

AVAILABLE FOR  
**LEASE**

**INDUSTRIAL**  
**2,766 - 18,794 SF**



VELOCITY VENTURES

**220 N MAIN STREET**  
**SELLERSVILLE, PA**

**PREMIER DOWNTOWN LOCATION**



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

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 robert@velocityinv.com

# PROPERTY OVERVIEW & SPECS



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**TOTAL BUILDING AREA**  
+/- 60,143 SF



**ACREAGE**  
/- 2.82 ACRES



**ZONING**  
BC - BOROUGH CORE  
(SELLERSVILLE)



**CEILING HEIGHT**  
UP TO 12'10"



**SEWER & WATER SERVICE**  
PUBLIC



**SPRINKLER SYSTEM**  
WET SYSTEM THROUGHOUT



**LOADING**  
2 LOADING DOCKS  
4 DRIVE-IN DOORS  
(1 DOCK, 1 POTENTIAL DRIVE-IN-  
SERVING AVAILABILITIES)



**BUILDING CONDITIONS**  
BRAND NEW BAY WINDOWS, EXTERIOR  
PAINT, INTERIOR WHITEBOX CONDITION, &  
LED LIGHTING THROUGHOUT

## TRANSPORTATION ARTERIES



INTERSTATES

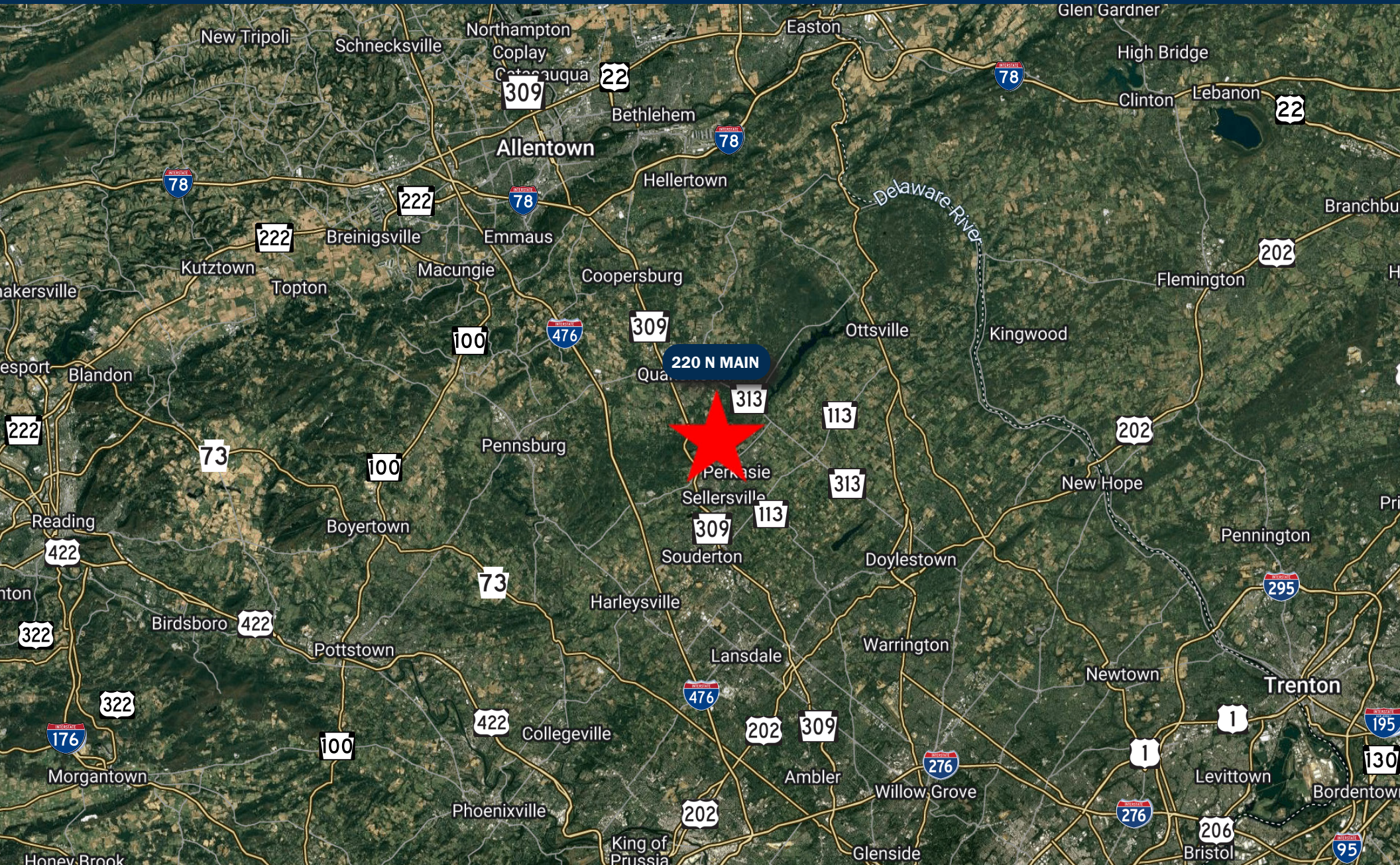
- PA Route 309 (1.5 Miles)
- PA Route 113 (2.2 Miles)
- PA Route 313 (4.7 Miles)
- I-476 / NE Extension (10 Miles)
- Downtown Philadelphia (15 Miles)

