

# 7000 GATEWAY COURT

7000 Gateway Court, Manassas, VA 20109  
Prince William County



## FLEX/WAREHOUSE FOR LEASE

### AVAILABILITY: 21,996 - 71,388 SF

#### Suite 300: 21,996 SF Flex/Warehouse

- Includes 4,800 SF of existing office/showroom
- 2' platform dock loading (ability to convert to 4' dock height or ramped drive-in)
- \$8.50 NNN

#### Suite 200: 49,392 SF Flex/Warehouse

- 7 loading dock doors and 2' platform dock loading
- \$8.50 NNN

#### Mezzanine Level: 10,484 SF of Office

- \$14.50 Full Service

### PROPERTY FEATURES:

- Retail exposure fronting I-66
- Building signage
- 24' clear height
- ESFR sprinkler system
- Close proximity to Route 234's abundant retail amenities
- 145' deep truck court
- Ample parking with 127 spaces
- 40x40 column spacing
- M-2 Zoning

OWNED &  
MANAGED BY:



**Marc Tasker, CCIM, SIOR**  
mtasker@klnb.com  
703-268-2735

**Ryan Goeller, CCIM**  
rgoeller@klnb.com  
703-268-2731

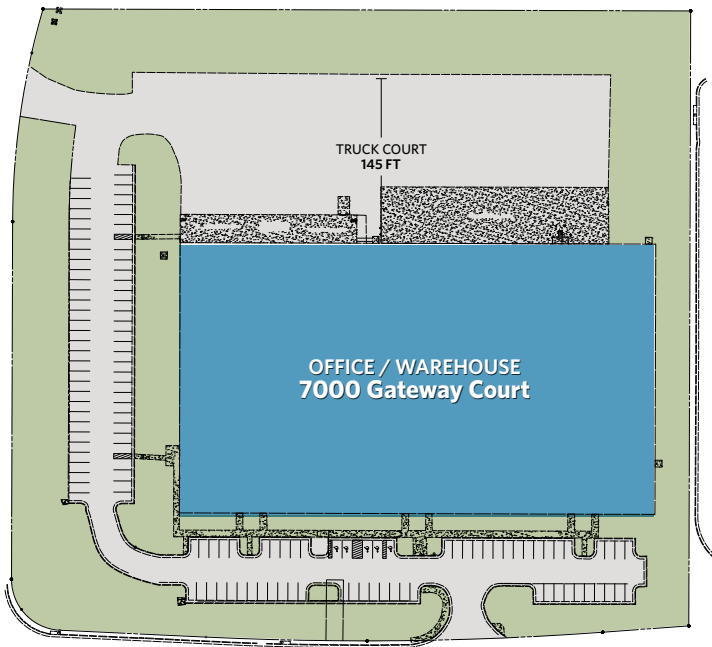
**Chase Stewart**  
cstewart@klnb.com  
703-268-2732

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
[klnb.com](http://klnb.com)

