

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
9,198 SF**



VELOCITY VENTURES

**1210 WARD AVENUE  
WEST CHESTER, PA**



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

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# PROPERTY OVERVIEW & SPECS



**TOTAL BUILDING AREA**  
+/- 32,806



**ACREAGE**  
+/- 4.40 ACRES



**ZONING**  
I-C - INDUSTRIAL PLANNED  
UNIT DEVELOPMENT DISTRICT



**CEILING HEIGHT**  
16'



**LOADING**  
UNIT B - 1 DRIVE-IN



**SPRINKLER SYSTEM**  
FULLY SPRINKLERED



**SEWER & WATER SERVICE**  
PUBLIC

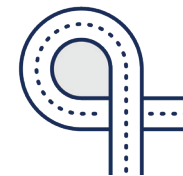


**CONDITIONING**  
SELECT UNITS ARE  
CLIMATE CONTROLLED



**BUILDING CONDITIONS**  
NEWLY WHITE-BOXED  
WAREHOUSE UNITS  
WITH EXISTING OFFICE  
AREAS INCLUDED

## TRANSPORTATION ARTERIES



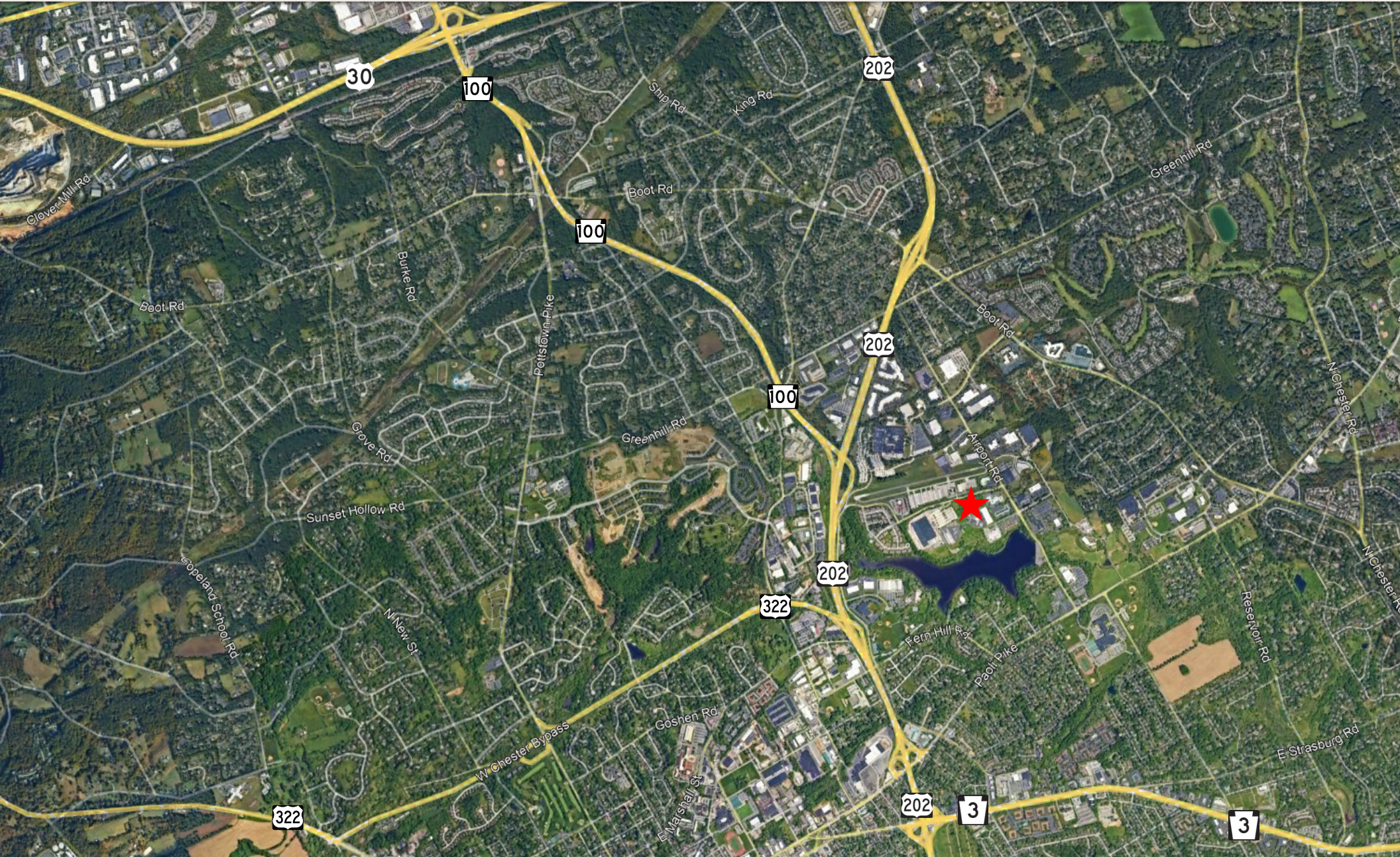
**INTERSTATES**

- ROUTE 202 (1.84 MILES)
- ROUTE 3 (2.18 MILES)
- ROUTE 322 (2.73 MILES)
- ROUTE 100 (3.53 MILES)