- Under new ownership with site-wide renovations completed
- Prime location in downtown Sellersville neighboring the Sellersville Theater & The Washington House Hotel & Restaurant
- Flexible zoning providing numerous potential uses

# PROPERTY AERIAL



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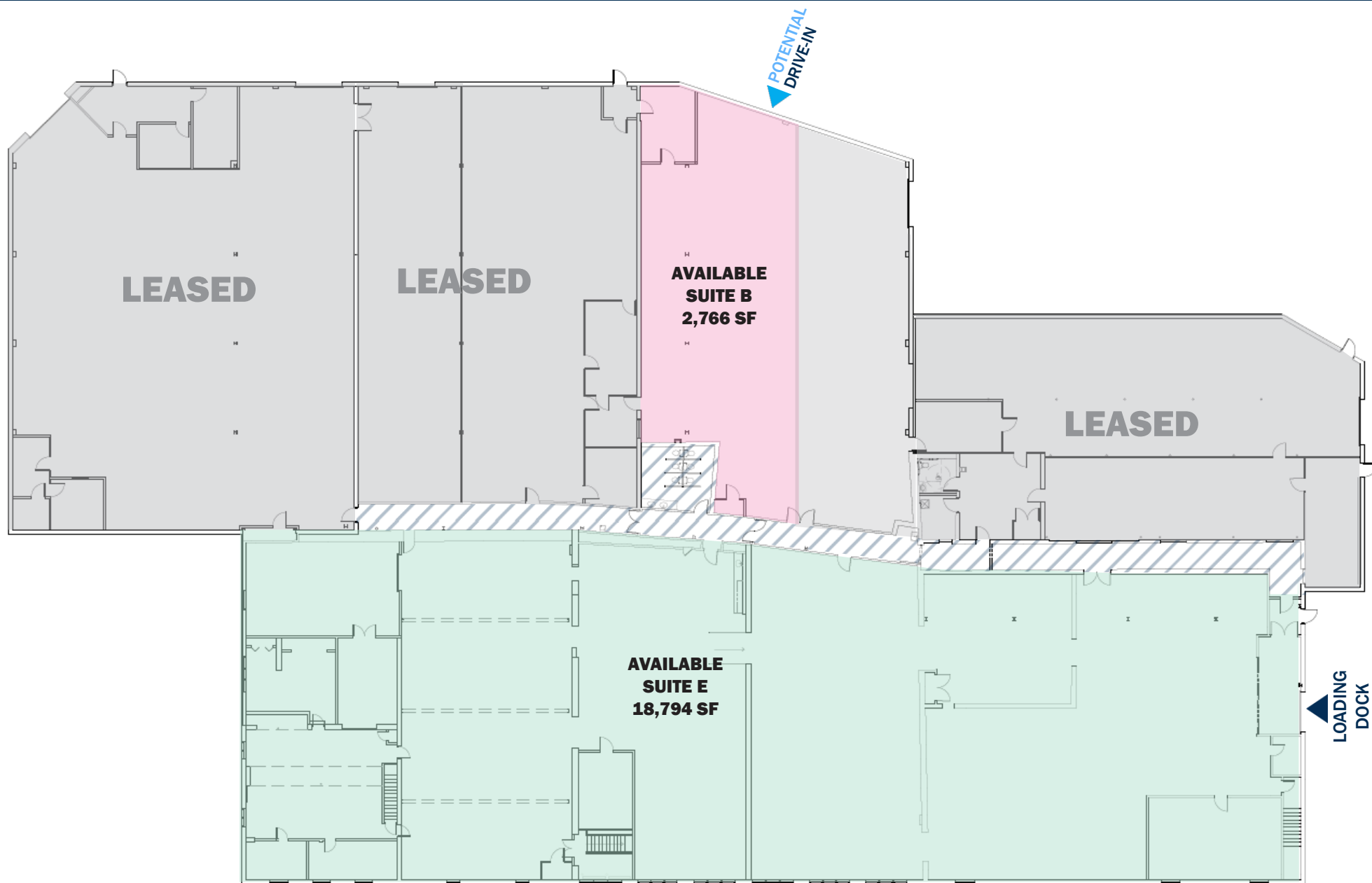


