

LINDEN 110K SF GATEWAY 102K SF

MANASSAS TECH HUB 212,086 SF LIGHT INDUSTRIAL PORTFOLIO

PRIMED FOR DEFENSE AND DATA CENTER CONTRACTORS



GATEWAY & LINDEN



PENZANCE

Building Value, Creating Communities

JLL METRO DC INDUSTRIAL

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GATEWAY & LINDEN

ACCESS
MANASSAS, VA

LINDEN BUSINESS CENTER
109,809 SF

SUDLEY ROAD

BALLS FORD ROAD

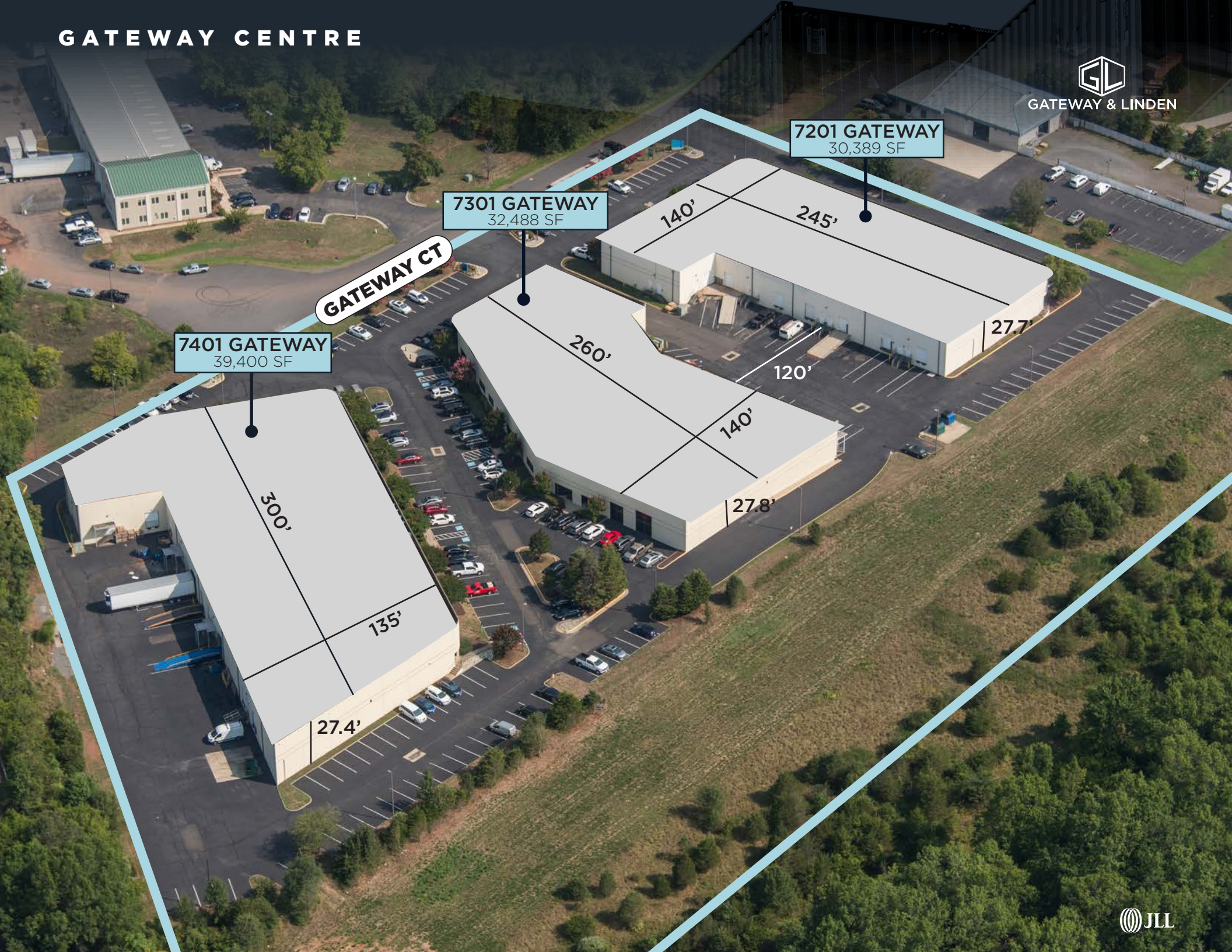
INTERSTATE 66

GATEWAY CENTRE
102,277 SF

GATEWAY CENTRE



GATEWAY & LINDEN



7201 GATEWAY
30,389 SF

7301 GATEWAY
32,488 SF

7401 GATEWAY
39,400 SF

GATEWAY CT

140'

