

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
5,865 & 11,501 SF**



VELOCITY VENTURES

**780 5TH AVENUE
KING OF PRUSSIA, PA**

**ALL
AVAILABILITIES
ARE FULLY
CONDITIONED**



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

 (610) 731-7080
 robert@velocityinv.com

PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 98,300 SF



ACREAGE
+/- 11.03 AC



ZONING
SM (SUBURBAN
METROPOLITAN)



CEILING HEIGHT
15'5"



PUBLIC TRANSPORTATION
BUILDING IS WITHIN
WALKING DISTANCE FROM
(SEPTA BUS ROUTE 125)



SPRINKLER SYSTEM
WET



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
WHITEBOXED INTERIOR, ALL
AVAILABILITIES ARE FULLY CONDITIONED. EACH
SPACE HAS IT'S OWN PRIVATE ENTRANCE, AS
WELL AS PRIVATE RESTROOMS.

TRANSPORTATION ARTERIES



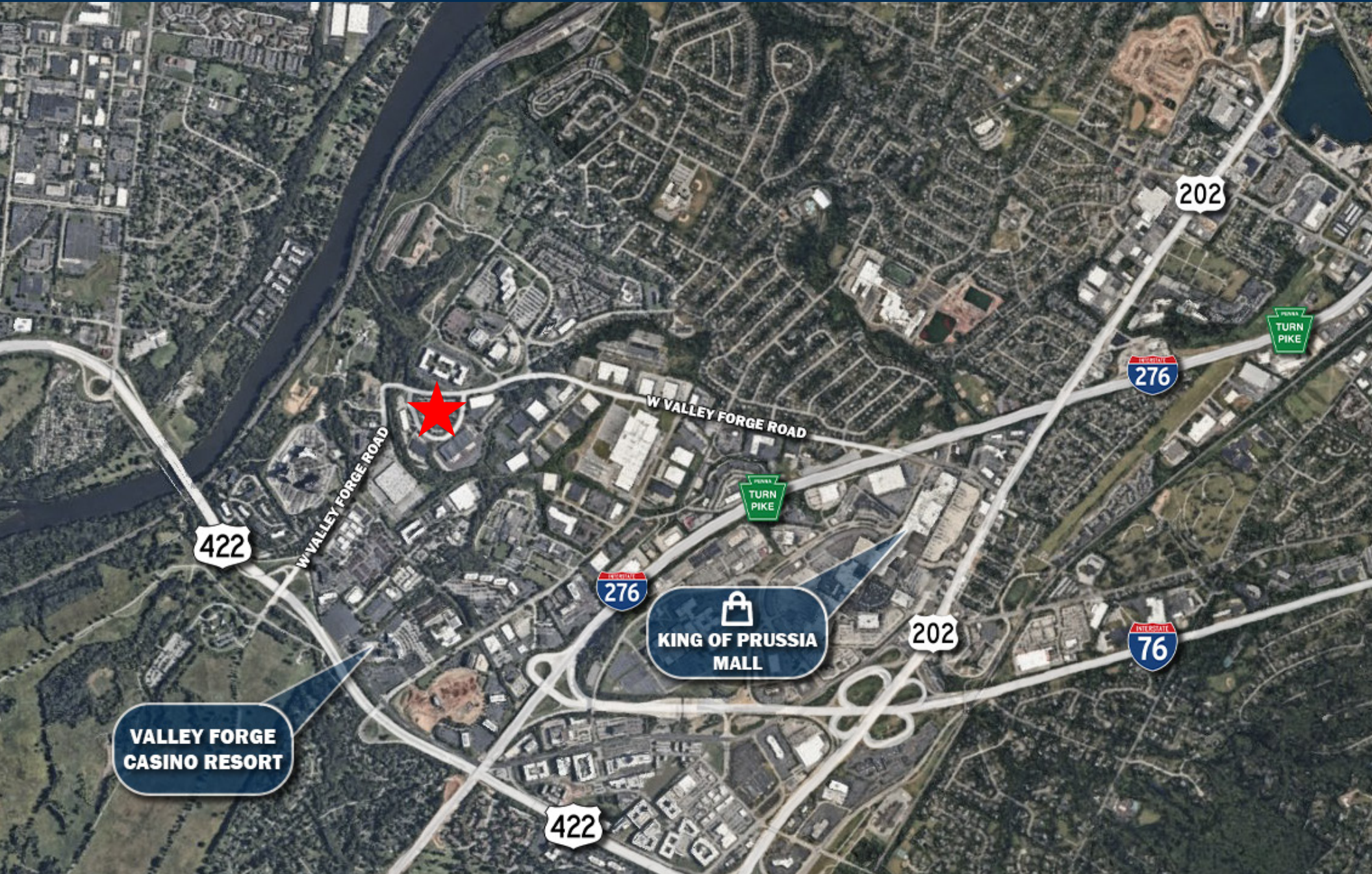
INTERSTATES

- ROUTE 202 (1.74 MILES)
- ROUTE 422 (0.76 MILES)
- I-76 (1.7 MILES)
- I-276 (1.7 MILES)
- I-476 (7.38 MILES)
- PHILADELPHIA (15 MILES)

