

**AVAILABLE FOR
LEASE**

INDUSTRIAL
52,000 SF



VELOCITY VENTURES

**60 PORTLAND ROAD
WEST CONSHOHOCKEN, PA**

**MOST VISIBLE BUILDING IN MARKET
NEARLY 140K VEHICLES PASS PER DAY!**



**300' FRONTAGE
ALONG I-476**

WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS

 (610) 212-5979
 will@velocityinv.com

PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



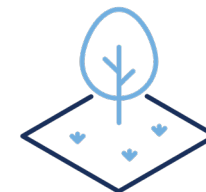
TOTAL BUILDING AREA

+/- 52,000 SF



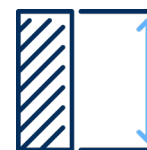
OFFICE SQUARE FOOTAGE

+/- 15,600 SF
(CAN BE REDUCED)



ACREAGE

+/- 3 ACRES



CEILING HEIGHT

25'-28'6"



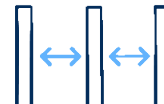
LOADING

1 DRIVE-IN DOOR
(EXPANDABLE)
4 DOCK DOORS
(EXPANDABLE)



PARKING

65 EXCLUSIVE
ON-SITE PARKING
60 SPACES AVAILABLE
ON PORTLAND ROAD



COLUMN SPACING

25' X 43'4"



POWER

1,200 AMP
480-V, 3-PHASE SERVICE



SPRINKLER

UPGRADED WET
SPRINKLER SYSTEM



WATER/SEWER

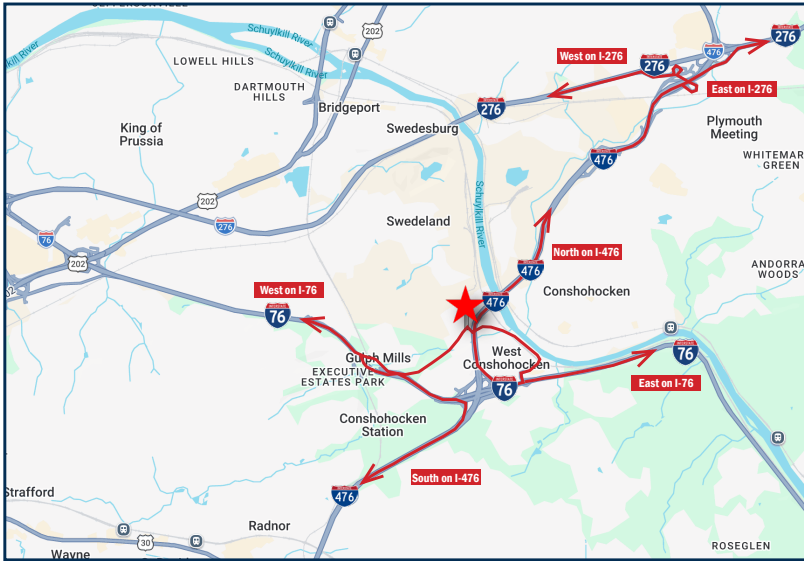
PUBLIC



ZONING

HI (HEAVY INDUSTRIAL)
PERMISSIVE ZONING ALLOWS WAREHOUSING,
DISTRIBUTION, MANUFACTURING, MINI STORAGE AS WELL
AS A WIDE RANGE OF OTHER USES.

