

AVAILABLE FOR
LEASE | **INDUSTRIAL**
52,000 SF

60 PORTLAND ROAD
WEST CONSHOHOCKEN, PA



MOST VISIBLE BUILDING IN MARKET
NEARLY 140K VEHICLES PASS PER DAY!



WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS

 (610) 212-5979
 will@velocityinv.com

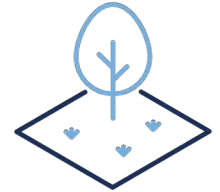
PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 52,000 SF



OFFICE SQUARE FOOTAGE
+/- 15,600 SF
(CAN BE REDUCED)



ACREAGE
+/- 3 ACRES



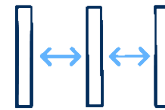
CEILING HEIGHT
25'-28'6"



LOADING
1 DRIVE-IN DOOR
(EXPANDABLE)
4 DOCK DOORS
(EXPANDABLE)



PARKING
65 EXCLUSIVE
ON-SITE PARKING
60 SPACES AVAILABLE
ON PORTLAND ROAD



COLUMN SPACING
25' X 43'4"



POWER
1,200 AMP
480-V, 3-PHASE SERVICE



SPRINKLER
UPGRADED WET
SPRINKLER SYSTEM

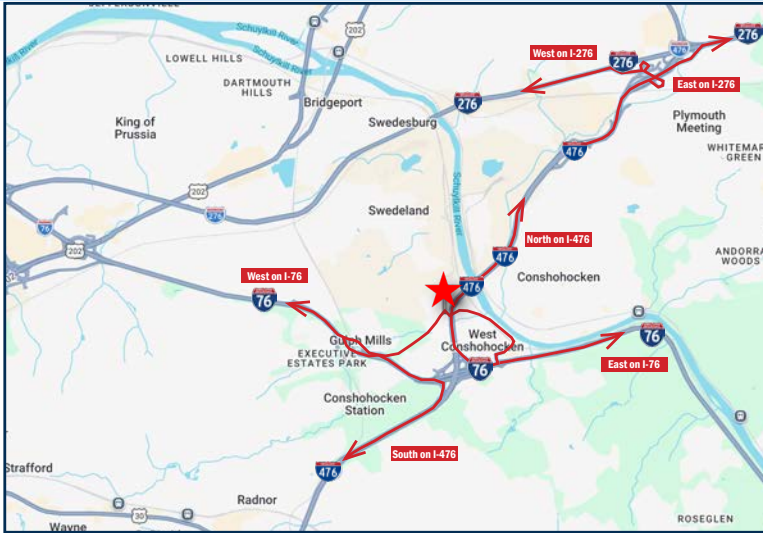


WATER/SEWER
PUBLIC



ZONING
HI (HEAVY INDUSTRIAL)
PERMISSIVE ZONING ALLOWS WAREHOUSING,
DISTRIBUTION, MANUFACTURING, MINI STORAGE AS WELL
AS A WIDE RANGE OF OTHER USES.

ACCESS TO MAJOR ARTERIES



Access from 60 Portland Road

ACCESSIBILITY

	MILES
I-76 (SCHUYLKILL EXPY)	1.5
I-476 (NORTHEAST EXT.)	2.0
PLYMOUTH MTG INTERCHANGE	5.0
KING OF PRUSSIA MALL	4.2
I-276 (PA TURNPIKE)	6.0
PHILADELPHIA EXPO CENTER	11.0
I-95	16.5
CENTER CITY PHILADELPHIA	15.8
PHILAPORT	18.4
PHILADELPHIA INT'L AIRPORT	22.3



NEARBY AMENITIES



KING OF PRUSSIA

Less than 6 miles from 60 Portland Road the **King of Prussia District** offers mom-and-pop shops to luxury brands:

- King of Prussia Mall (4.2 miles)
- King of Prussia Town Center (5.9 miles)
- Valley Forge Shopping Center (3.8 miles)
- DeKalb Plaza (4.1 miles)
- Courtside Square (4.8 miles)
- King of Prussia Center (3.6 miles)

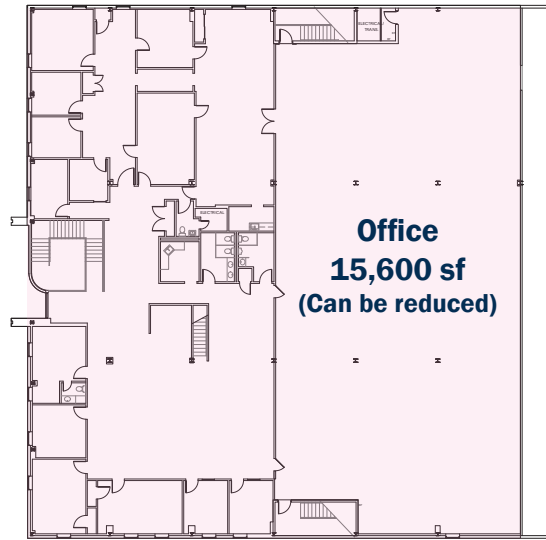
PLYMOUTH MEETING MALL

6.4 miles from 60 Portland Road, **Plymouth Meeting Mall** is an exciting retail and entertainment destination that provides shoppers with an innovative retail experience.

