



7000 Gateway Ct

Manassas, VA 20109



21,996 - 113,604 SF

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

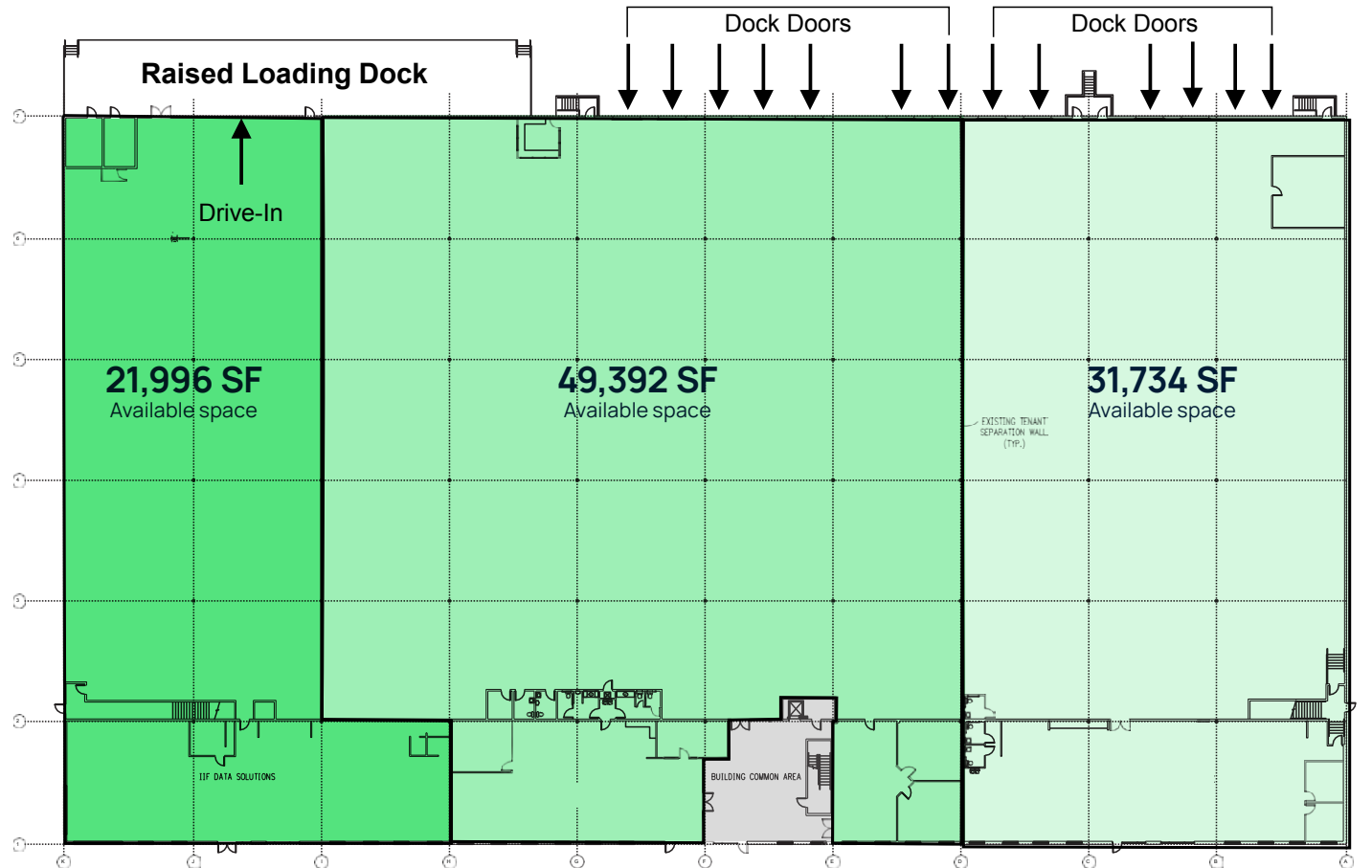
±15,000 SF
Office space

±15,482 SF
Mezzanine

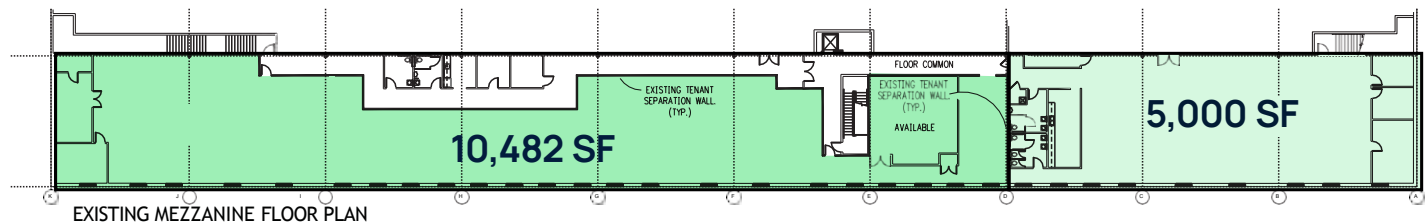
IMMEDIATE
Availability date

FIFTEEN (15)
Dock high doors

One (1)
Drive in door



Available Mezzanine Space: Up to 15,482 SF



