

**AVAILABLE FOR
LEASE**

INDUSTRIAL
9,540 - 25,970 SF



**13451 DAMAR DRIVE
PHILADELPHIA, PA**

2.5 MILES FROM THE PA TURNPIKE

**NEW ROOF
2026**



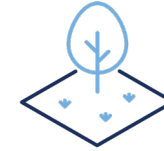
**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

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PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 56,363 SF



ACREAGE
2.32 AC



ZONING
INDUSTRIAL



CEILING HEIGHT
14'8"



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
UNITS WILL BE WHITEBOXED
WITH NEW LED LIGHTING AND
PAINT



LOADING
SUITE E - 2 DOCKS
1 DRIVE-IN
SUITE A - 3 DRIVE-INS

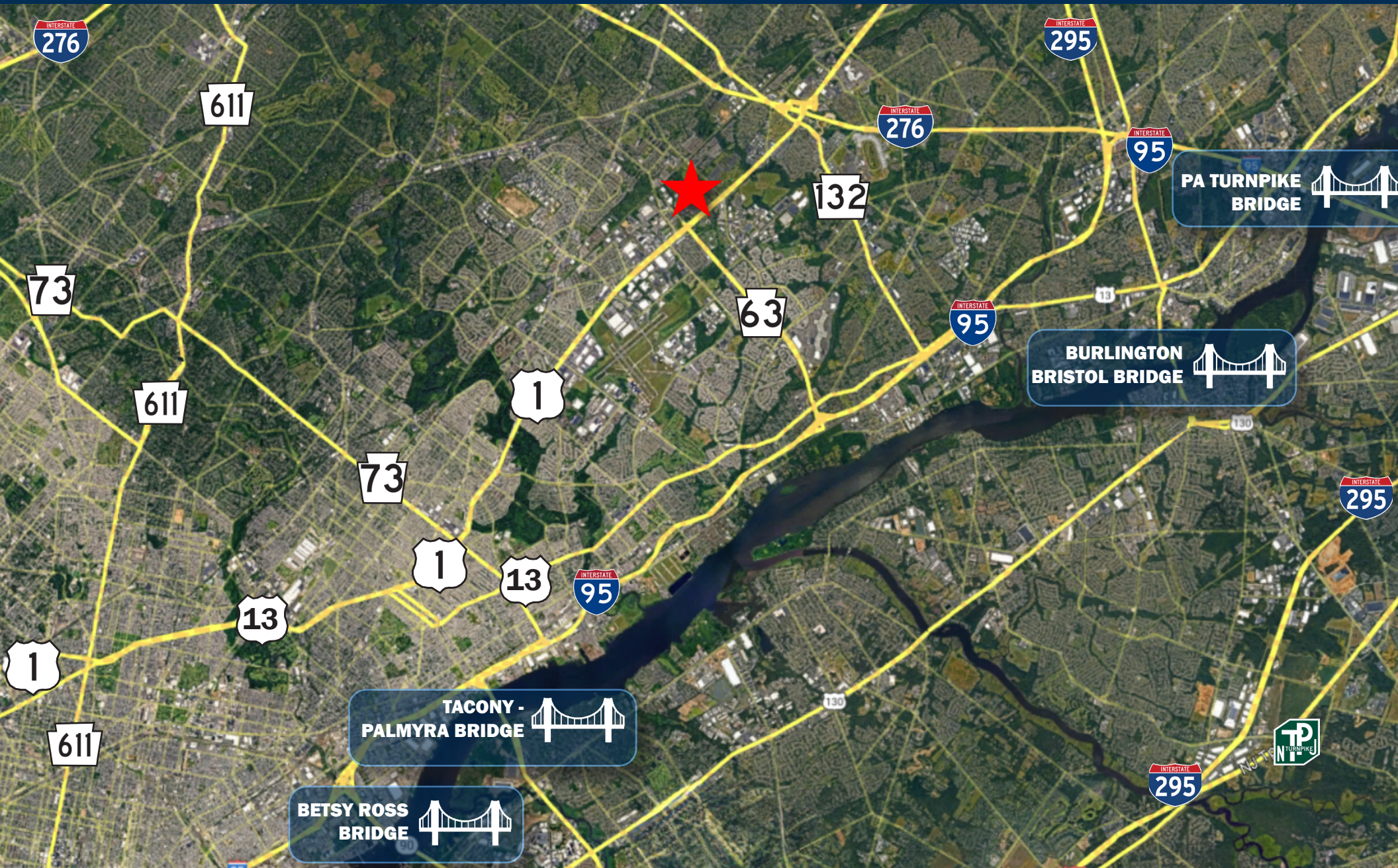
TRANSPORTATION ARTERIES



