

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
5,000 - 16,073**



VELOCITY VENTURES

**VELOCITY INNOVATION PARK**

**201 - 375 PHEASANT RUN | NEWTOWN PA**



**AVISON  
YOUNG**

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# PROPERTY OVERVIEW & SPECS



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**TOTAL BUILDING AREA**  
48,000 SF



**ACREAGE**  
2.40 ACRES



**ZONING**  
LI - LIGHT INDUSTRIAL



## BUILDING CONDITIONS

- CLASS A SPACE FOR LIGHT INDUSTRIAL, PHARMACEUTICAL, AND TECHNOLOGY COMPANIES
- PREMIER LOCATION DUE TO EXCELLENT HIGHWAY ACCESS, AVAILABILITY OF A HIGHLY SKILLED LABOR FORCE, AND ADDITIONAL STRATEGIC ADVANTAGES



## LOADING

- TAILGATE LOADING DOCKS (SUITES 305 & 307 - 1 SERVING EACH)
  - POTENTIAL DOCK CAN BE ADDED TO SUITE 205
  - POTENTIAL DOCK CAN BE ADDED TO SUITE 300



**CEILING HEIGHT**  
14'5"



**SEWER & WATER SERVICE**  
PUBLIC

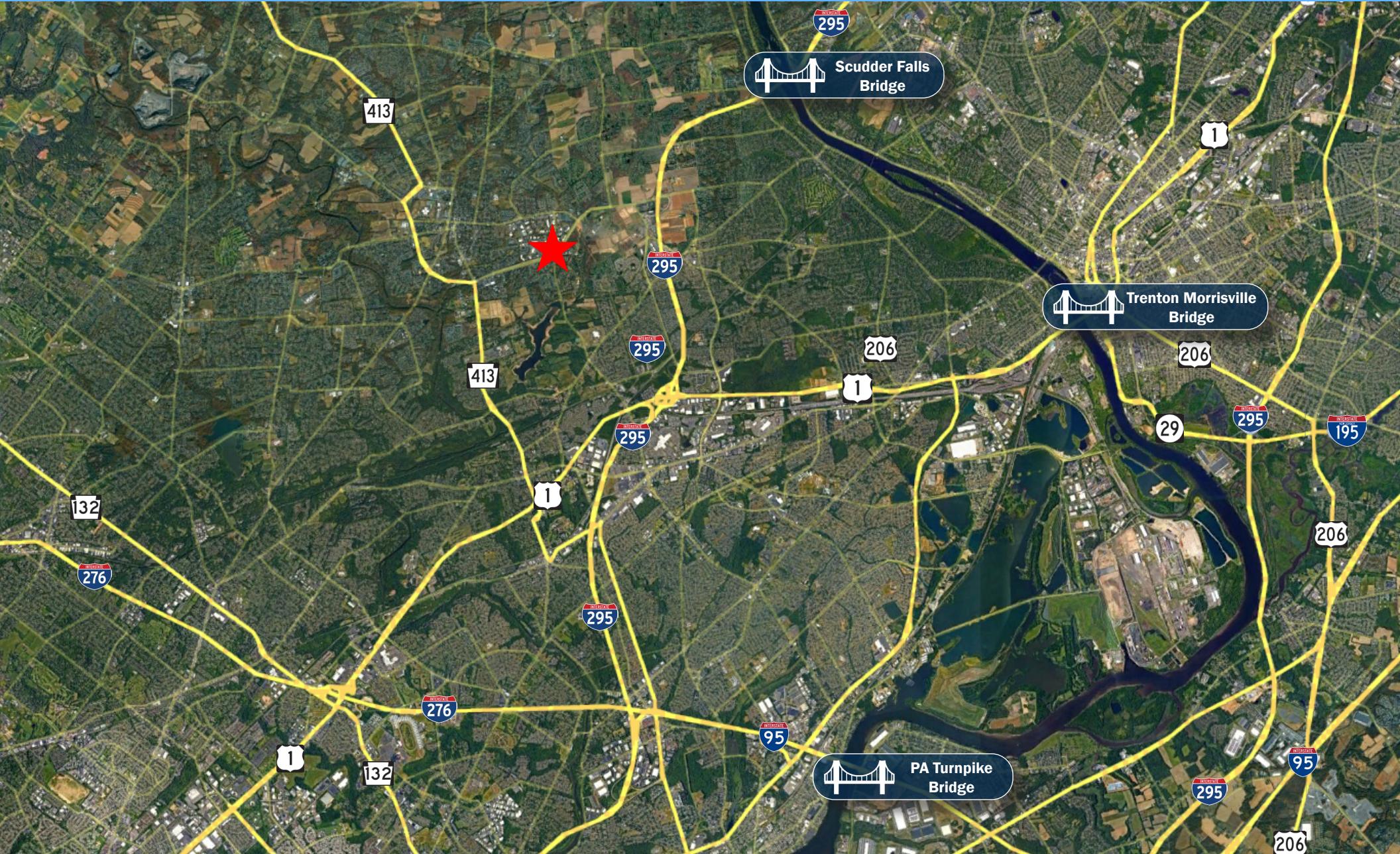
## TRANSPORTATION ARTERIES



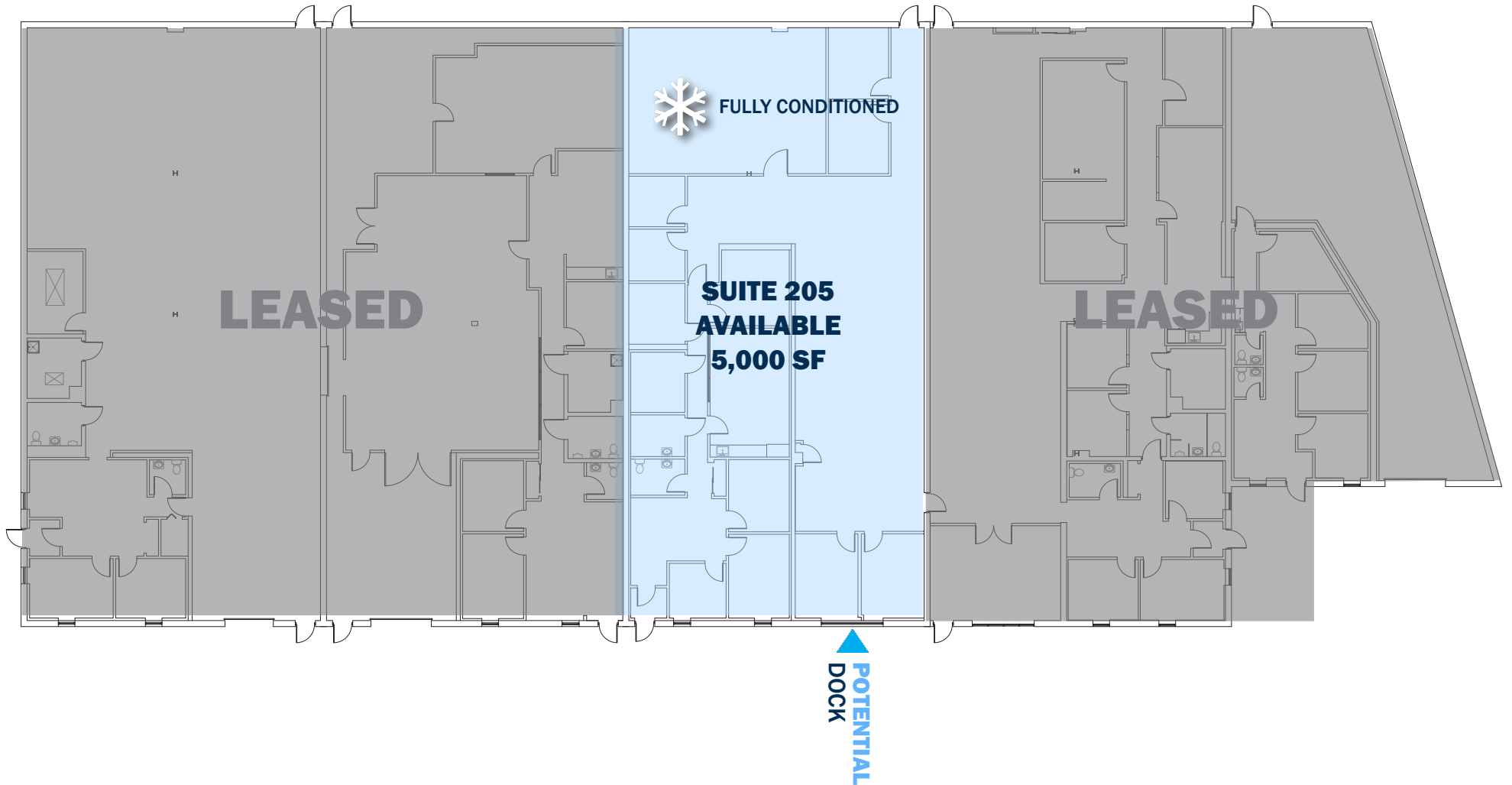
## INTERSTATES

- ROUTE 322 (.3 MILES)
- ROUTE 1 (4.9 MILES)
- I 295 (2.1 MILES)
- I-95 (10 MILES)

