

**AVAILABLE FOR
LEASE** | **INDUSTRIAL
11,333 SF**



VELOCITY VENTURES

**1515 GARNET MINE ROAD
GARNET VALLEY, PA**



**NIKITA TIMOSHENKO | LEASING ASSOCIATE
VELOCITY VENTURE PARTNERS**

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



TOTAL BUILDING AREA
176,000 SF



ACREAGE
4.36 AC



ZONING
LI 1 (LIGHT INDUSTRIAL)



CEILING HEIGHT
15'



POWER
AMPS: 1,300 VOLTS: 120-
480 PHASE: 3



SPRINKLER SYSTEM
WET



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
POSSIBLE OUTDOOR STORAGE, TRAILER
PARKING, NEW ROOF, HEAT

TRANSPORTATION ARTERIES



INTERSTATES

ROUTE 322 (0.5 MILES)
I-95 (3.0 MILES)
ROUTE 1 (4.0 MILES)
ROUTE 202 (4.2 MILES)
I-476 (7.8 MILES)
I-76 (18.2 MILES)



BRIDGES

COMMODORE BARRY
6.4 MILES
WALT WHITMAN
21.7 MILES
BEN FRANKLIN
24.6 MILES

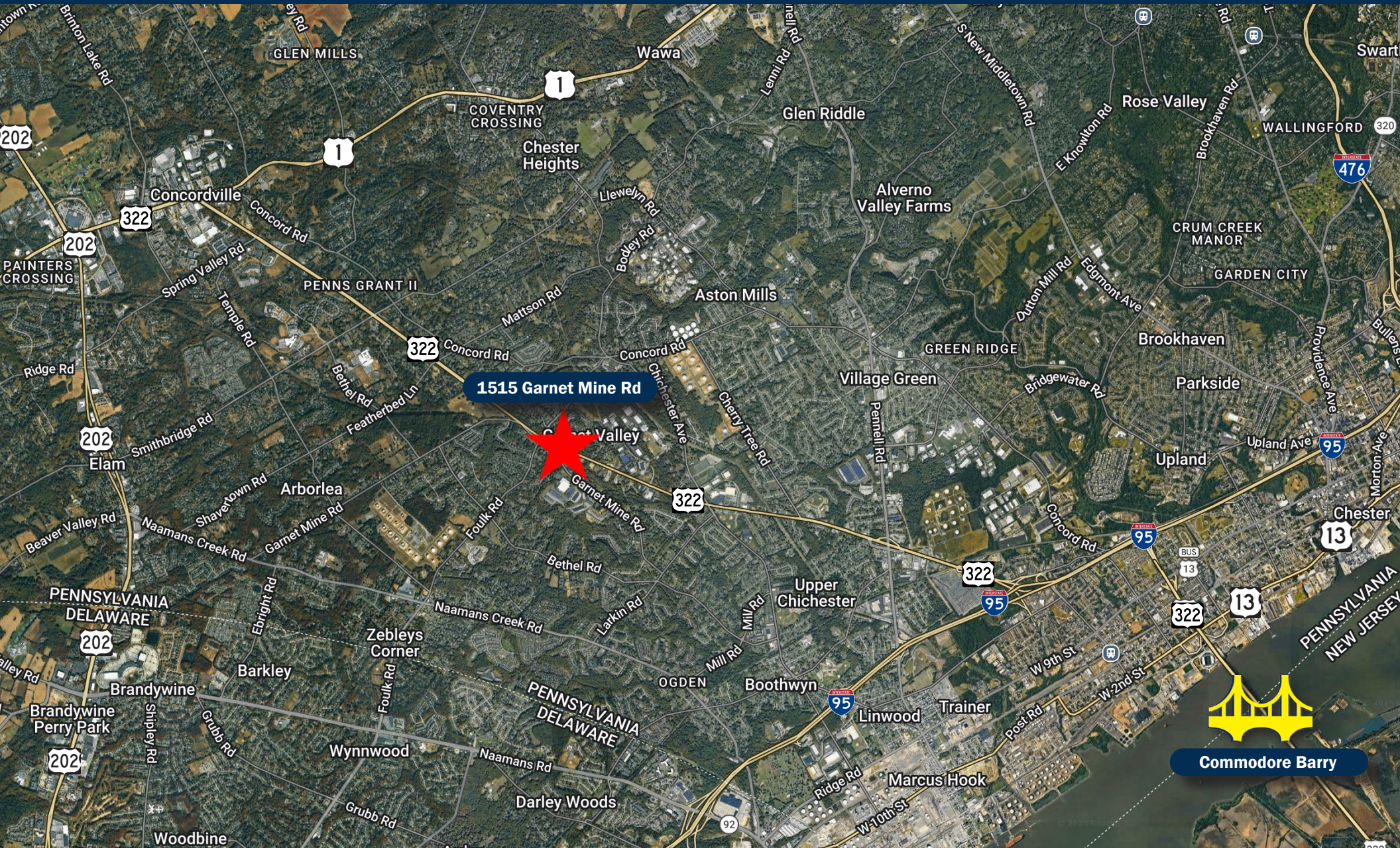


AIRPORT

PHILADELPHIA
INTERNATIONAL AIRPORT
13.7 MILES

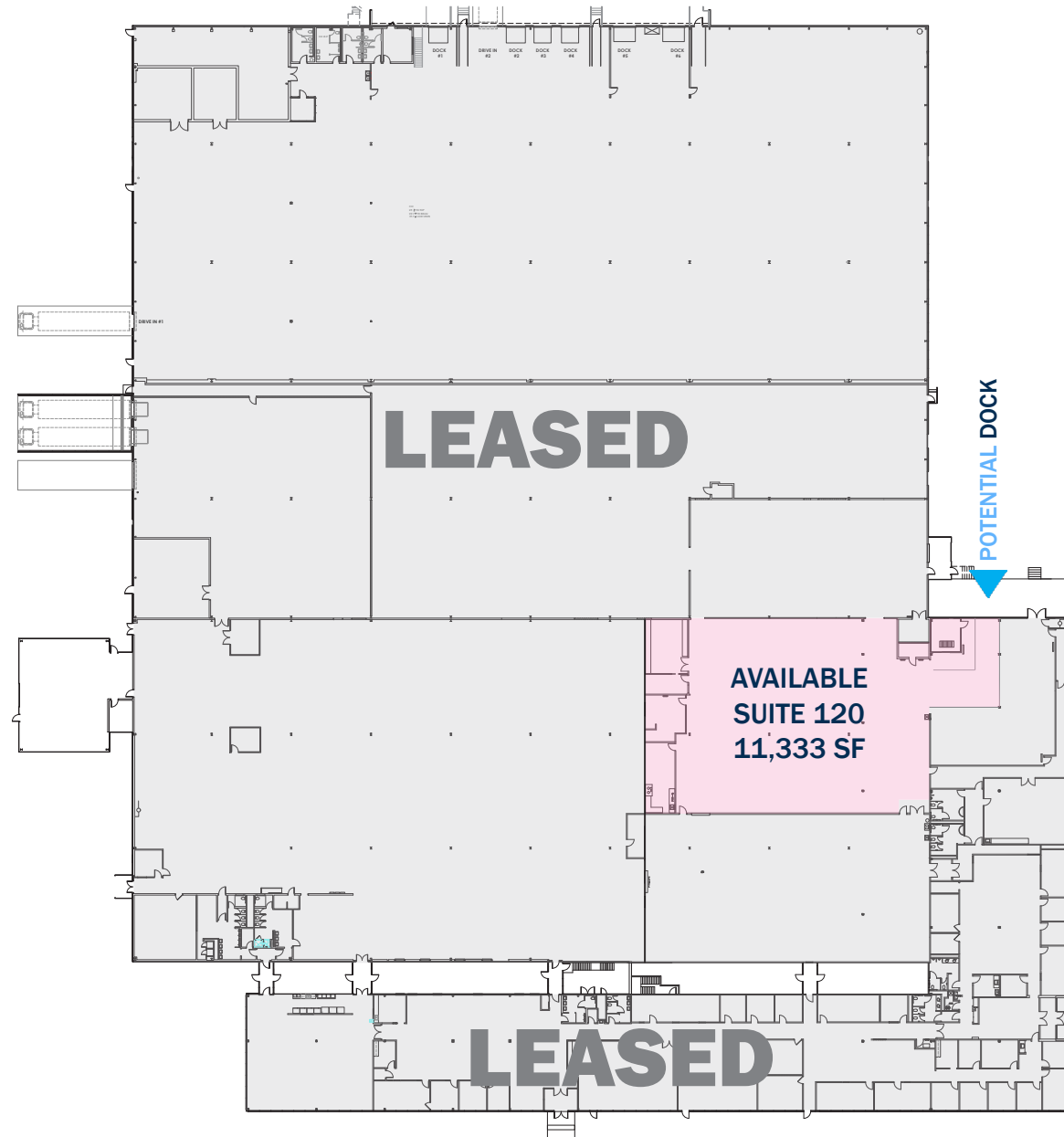


PROPERTY AERIAL



Commodore Barry

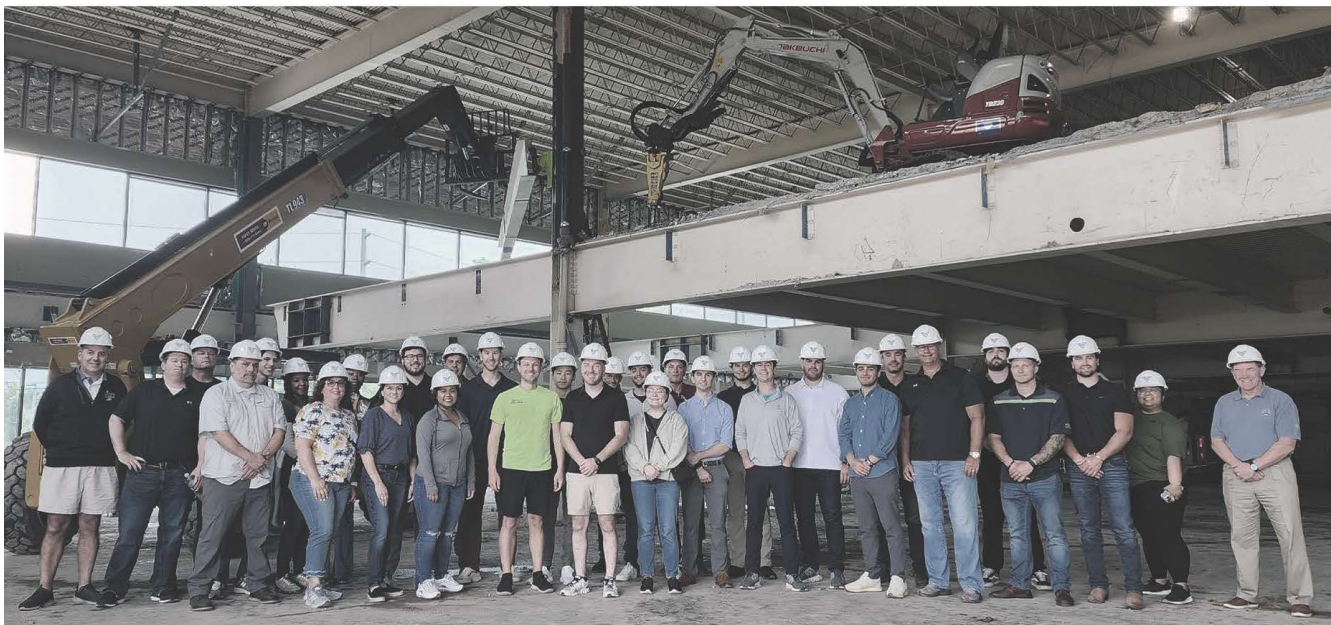
FLOOR PLAN



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.

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