

**AVAILABLE FOR
LEASE**

INDUSTRIAL
3,309 - 5,730 SF




VELOCITY VENTURES

**2460 GENERAL ARMISTEAD AVENUE
NORRISTOWN, PA**

**5
MINUTES
FROM
KING OF
PRUSSIA**

**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



TOTAL BUILDING AREA
+/- 38,669 SF



ACREAGE
+/- 5.45 ACRES



ZONING
LC&I - LIMITED
COMMERCIAL & INDUSTRIAL



CEILING HEIGHT
14'5" - 16'9"



LOADING
1 DEDICATED LOADING
DOCK FOR EACH UNIT



SEWER & WATER SERVICE
PUBLIC

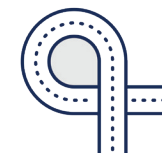


BUILDING CONDITIONS
WHITEBOXED INTERIOR WITH LED LIGHTING
THROUGHOUT, PRIVATE RESTROOMS AND
DEDICATED LOADING PER UNIT



PARKING
AMPLE STRIPED SURFACE
PARKING AVAILABLE FOR
EMPLOYEES, CUSTOMERS,
AND/OR FLEET PARKING

TRANSPORTATION ARTERIES



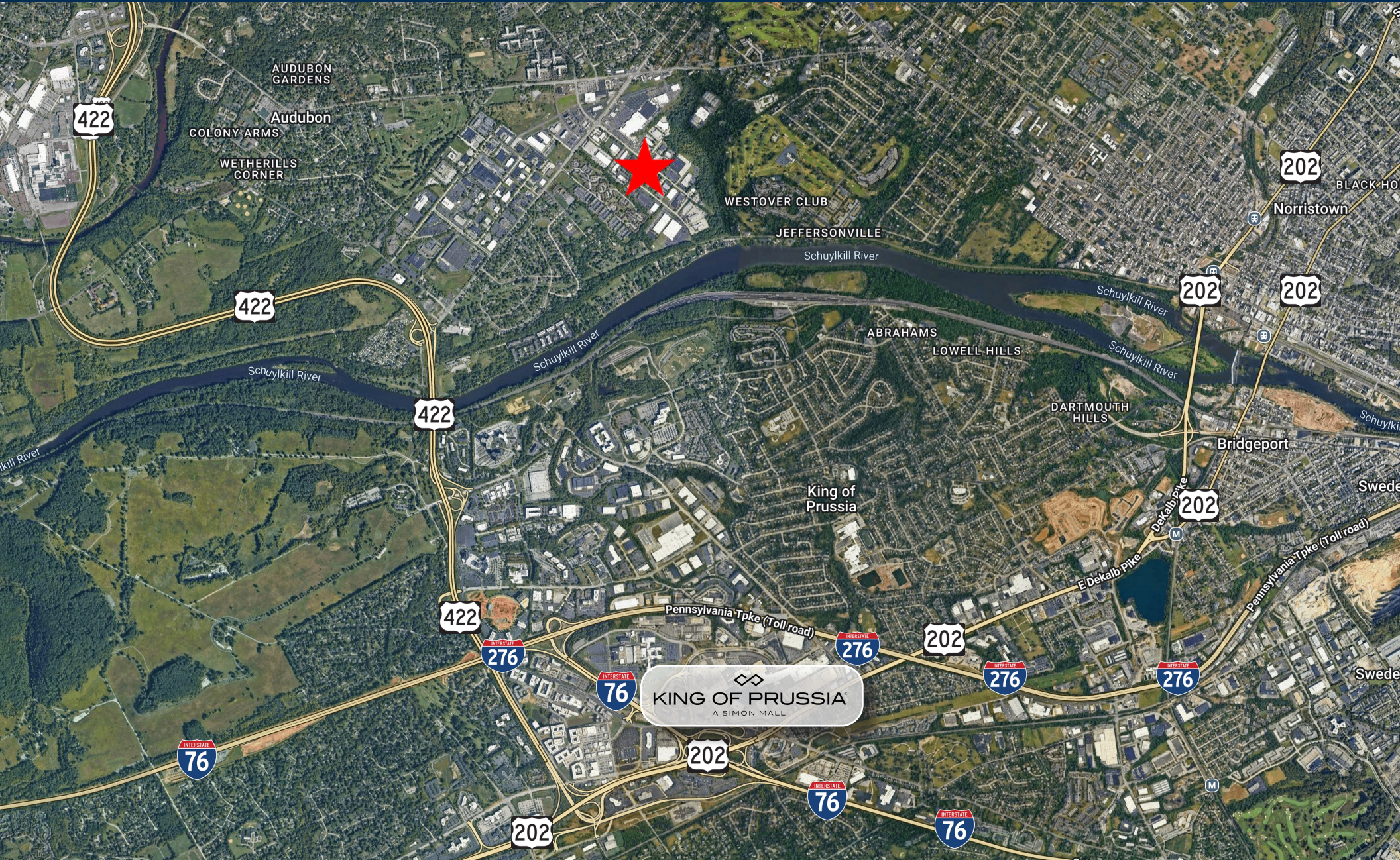
INTERSTATES

US ROUTE 422 (< 2 MILES)
US ROUTE 202 (3.9 MILES)
I-76 (4.7 MILES)
I-276/PA TURNPIKE (6.7 MILES)
I-476/NE EXTENSION (9.5 MILES)

PROPERTY AERIAL

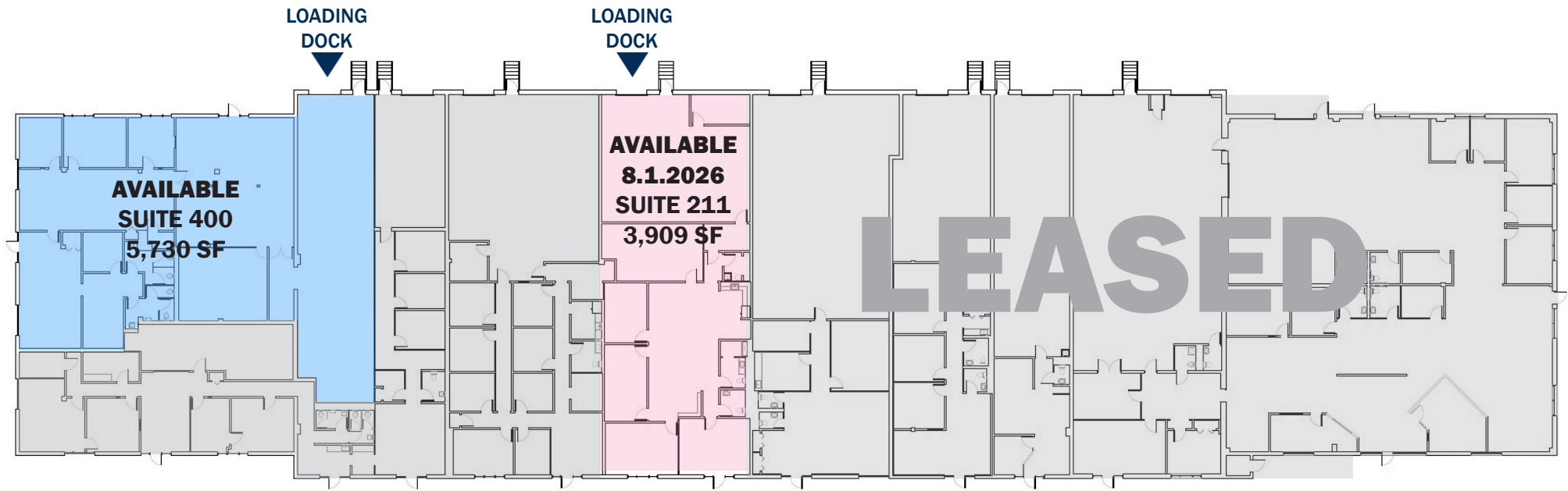


VELOCITY VENTURES



KING OF PRUSSIA
A SIMON MALL

FLOOR PLAN - 2460 GENERAL ARMISTEAD



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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