# FLOOR PLAN - UPPER FLOOR

## OPTION 1



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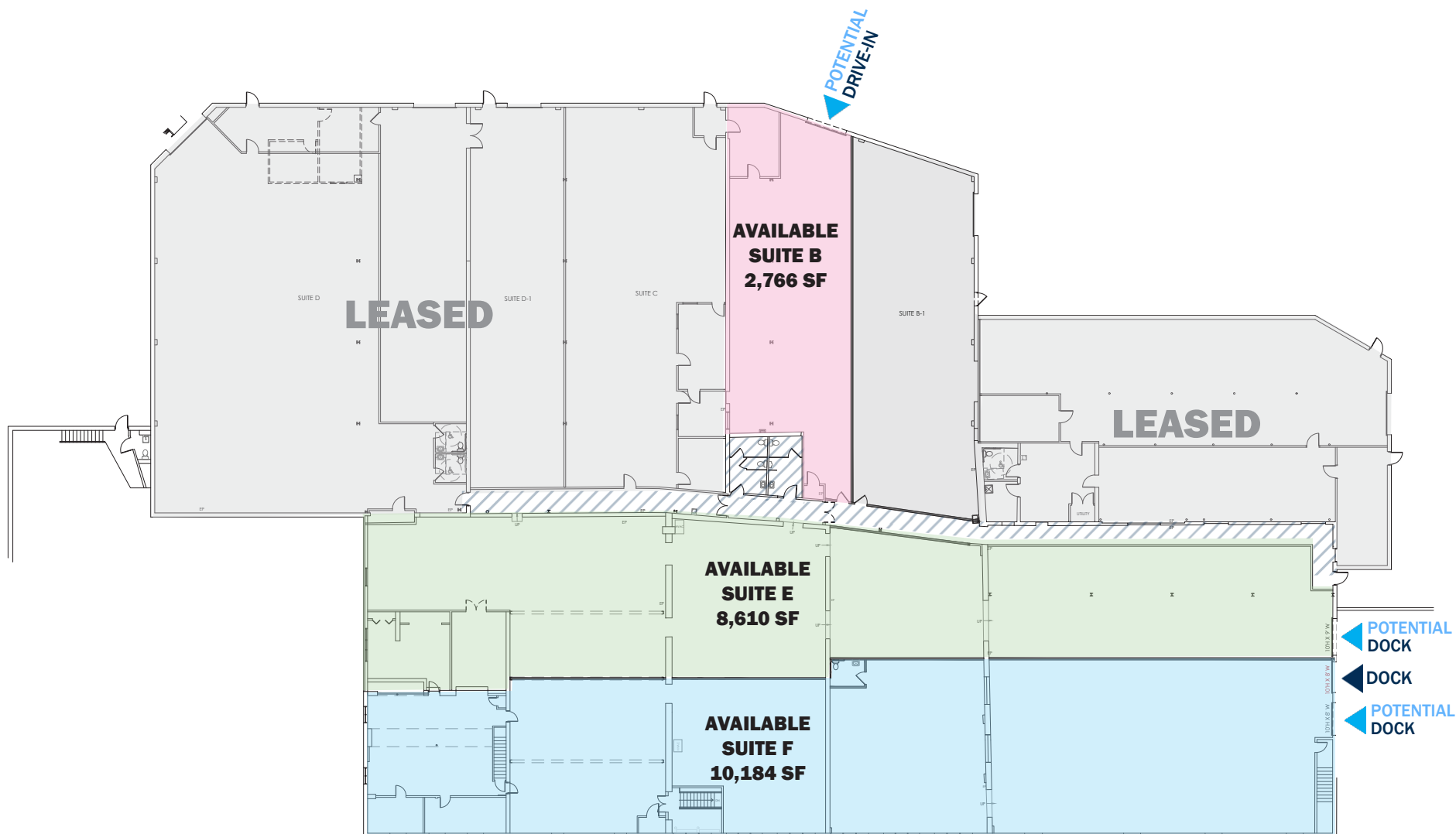