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



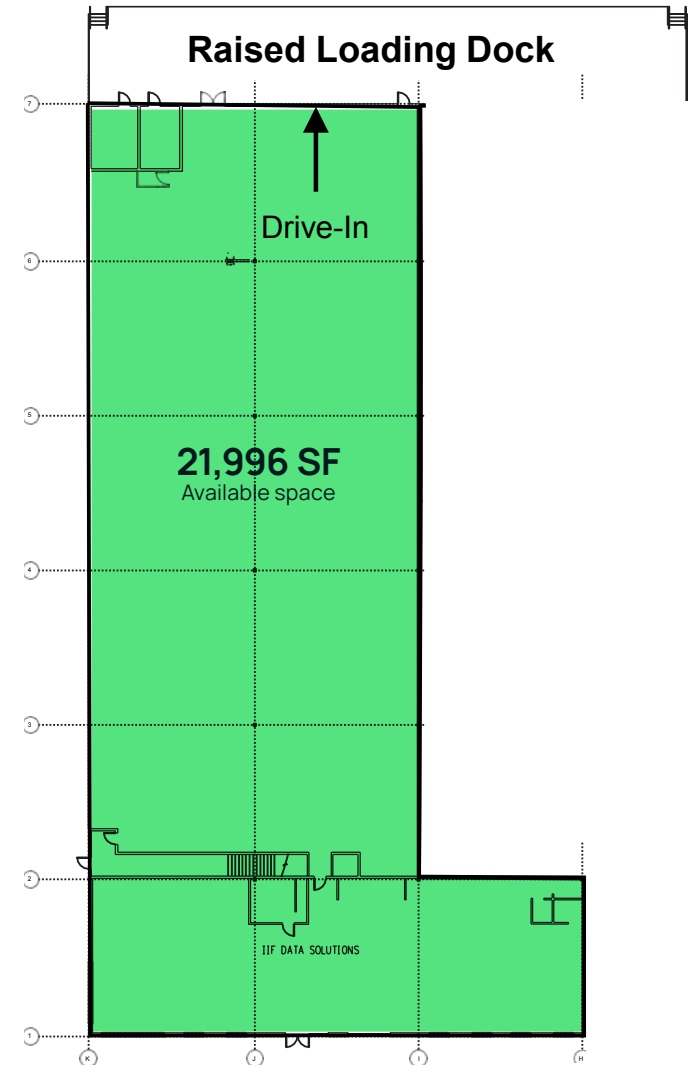
1 per 1,000
Parking ratio



40' x 42'
Column spacing



Heated
Warehouse space



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



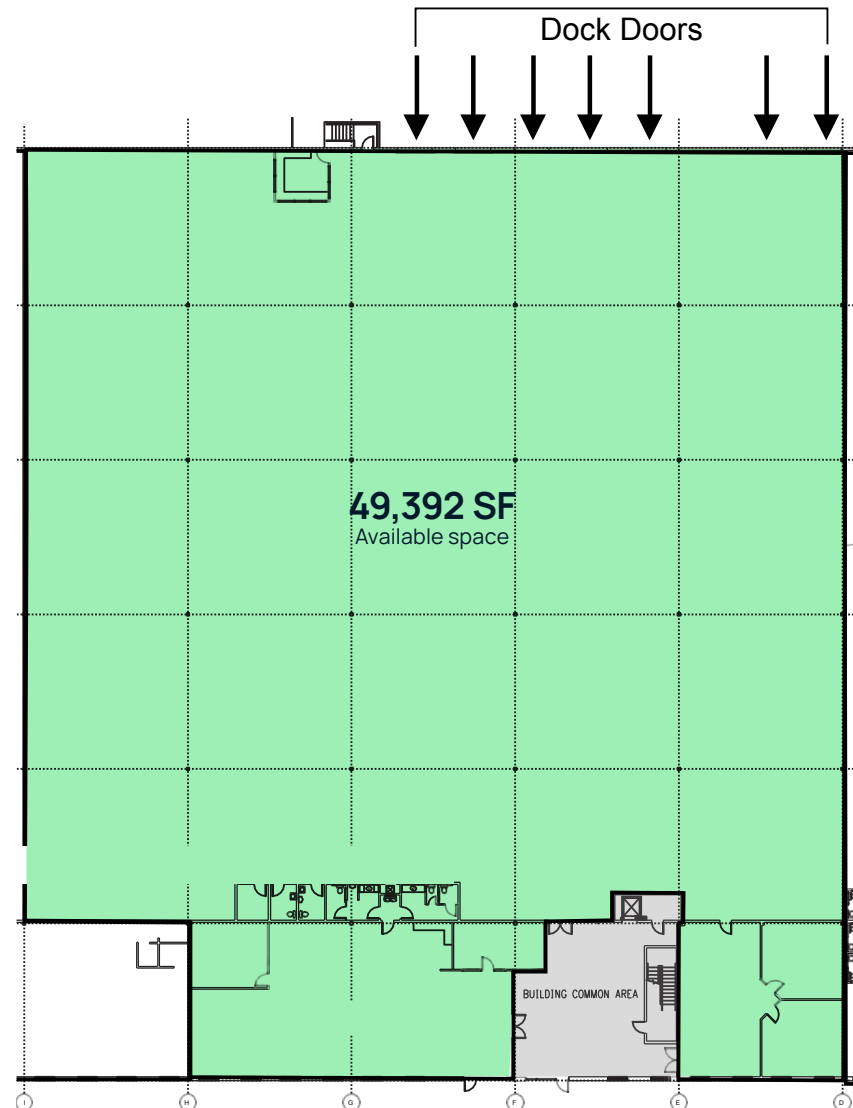
1 per 1,000
Parking ratio



40' x 42'
Column spacing



Heated
Warehouse space