PROPERTY AERIAL



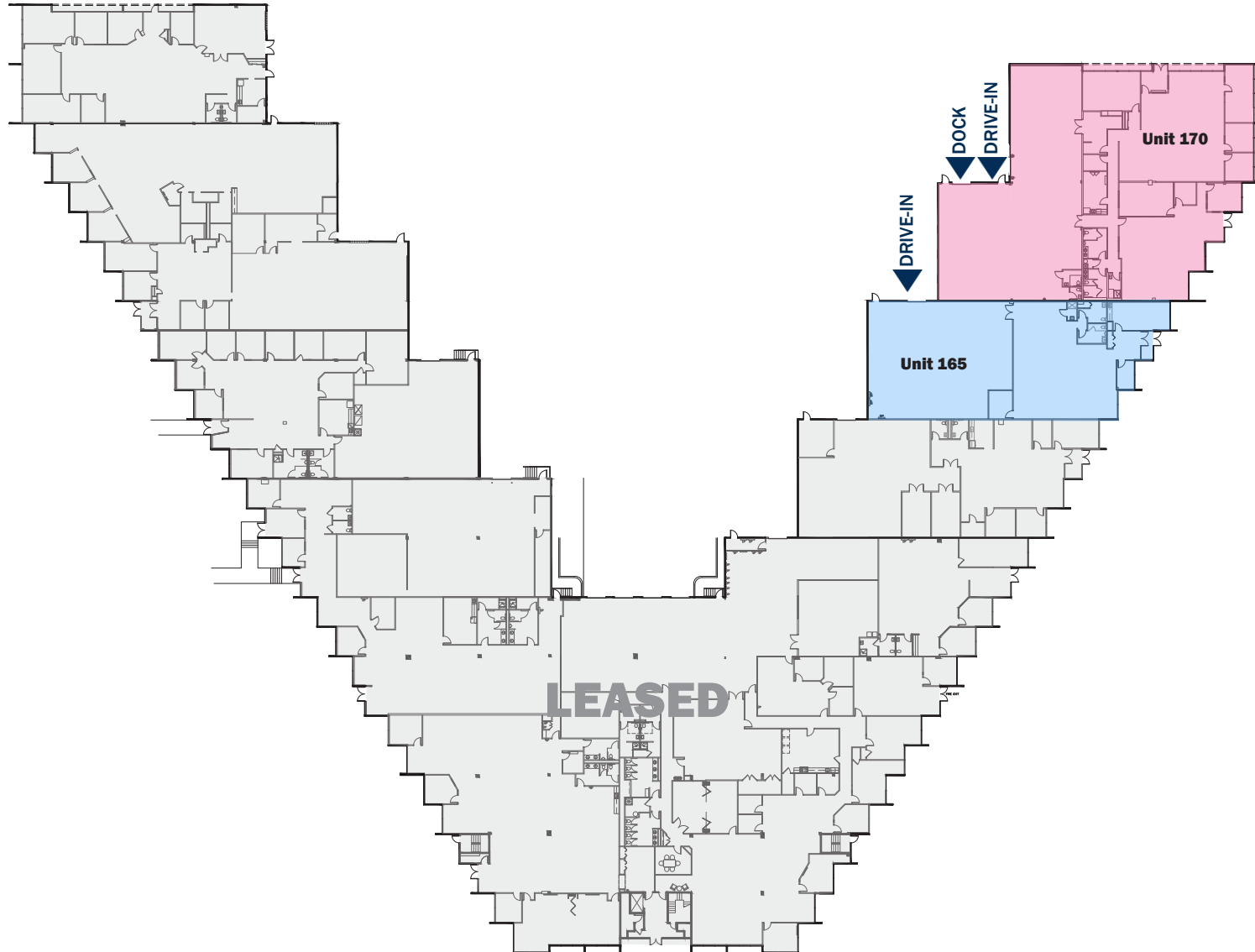
VELOCITY VENTURES



FLOOR PLAN

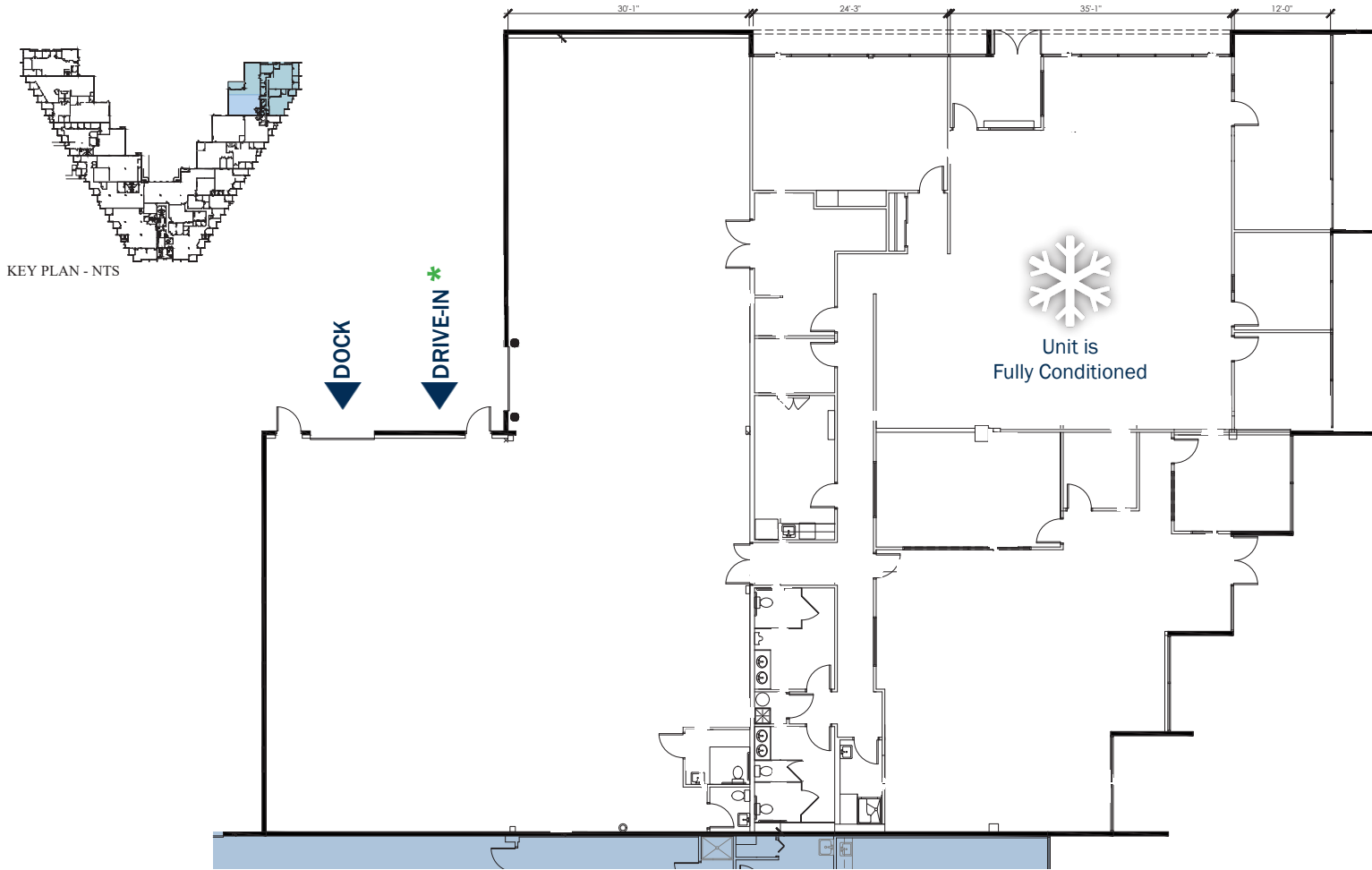


UNIT #	WAREHOUSE SF	OFFICE SF	TOTAL SF	LOADING	AVAILABLE
170	5,044	6,457	11,501 SF	1 Dock, 1 Drive-in	10/2026
165	2,956	2,909	5,865 SF	1 Drive-in	Immeditate