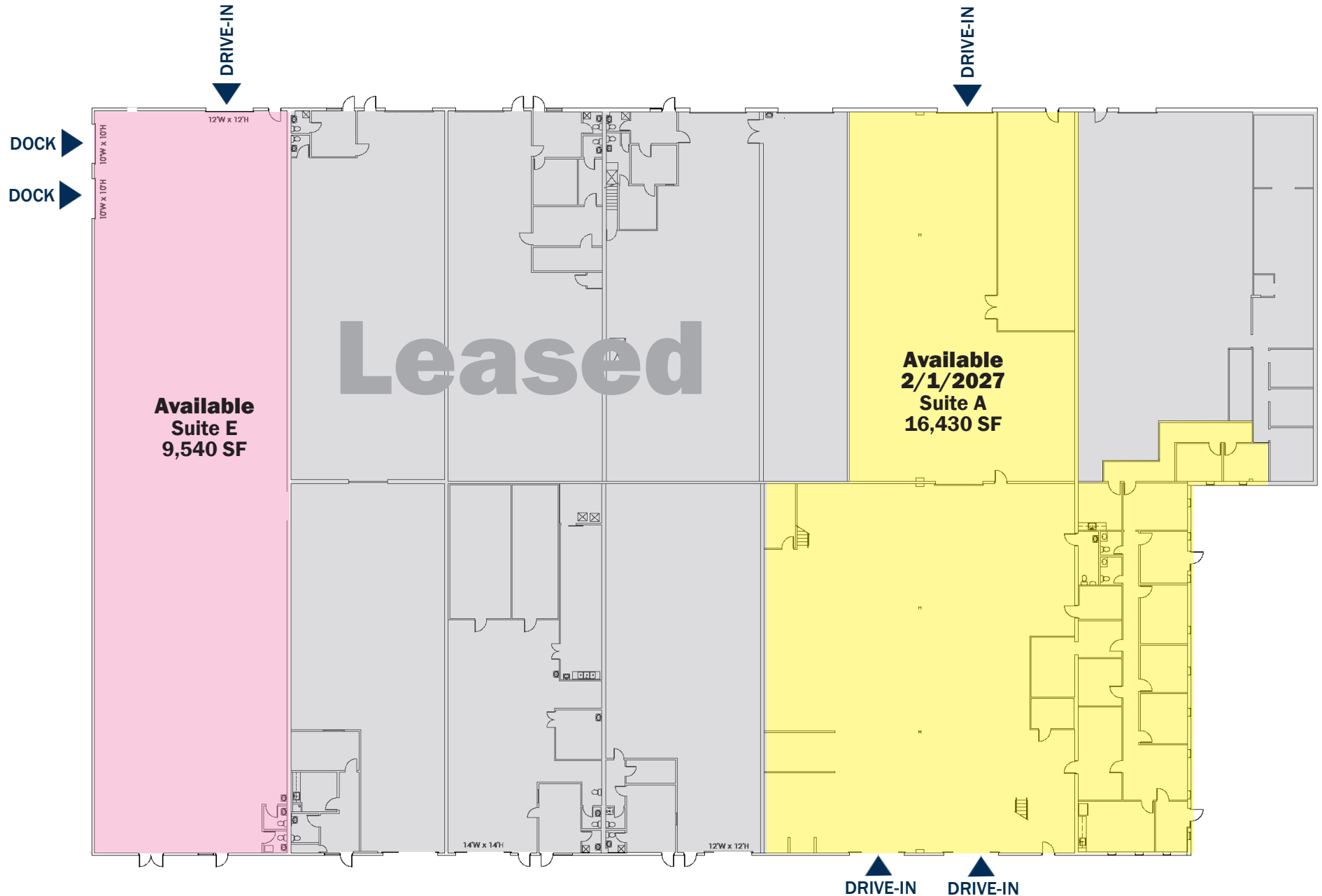
INTERSTATES

- LOCATED LESS THAN 1 MILE AWAY FROM RT. 1
- ~2.5 MILES FROM THE PA TURNPIKE
- 3.9 MILES FROM I-95

PROPERTY AERIAL



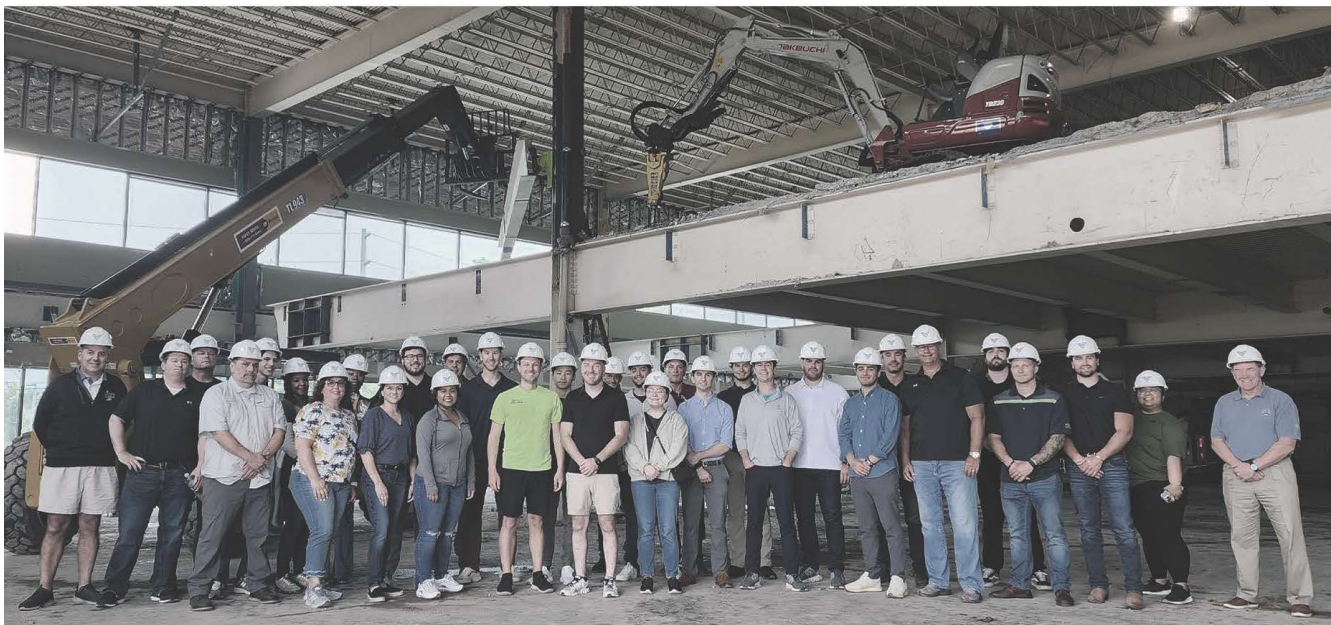
FLOOR PLAN



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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