7000 Gateway Ct

31,734 SF space



31,734 SF
Available space



5,000 SF
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





Distances



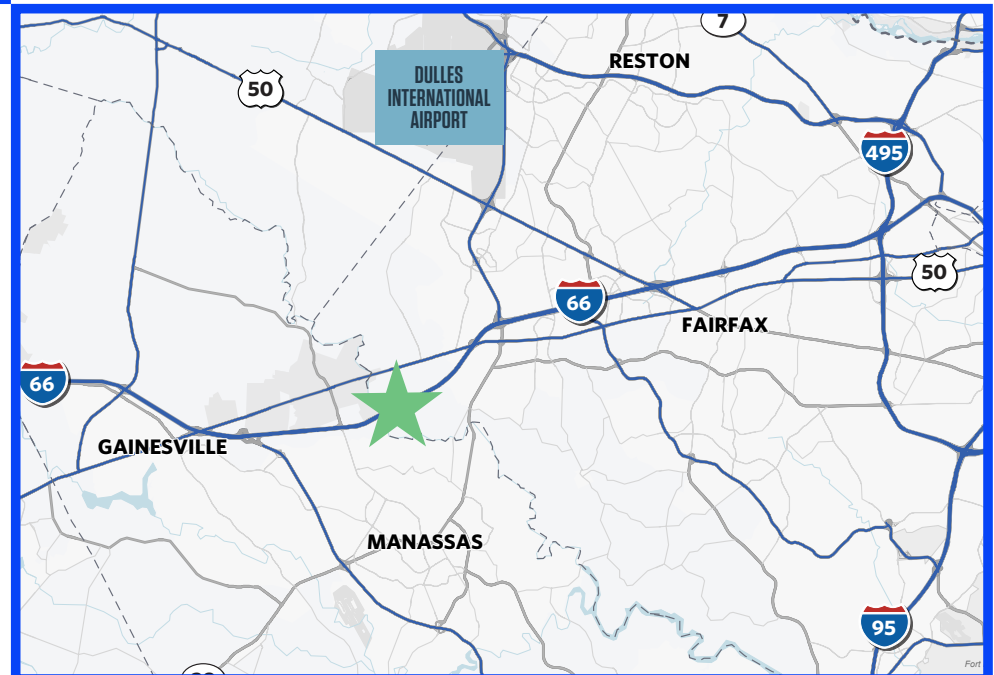
I-66	3 minutes
234	3 minutes
Route 7	16 minutes
Route 28	18 minutes
I-95	28 minutes
I-495	41 minutes



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 on a blue square background.