245'

27.7'

120'

260'

140'

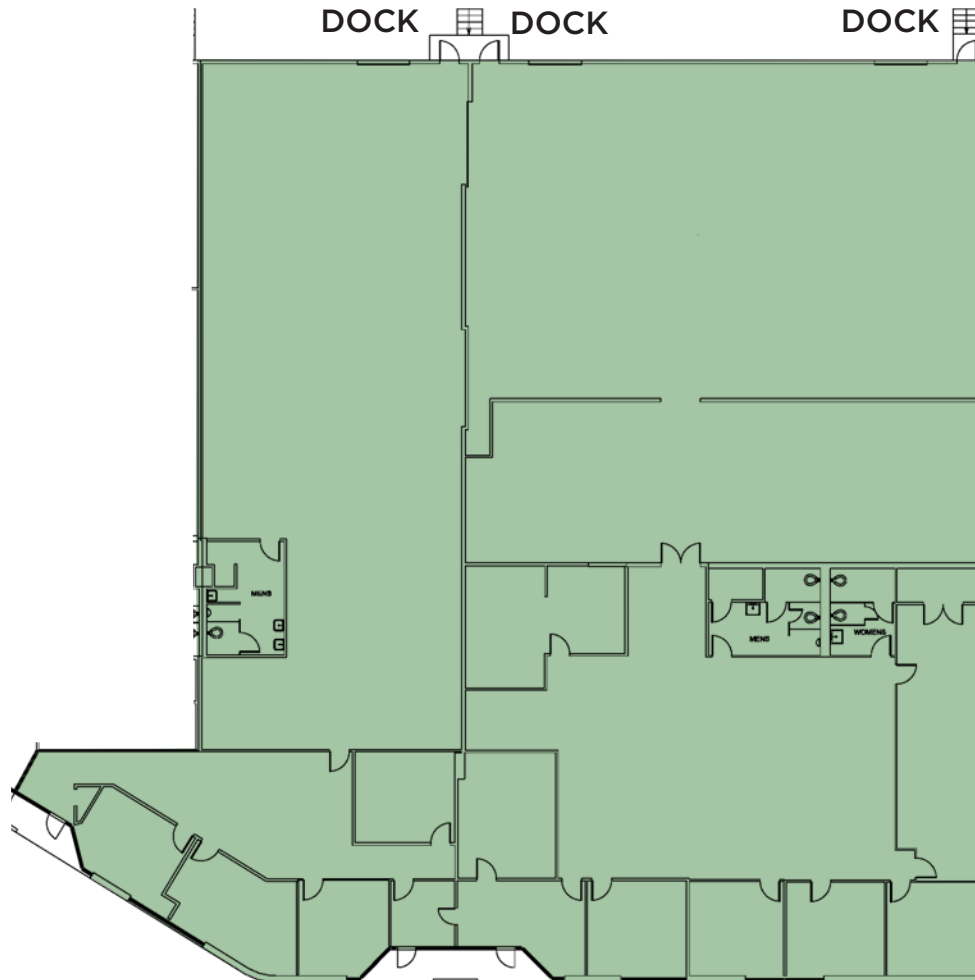
27.8'

300'

135'

27.4'



