



Gainesville Tech Park

Wellington Road at Piney Branch Lane
Bristow, VA 20136



SJPI.COM/VIRGINIA | 703.858.9215

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
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Gainesville Tech Park | Site Plan



↑ TO I-66

↓ TO US 29

Self Storage Plus

WELLINGTON ROAD

GAINSFORD CT

PINEY BRANCH LANE

BUILDING A 42,120 SF

BUILDING B 36,640 SF

BUILDING D 57,120 SF

BUILDING C 52,160 SF

FUTURE
PAD
SITE
5 ACRES

BRISTOW
INDUSTRIAL
PARK

DOMINION ENERGY
POWER TRANSMISSION LINES

DATA CENTER COMPLEX
UNDER DEVELOPMENT

DATA CENTER COMPLEX
UNDER DEVELOPMENT



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



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

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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