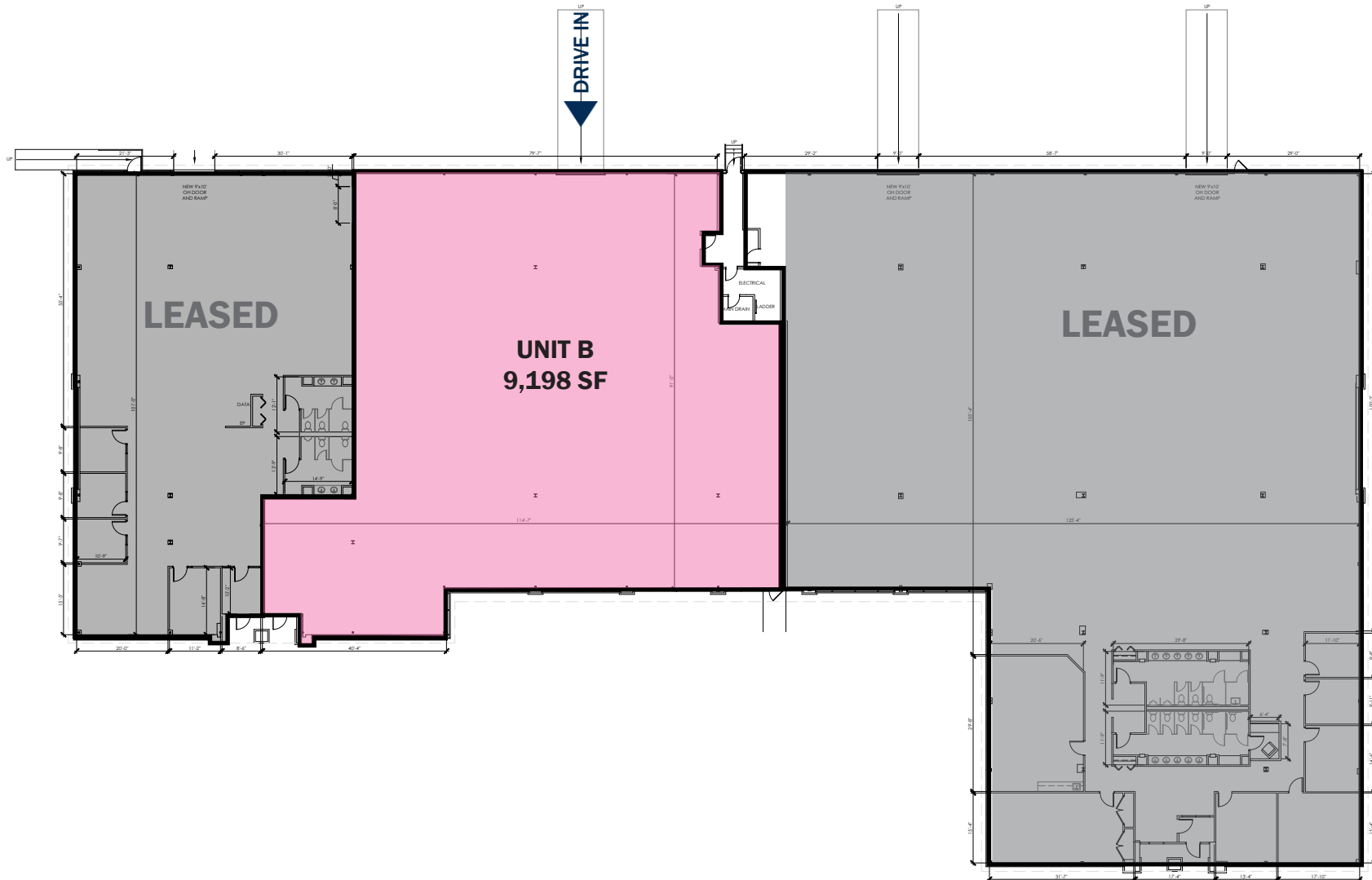
# PROPERTY AERIAL



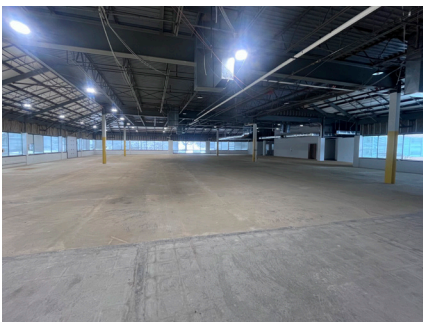
VELOCITY VENTURES



# FLOOR PLAN



# 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.

**VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400**

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