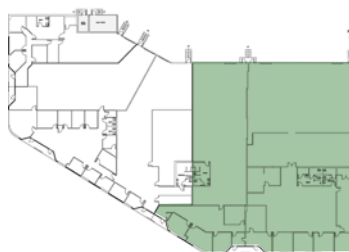


17,546 SF
3 DOCKS
60% WAREHOUSE
40% OFFICE



VIRTUAL TOUR
SUITE 7327

KEY PLAN



FRONT



GATEWAY CENTRE FLOOR PLAN



GATEWAY CENTRE FLOOR PLAN



LINDEN BUSINESS CENTER



GATEWAY & LINDEN

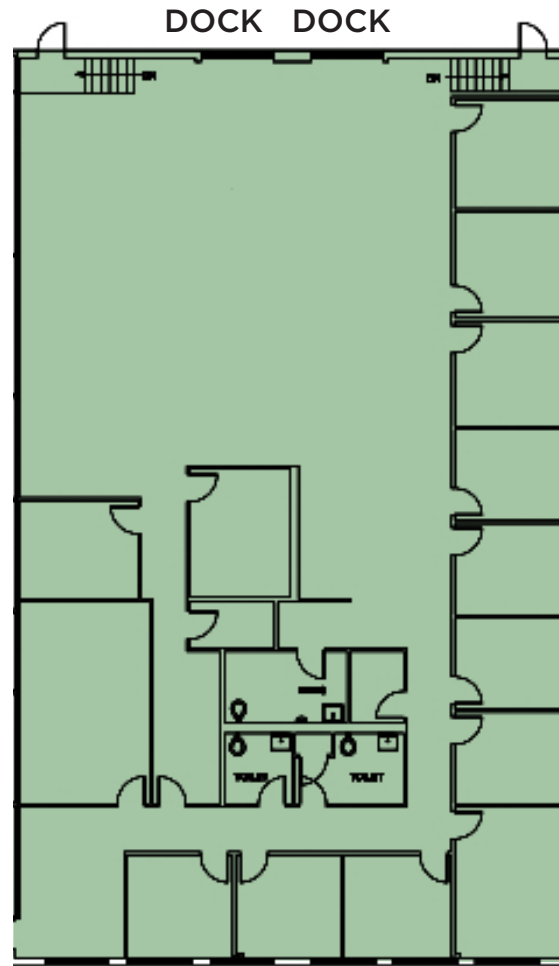
7795 COPPERMINE
30,274 SF

7663 COPPERMINE
39,348 SF

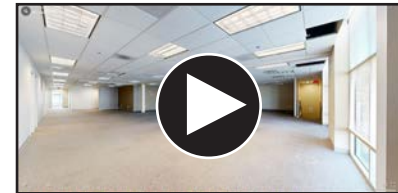
7245 COPPERMINE
40,187 SF

COPPERMINE DR



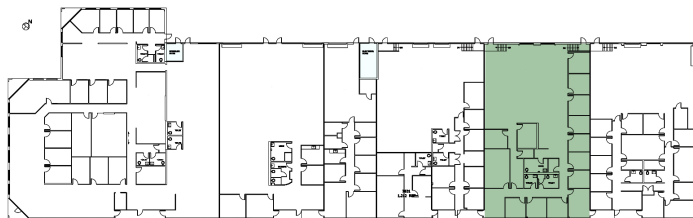


6,200 SF
2 DOCKS
50% WAREHOUSE
50% OFFICE



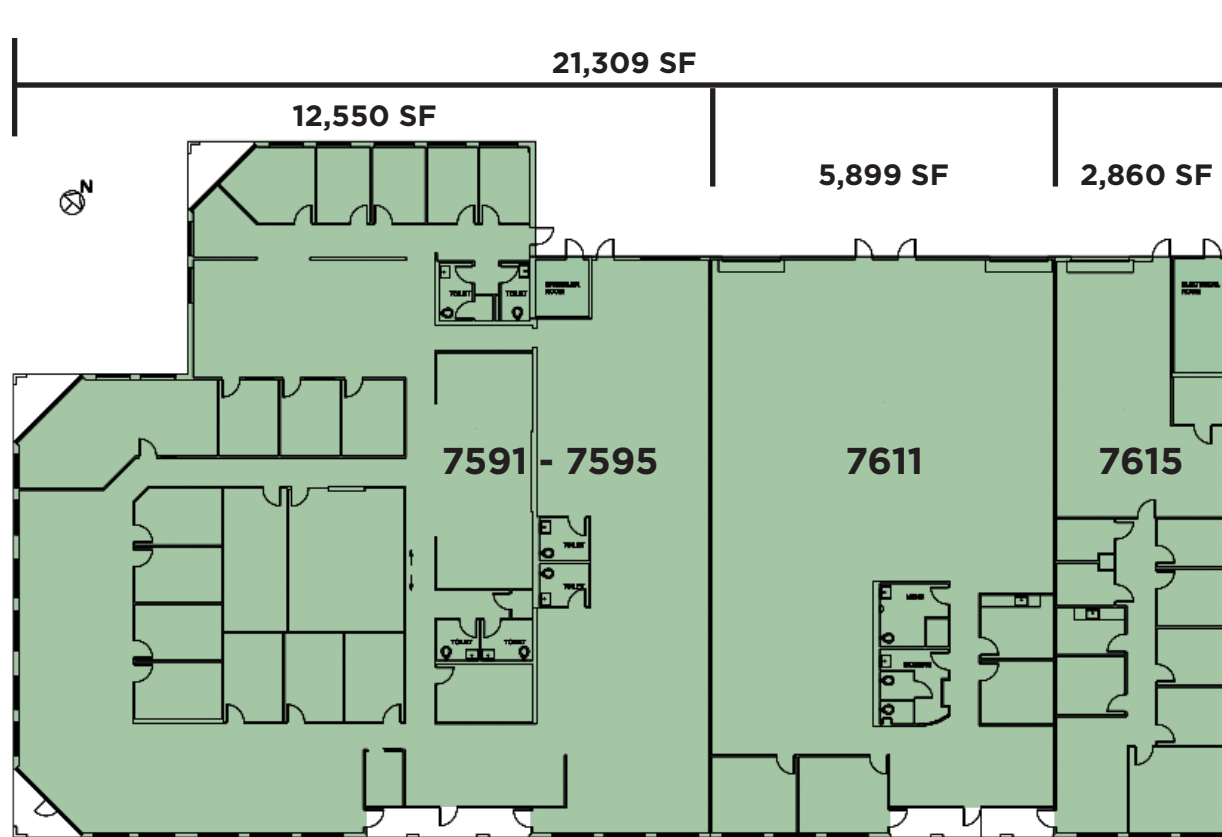
VIRTUAL TOUR
SUITE 7639

KEY PLAN

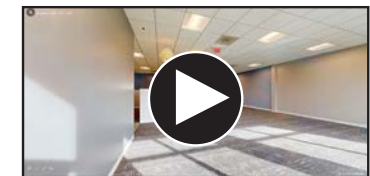