ACCESS TO MAJOR ARTERIES



Access from 60 Portland Road

ACCESSIBILITY

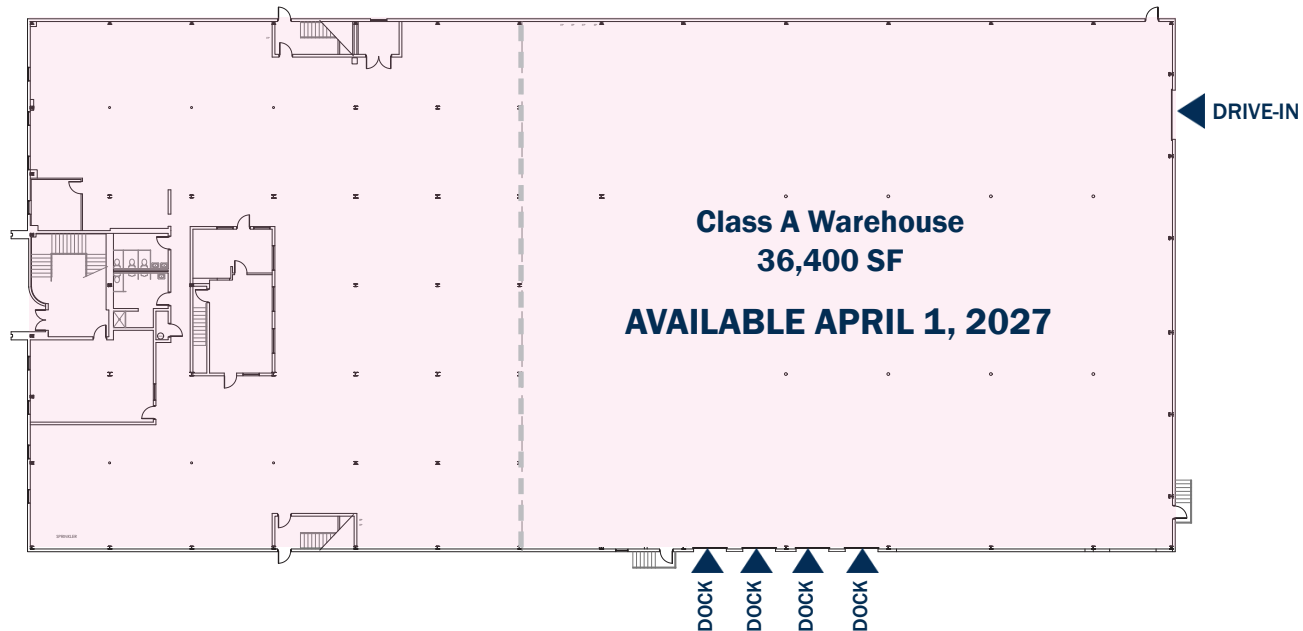
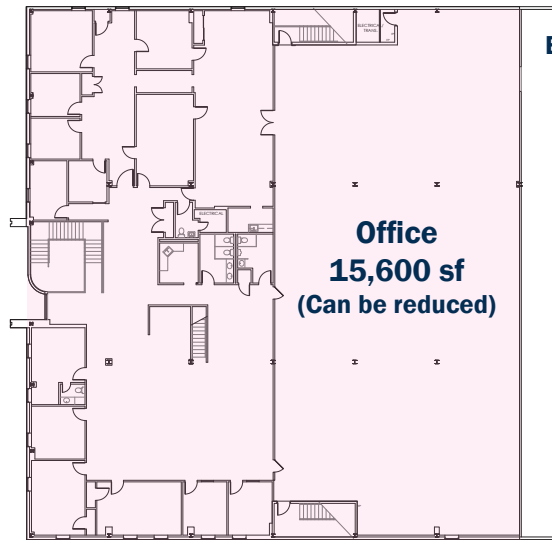
	MILES
I-76 (SCHUYLKILL EXPY)	1.5
I-476 (NORTHEAST EXT.)	2.0
PLYMOUTH MTG INTERCHANGE	5.0
KING OF PRUSSIA MALL	4.2
I-276 (PA TURNPIKE)	6.0
PHILADELPHIA EXPO CENTER	11.0
I-95	16.5
CENTER CITY PHILADELPHIA	15.8
PHILAPORT	18.4
PHILADELPHIA INT'L AIRPORT	22.3



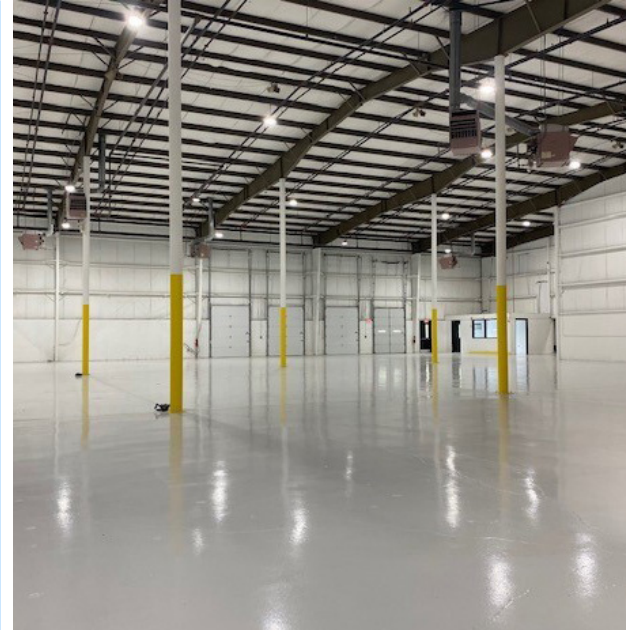
VELOCITY VENTURES



FLOOR PLAN 52,000 SF



PHOTOS



ABOUT VELOCITY



Velocity Venture Partners is a leading developer of industrial real estate throughout the Northeastern Region of the United States and one of the largest owners of industrial space in the region. The firm devotes its time exclusively to industrial & conversion-to-industrial (office/lab/retail to industrial) assets that are located close to densely populated suburban corridors and major transportation arteries.

Velocity has built and maintained a vast network of debt and equity relationships, streamlining the internal funding process for each new acquisition. In addition, the firm's size and nimble approach enables quicker decision making & actions compared to competitors - ranging from acquisitions to leasing, to capex and cosmetic work on newly acquired assets. As a fully integrated firm - with internal infrastructure ranging from construction to property management - Velocity delivers an unmatched approach to strategic industrial acquisitions and asset management. The firm, founded in 2017, currently owns and manages over 8 million square feet of industrial space in the Greater Northeast region - a portfolio comprising more than 350 tenants and 100 properties. The company is led by Gloucester County NJ native, Tony Grelli and Montgomery County PA native, Zach Moore.

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