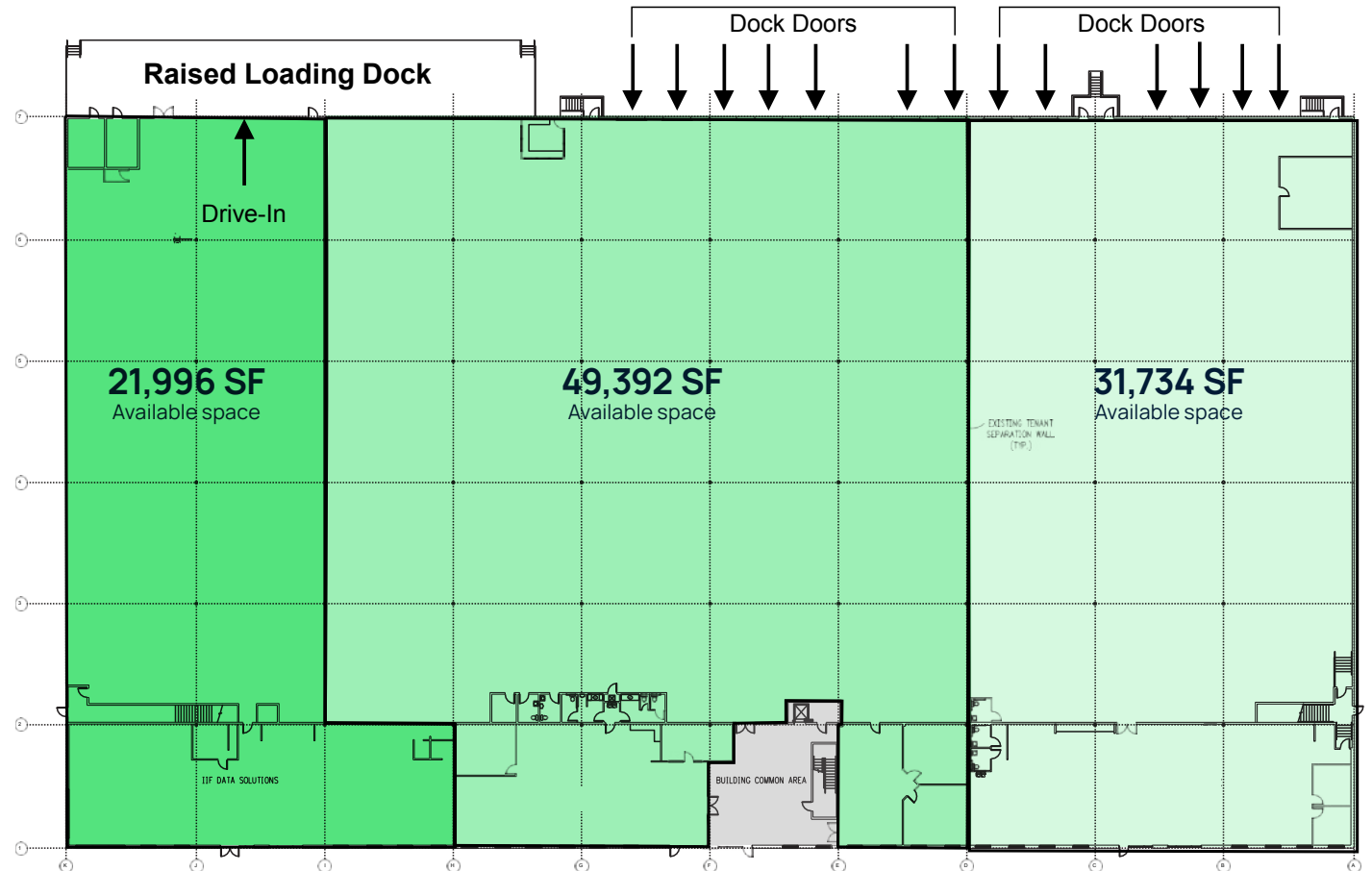
Availability date

FIFTEEN (15)