# FLOOR PLAN - UPPER FLOOR

## OPTION 2



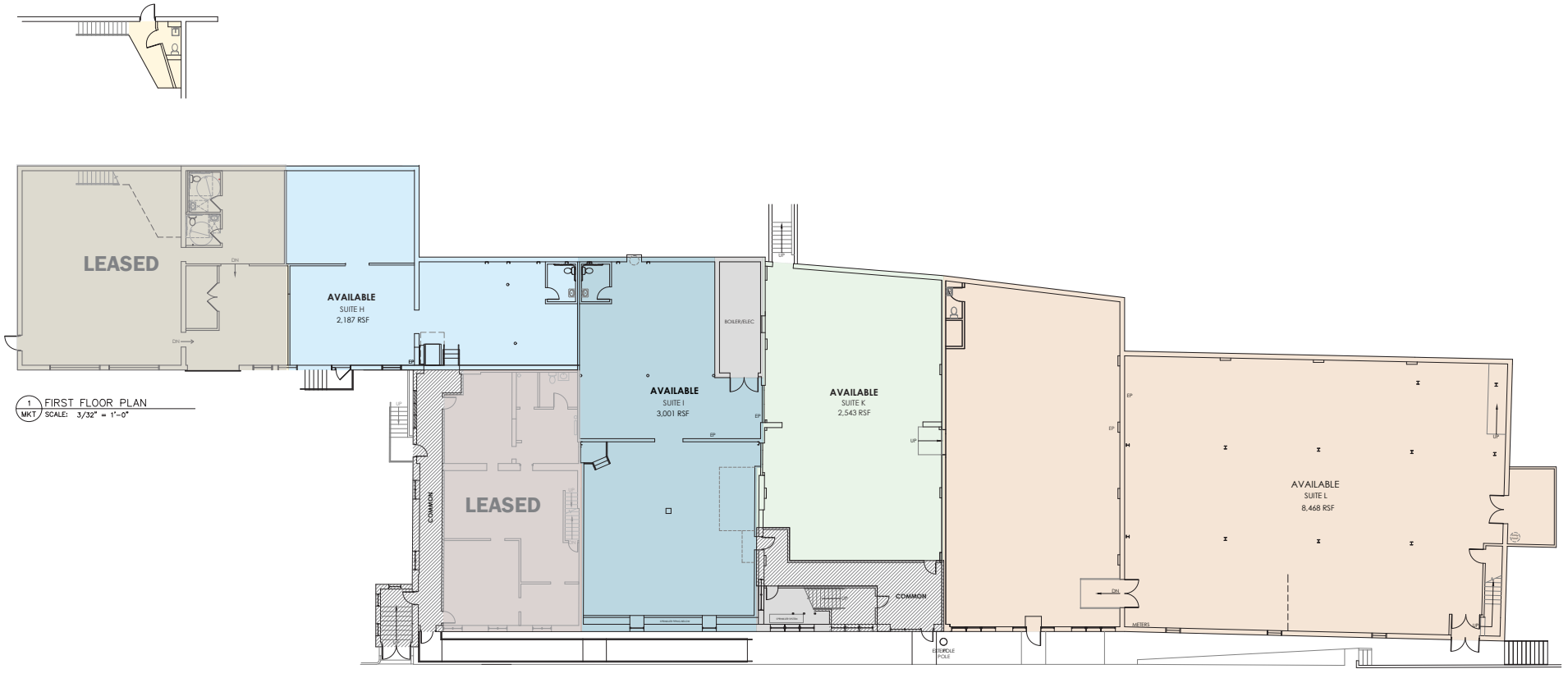
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# FLOOR PLAN - LOWER FLOOR