CONSHOHOCKEN

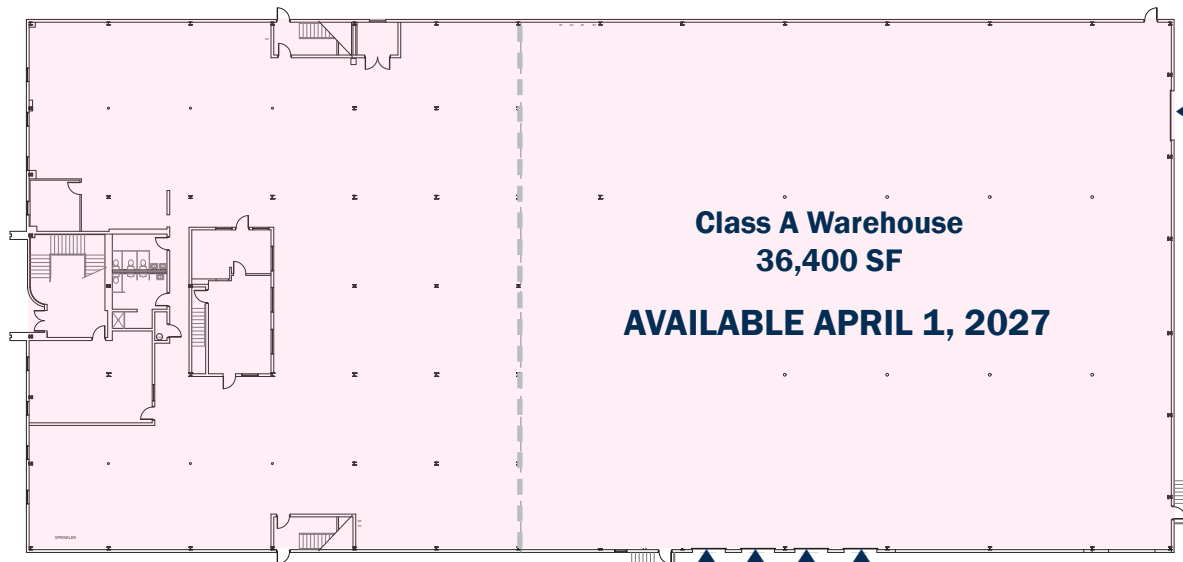
Less than 3 miles from 60 Portland Road the borough of **Conshohocken**, is one of Montco's most vibrant and bustling downtowns. The area is teaming with businesses and restaurants.

FLOOR PLAN - 52,000 SF



EXISTING 2ND FLOOR PLAN

Office
15,600 sf
(Can be reduced)



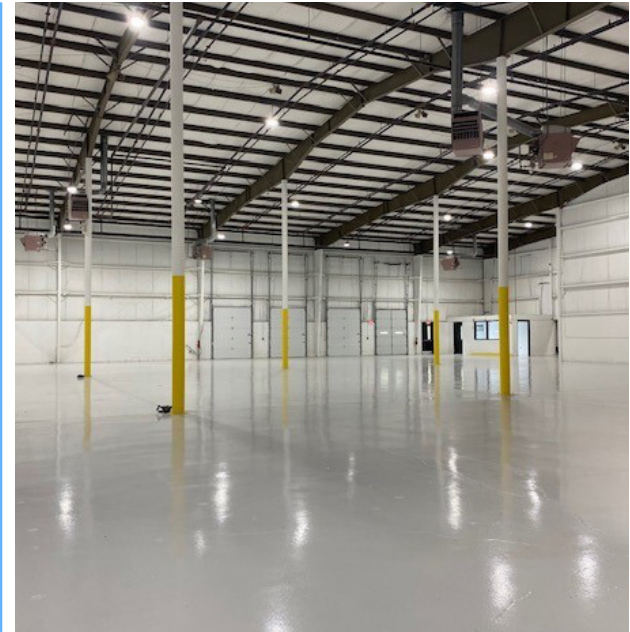
EXISTING 1ST FLOOR PLAN

Class A Warehouse
36,400 SF
AVAILABLE APRIL 1, 2027

DRIVE-IN

DOCK
DOCK
DOCK
DOCK

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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

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