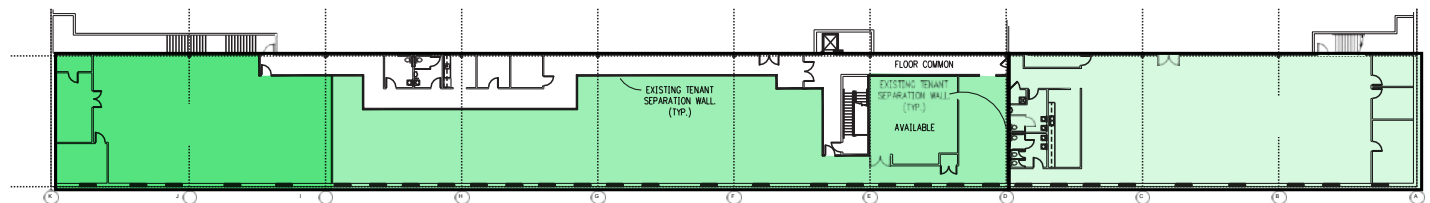
Dock high doors

One (1)

Drive in door



Available Mezzanine Space: Up to 10,482 SF



EXISTING MEZZANINE FLOOR PLAN

7000 Gateway Ct

21,996 SF space



21,996 SF
Available space



5,000 SF
Office space



25'
Clear height



Immediate
Availability date



One (1) 14' x 13'
Drive in door



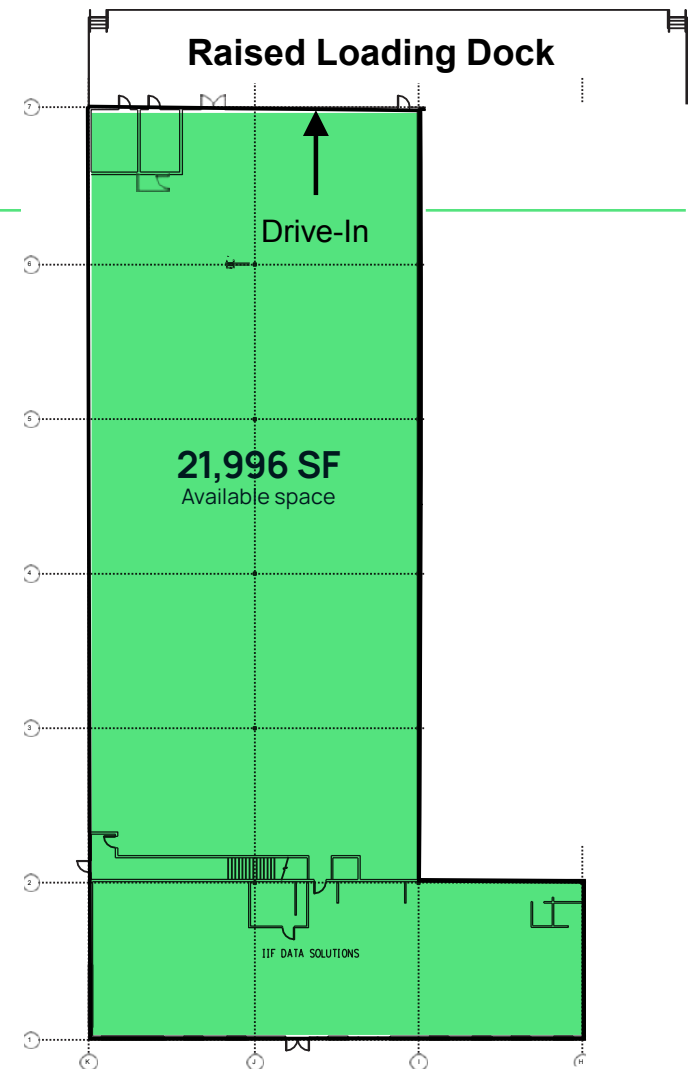
1 per 1,000
Parking ratio



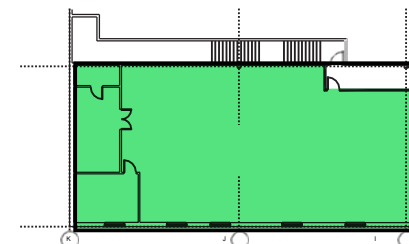
40' x 42'
Column spacing



Heated
Warehouse space



Available Mezzanine



7000 Gateway Ct

49,392 SF space



49,392 SF
Available space



5,000 SF
Office space



