

**AVAILABLE FOR
LEASE**

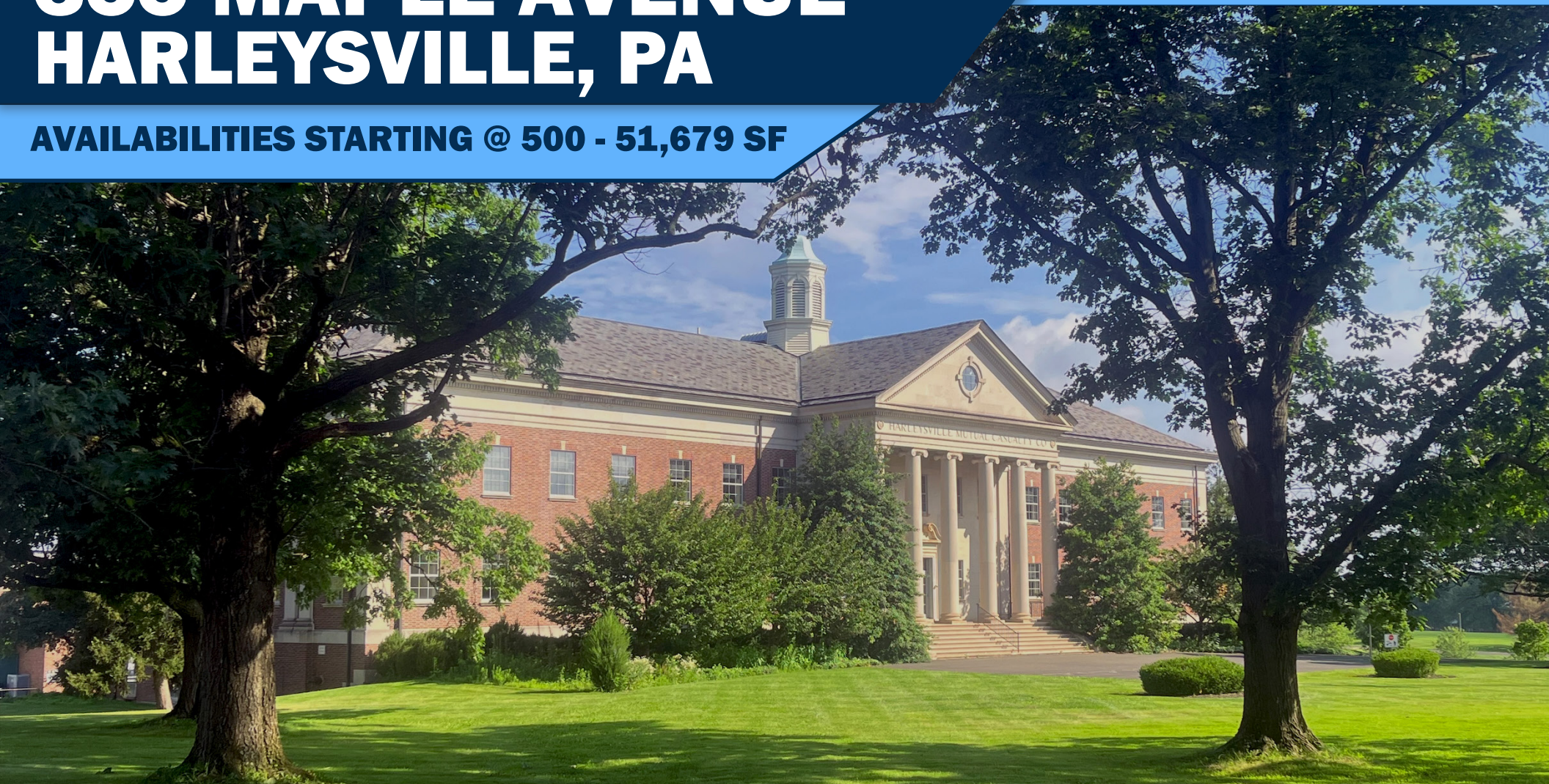
**RETAIL • OFFICE
& INSTITUTIONAL**




VELOCITY VENTURES

**355 MAPLE AVENUE
HARLEYSVILLE, PA**

AVAILABILITIES STARTING @ 500 - 51,679 SF



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

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



SF AVAILABLE
51,680 SF ON
4 FLOORS



PARKING
4.4/1,000 SF
(1,050 SPACES)



ZONING
FLEXIBLE ZONING TO ALLOW
FOR A WIDE ARRAY OF USES



ELEVATORS
ALL FLOORS SERVICED



POWER
SUPPLEMENTAL POWER
THROUGH SOLAR PANELS
INSTALLED ONSITE REDUCING
ELECTRICAL COSTS. BACKUP
GENERATOR ONSITE.



