





Gainesville Tech Park

Wellington Road at Piney Branch Lane Bristow, VA 20136





About Gainesville Tech Park

Gainesville Tech Park is situated at the intersection of Wellington Road and Piney Branch Lane one-half mile south of Interstate 66 with convenient access to the Prince William County Parkway (VA 234) and US Route 29 for convenient proximity to the residences and businesses of Prince William, Loudoun, and Fairfax Counties. The site has direct road frontage and is proximate to all the amenities of Gainesville including extensive options for dining, shopping, and personal/business services.

Located in the heart of Prince William County's Data Center Opportunity Zone Overlay District, the property is zoned M-2 providing a wide range of uses including flex, R&D, office, data center, and warehouse uses. Adjacent properties are currently being developed by the largest hyper-sale data centers and the property has access to abundant power, fiber, water, and sewer.

For more information on Gainesville Tech Park, visit: **sjpi.com/gainesville**

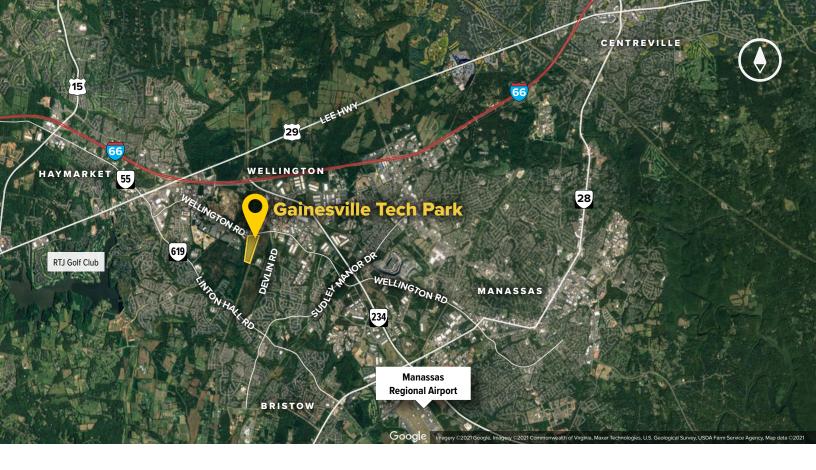
Flex/R&D Space			
Building A	42,120 SF	LEED DESIGNED	
Building B	36,640 SF	LEED DESIGNED	
Building C	52,160 SF	LEED DESIGNED	
Building D	57,120 SF	LEED DESIGNED	
Flex/R&D Specifications			
LEED	Designed		
Suite Sizes:	Up to 57,120 SF		
Ceiling Height	16–18 ft. clear minimum		
Loading	Dock and drive-in		
Construction	Brick on block		
Parking	4 spaces per 1,000 SF		
Heat	Gas		
Zoning	M-2		

Available Pad Site	
Future Pad Site	5 Acres









Distances to:

Dulles International Airport	. 13 miles
Fairfax, VA	. 14 miles
Manassas Regional Airport	5 miles
Tysons Corner	20 miles
Washington, D.C.	35 miles



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Contact Us

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St. John Properties' Virginia and Central Maryland regional office has developed and owns more than 4 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.

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