# PROPERTY AERIAL



# FLOOR PLAN SUITE 205



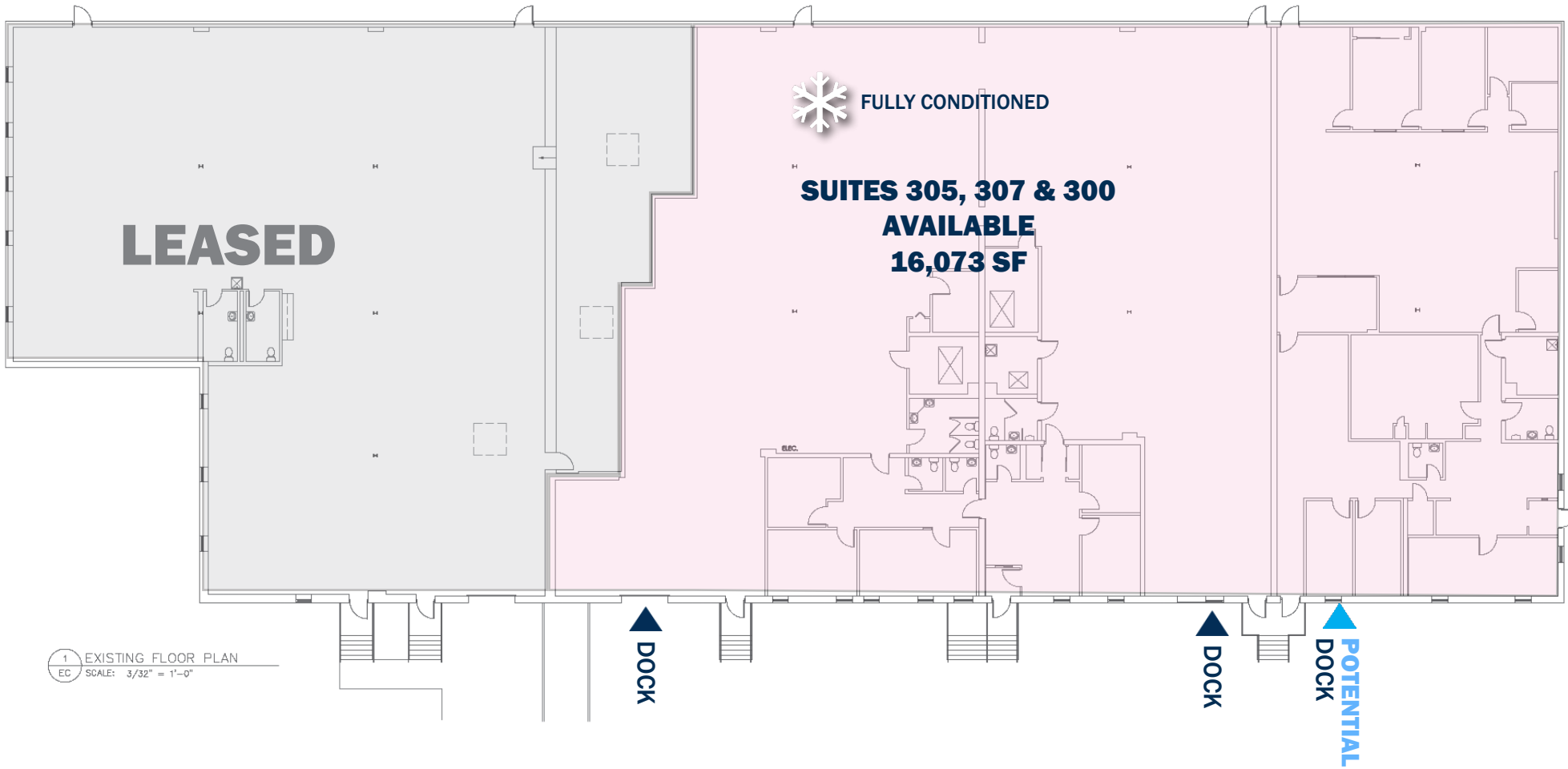
\*Office square footage can be pared back