25'
Clear height



Immediate
Availability date



Seven (7)
Dock high door



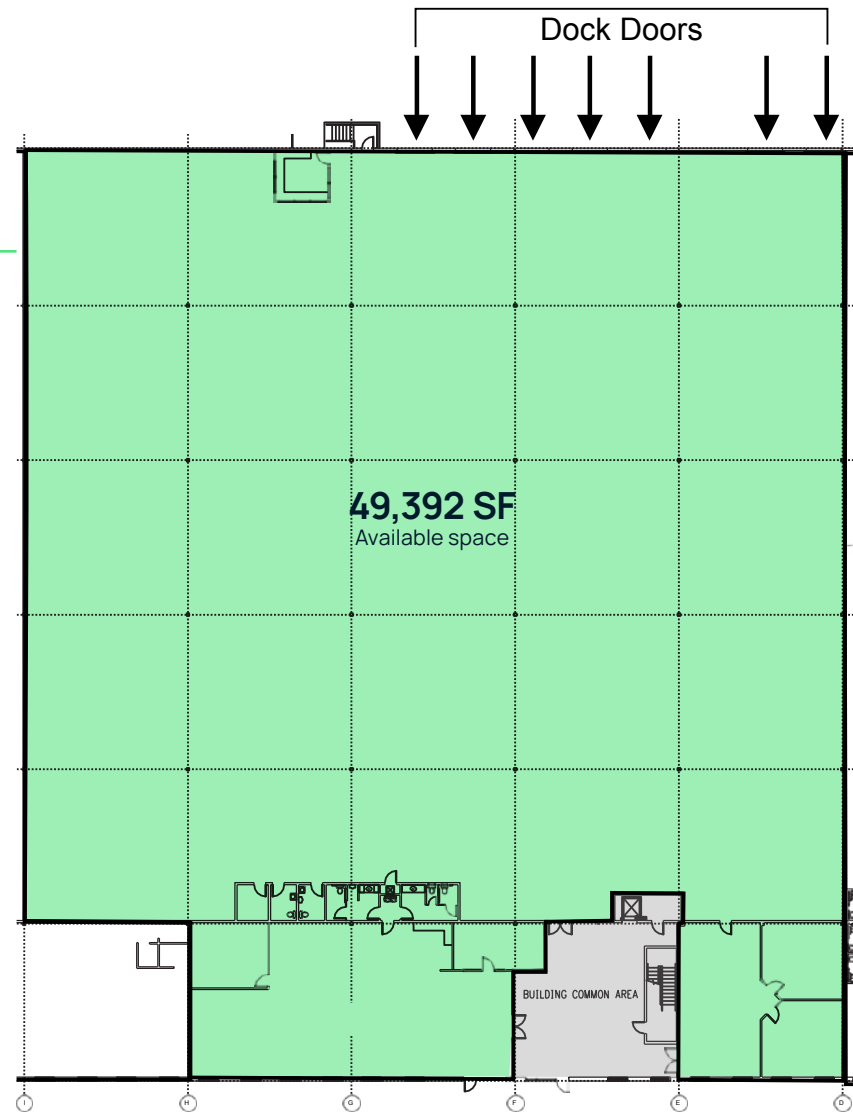
1 per 1,000
Parking ratio



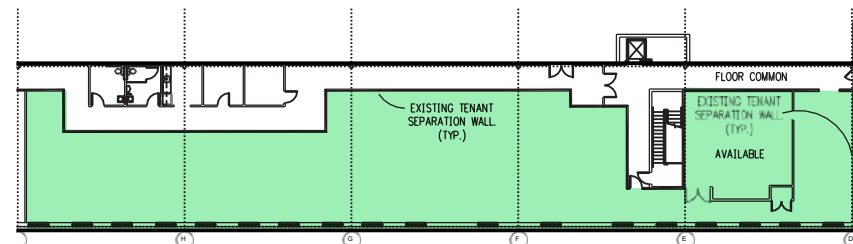
40' x 42'
Column spacing



Heated
Warehouse space



Available Mezzanine



7000 Gateway Ct

31,734 SF space



31,734 SF
Available space



10,000 SF
2-Story office space



25'
Clear height



Immediate
Availability date



One (1)
Ramped dock door



1 per 1,000
Parking ratio



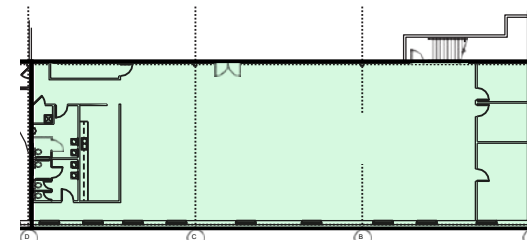
40' x 42'
Column spacing



Heated
Warehouse space



Available Mezzanine





Distances