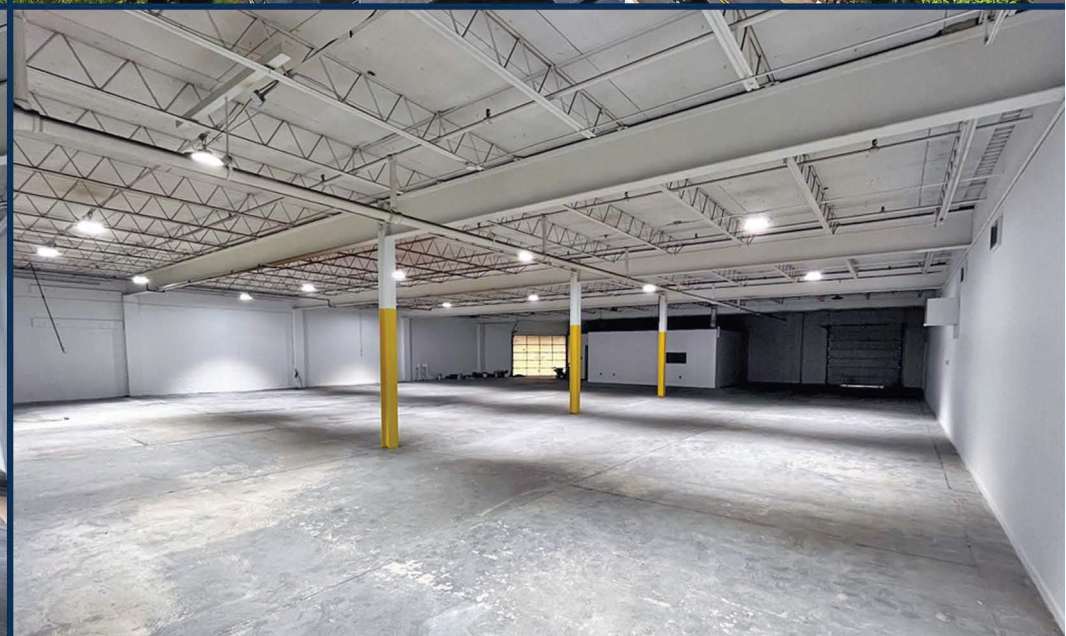
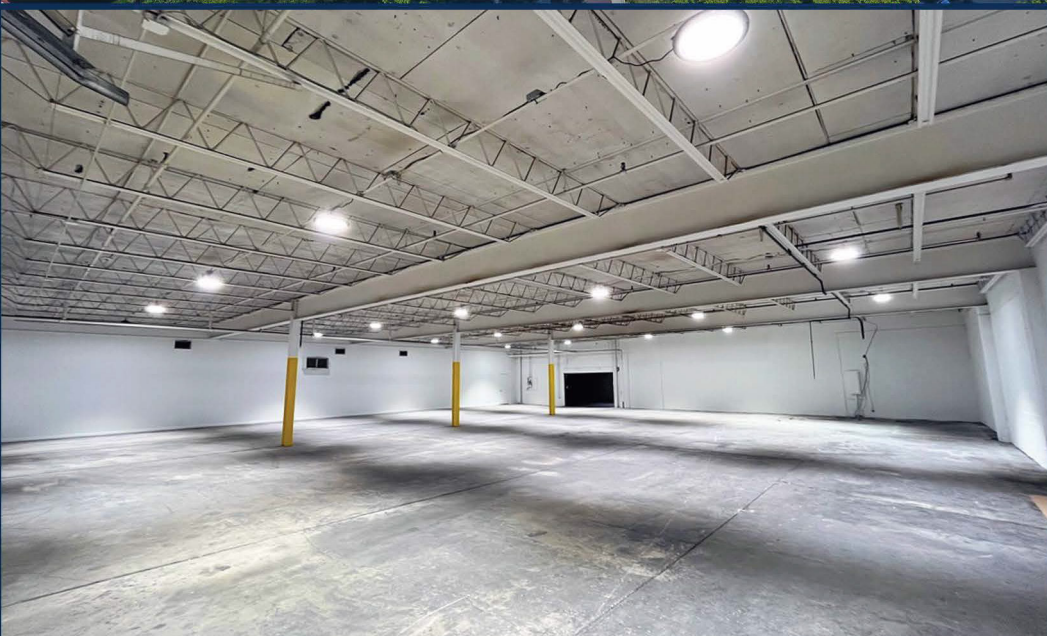
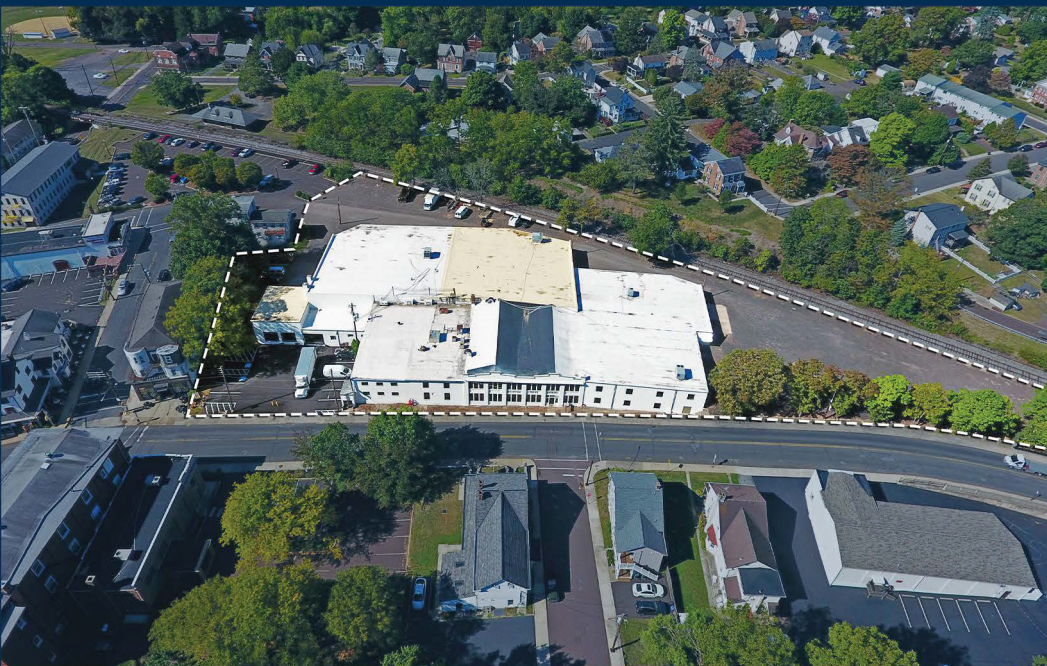
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# PHOTOS



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# ABOUT VELOCITY



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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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