FRONT





5,899 - 21,309 SF
3 DRIVE-INS
30% WAREHOUSE
70% OFFICE

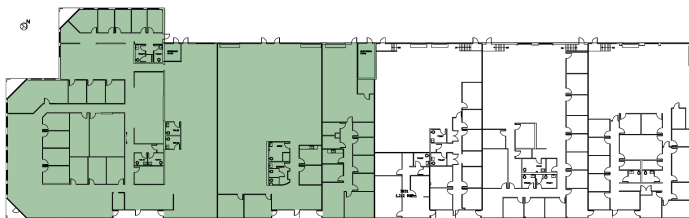


VIRTUAL TOUR
SUITE 7591-7595



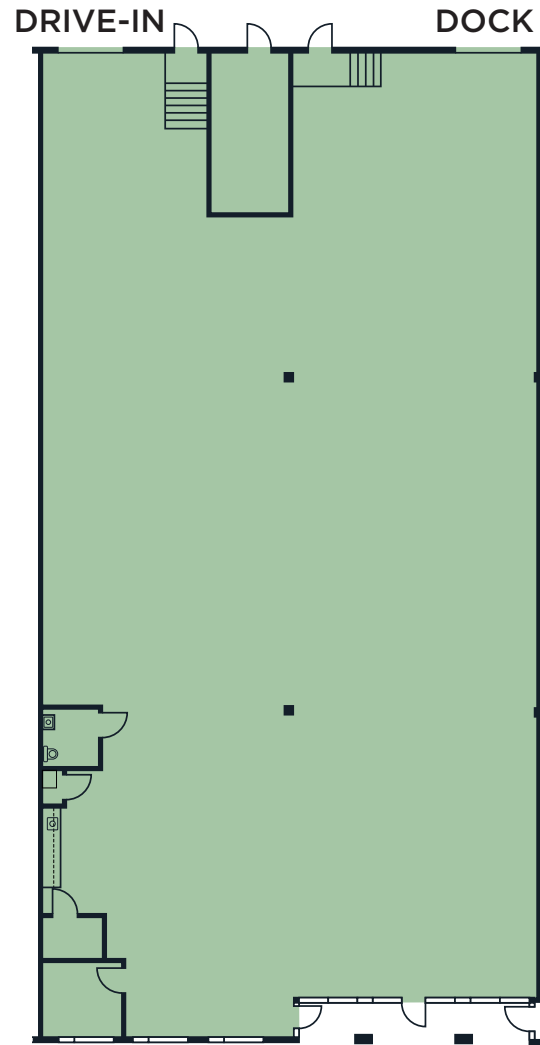
VIRTUAL TOUR
SUITE 7611

KEY PLAN



FRONT





7,034 SF
1 DOCK
1 DRIVE IN
AVAILABLE
1/1/2026

KEY PLAN



FRONT



LINDEN BUSINESS CENTER



LINDEN BUSINESS CENTER



MAP OVERVIEW



DULLES INTERNATIONAL AIRPORT
25 MINUTE DRIVE

RONALD REAGAN WASHINGTON NATIONAL AIRPORT
40 MINUTE DRIVE

MANASSAS REGIONAL AIRPORT
15 MINUTE DRIVE



212,086 SF LIGHT INDUSTRIAL



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