SIGNAGE
SIGNAGE OPPORTUNITIES
AVAILABLE



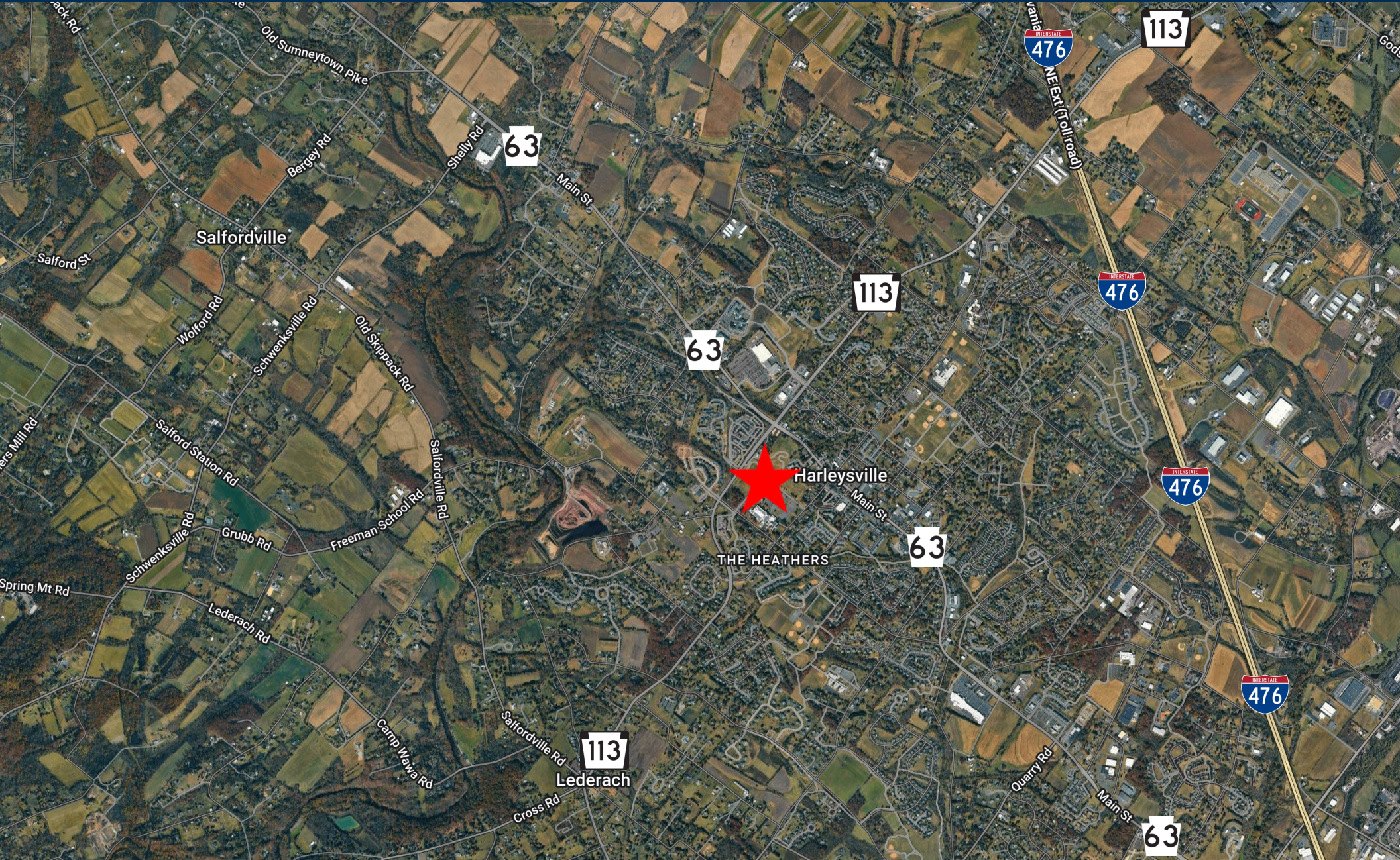
BUILDING CONDITIONS
FORMER HEADQUARTERS FOR
NATIONWIDE INSURANCE.