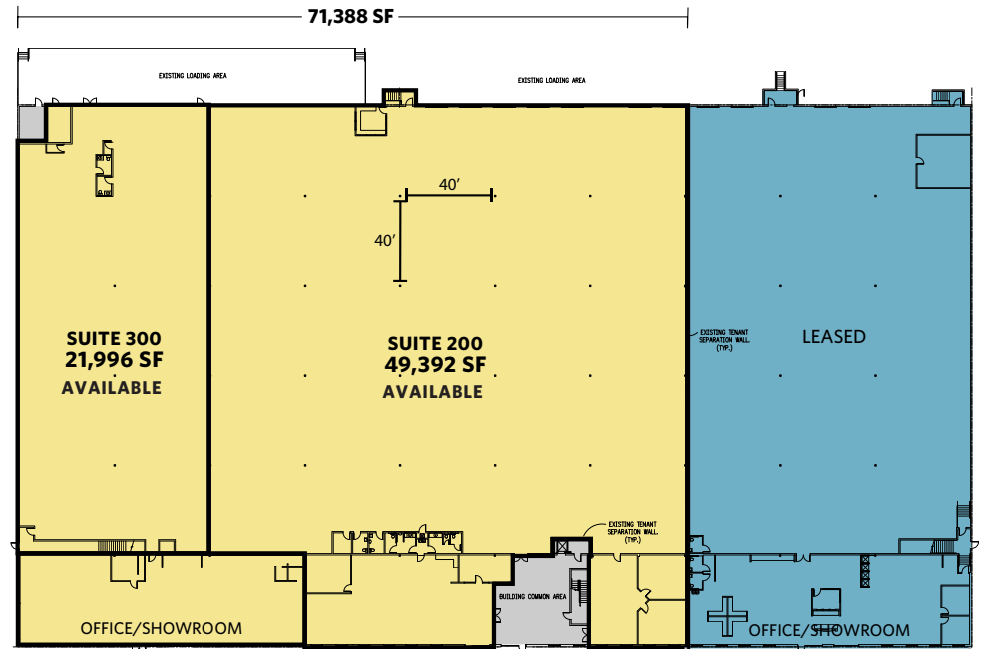
**NAI** klnb

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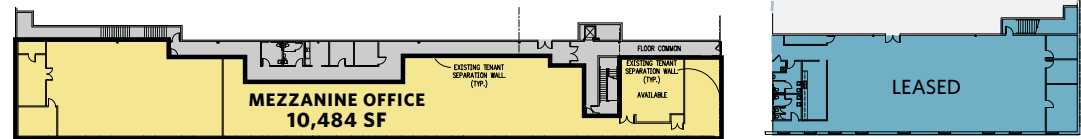
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BALLS FORD ROAD



## MEZZANINE FLOOR



## SITE & FLOOR PLAN

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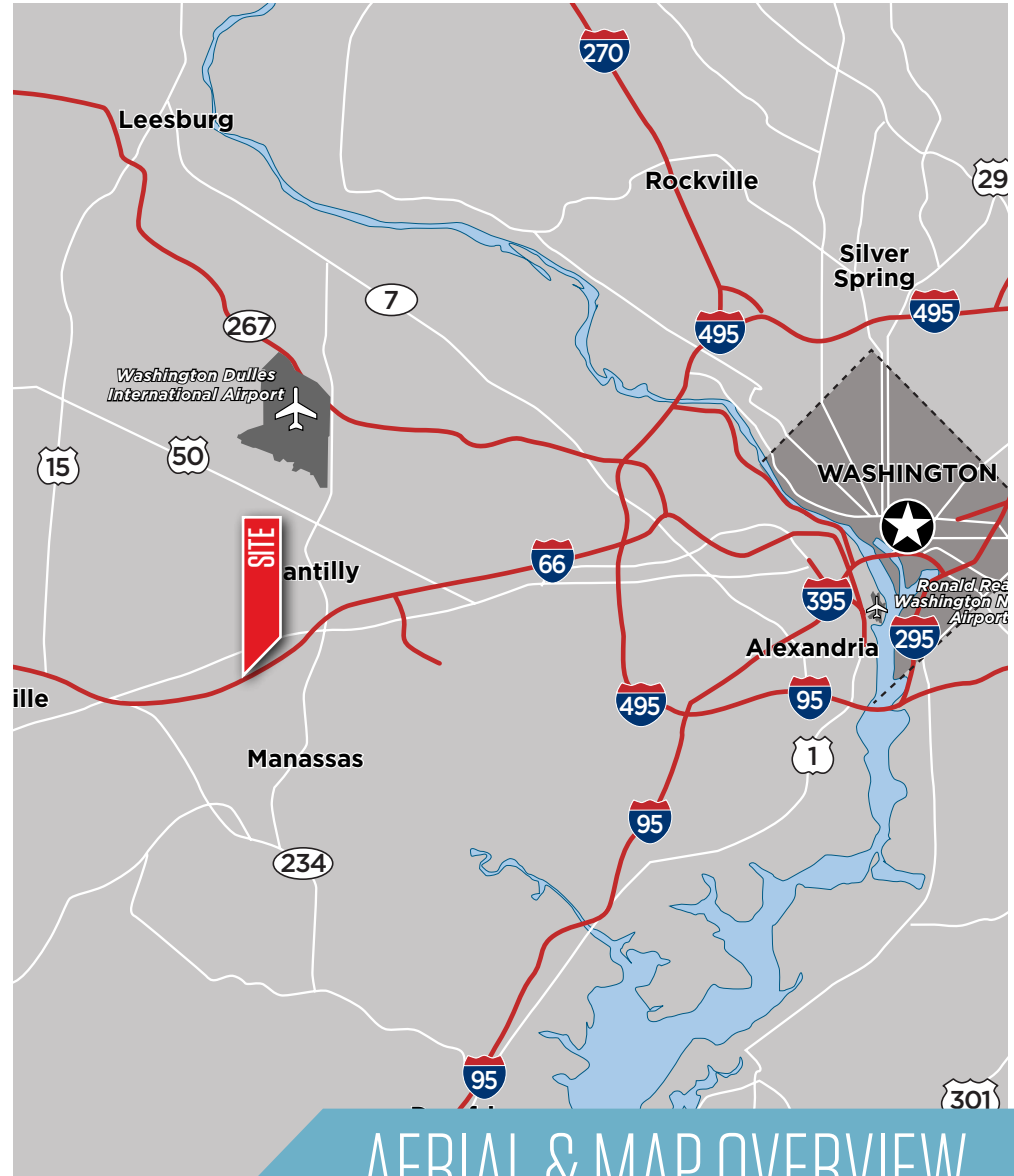
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## AERIAL & MAP OVERVIEW

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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