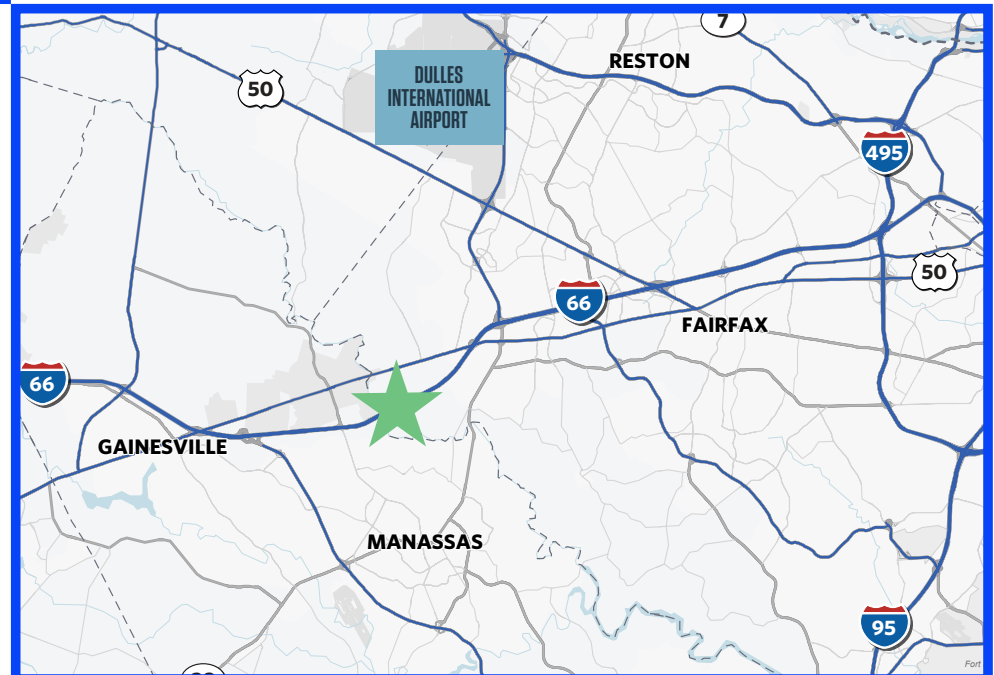
I-66	3 minutes
234	3 minutes
Route 7	16 minutes
Route 28	18 minutes
I-95	28 minutes
I-495	41 minutes



Points of interest



Dulles Airport	20 minutes
Reagan Airport	47 minutes
Washington, DC	56 minutes
BWI Airport	1 hour 26 minutes
Baltimore	1 hour 31 minutes



Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.glp.com.

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The logo for KLNb, featuring the letters "KLNb" in a white, bold, sans-serif font, with a stylized "N" that has a diagonal line through it. The logo is set against a solid blue square background.