TRANSPORTATION ARTERIES

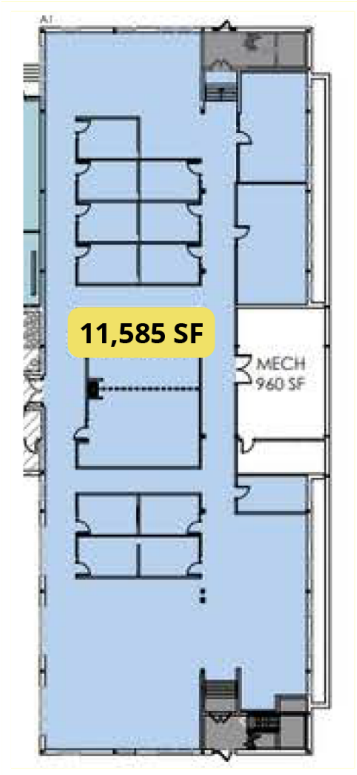
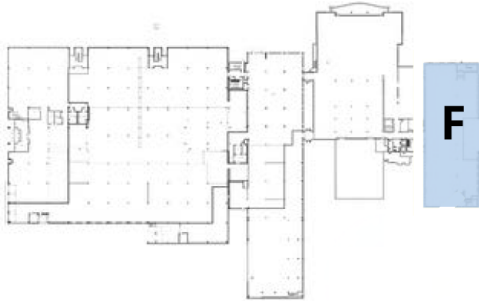


INTERSTATES
LOCATED 3 MILES FROM THE
LANSDALE INTERCHANGE

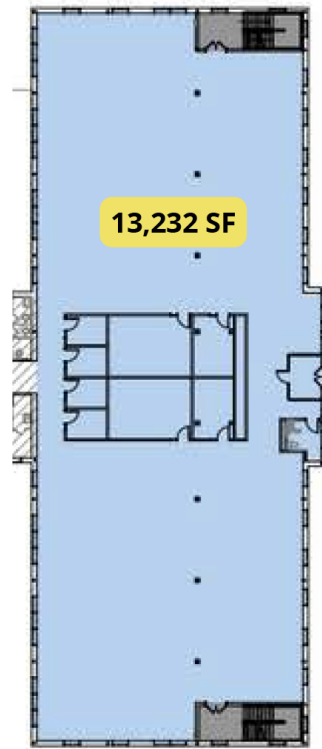
PROPERTY AERIAL



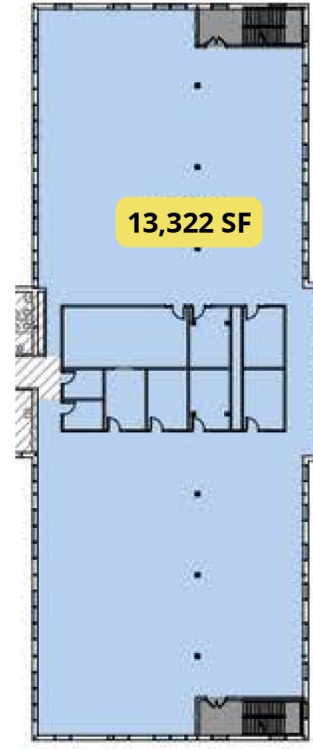
FLOOR PLAN



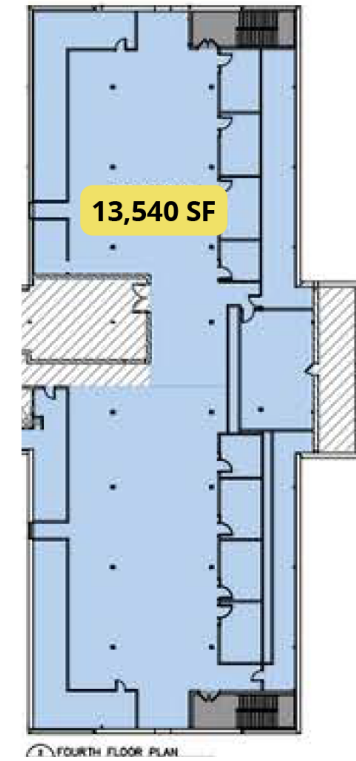
**FIRST FLOOR
SUITE F**



**SECOND FLOOR
SUITE F2**



**THIRD FLOOR
SUITE F3**



**FOURTH FLOOR
SUITE F4**

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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