

**AVAILABLE FOR
LEASE**

INDUSTRIAL
4,833 - 13,085 SF



VELOCITY VENTURES

**725 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA**



ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS

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PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 125,493 SF



ACREAGE
+/- 10.13 AC



ZONING
I (INDUSTRIAL)



CEILING HEIGHT
13'4"



LOADING
1 DRIVE-IN DOOR SERVING
EACH AVAILABILITY
(10' x 11'4")



SPRINKLER SYSTEM
WET SYSTEM
THROUGHOUT



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
AVAILABILITIES TO BE DELIVERED IN
WHITEBOX CONDITION AND NEW LED LIGHTING

TRANSPORTATION ARTERIES



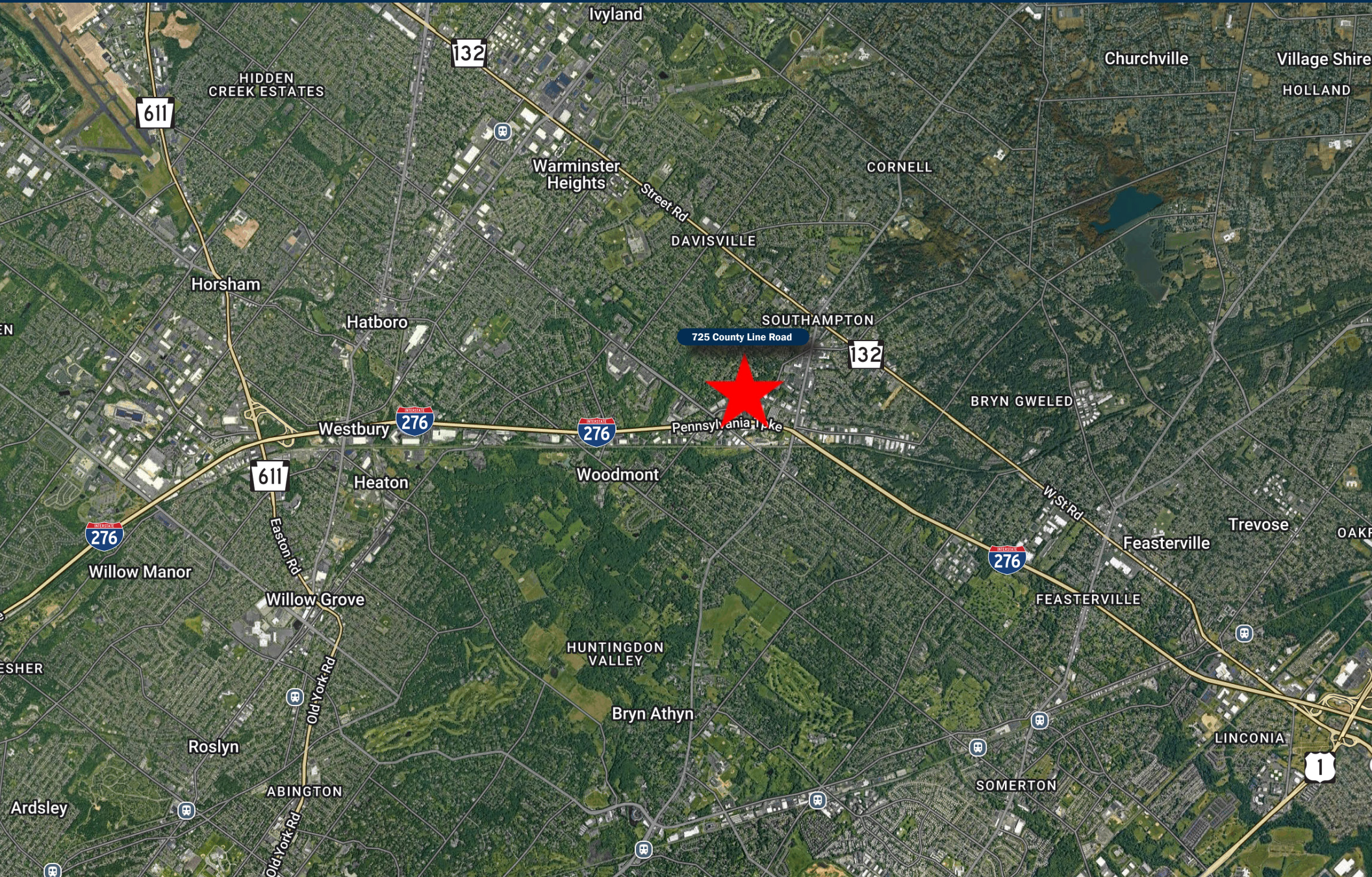
INTERSTATES

- ROUTE 132 (1 MILE)
- ROUTE 611 (3.5 MILES)
- PA TURNPIKE (3.6 MILES)
- ROUTE 1 (5.1 MILES)
- PHILADELPHIA (15 MILES)

PROPERTY AERIAL



VELOCITY VENTURES



725 County Line Road

FLOOR PLAN



VELOCITY VENTURES

SUITES CAN BE COMBINED FOR A TOTAL OF 13,085 SF



ABOUT VELOCITY



VELOCITY VENTURES



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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