# FLOOR PLAN SUITES 305 - 307

## OPTION 1 - COMBINED\*



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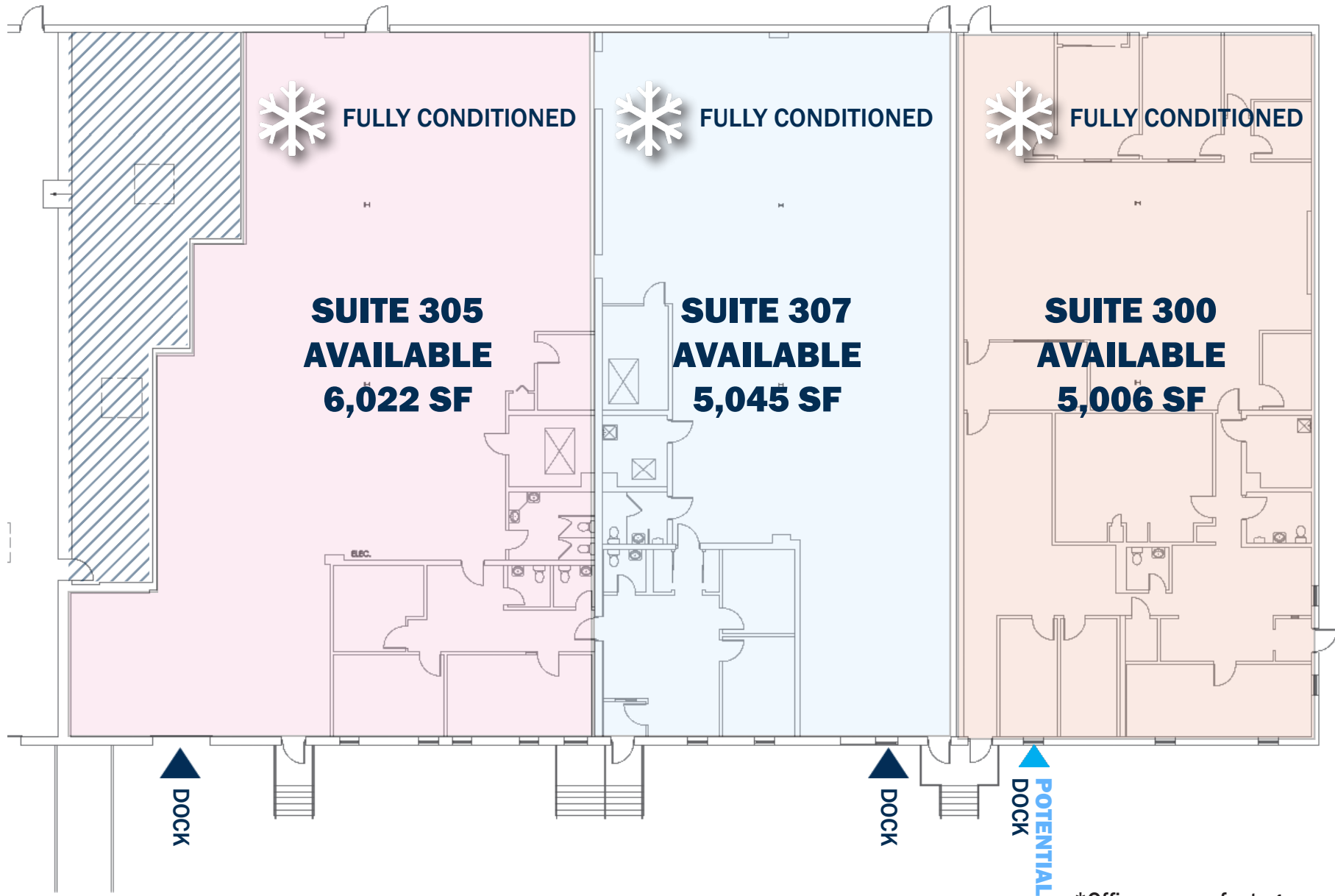
\*Office square footage can be pared back

# FLOOR PLAN SUITES 305 - 307

## OPTION 2 - DEMISED\*



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\*Office square footage can be pared back

# 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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