FLOOR PLAN SUITE 170

PROPOSED FLOOR PLAN



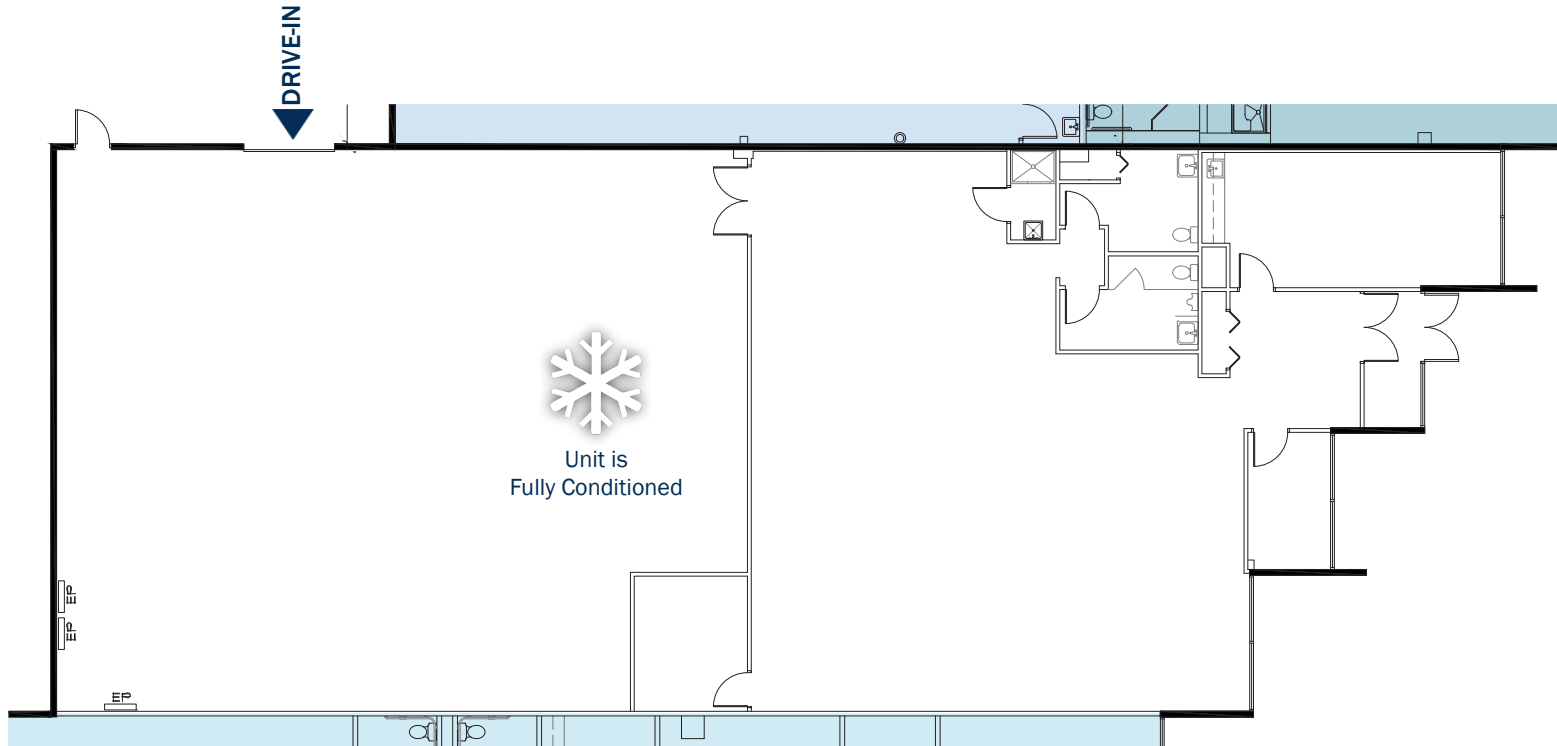
Proposed Floor Plan

- * Office can be expanded or contracted
- * Drive-in can be changed to a dock

UNIT #	WAREHOUSE SF	OFFICE SF	TOTAL SF	LOADING	AVAILABLE
170	5,044	6,457*	11,501 SF	1 Dock, 1 Drive-in*	10/2026

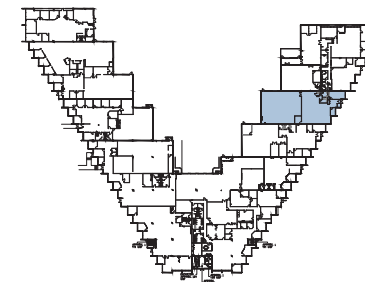
FLOOR PLAN SUITE 165

PROPOSED FLOOR PLAN



*** Office can be expanded or contracted**

UNIT #	WAREHOUSE SF	OFFICE SF	TOTAL SF	LOADING	AVAILABLE
165	2,956	2,909*	5,865 SF	1 Drive-in	Immediate



KEY PLAN - NOT TO SCALE

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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