

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
5,865 SF**



VELOCITY VENTURES

**780 5TH AVENUE
KING OF PRUSSIA, PA**



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PROPERTY OVERVIEW & SPECS



- Building is within walking distance from public transportation (Septa Bus Route 125)
- Local amenities include the King of Prussia Mall, Valley Forge National Park, and Valley Forge Casino & Resort
- Each space has it's own private entrance, as well as private restrooms
- Can easily accommodate a wide range of industrial, flex, and commercial uses
- Located in one of the strongest commerce hubs in the Philadelphia MSA
- Immediate proximity to major interstates and arteries:
 - Route 202 (1.74 Miles)
 - Route 422 (0.76 Miles)
 - I-76 (1.7 Miles)
 - I-276 (1.7 Miles)
 - I-476 (7.38 Miles)
 - Philadelphia (15 Miles)

AGGREGATE BUILDING AREA

+/- 98,300 SF

ACREAGE

+/- 11.03 ACRES

ZONING

(SM) SUBURBAN METROPOLITAN

LOADING

1 DRIVE-IN DOOR SERVING
AVAILABILITY

CLEAR HEIGHT

15'5"

SPRINKLER SYSTEM

WET

SEWER & WATER SERVICE

PUBLIC

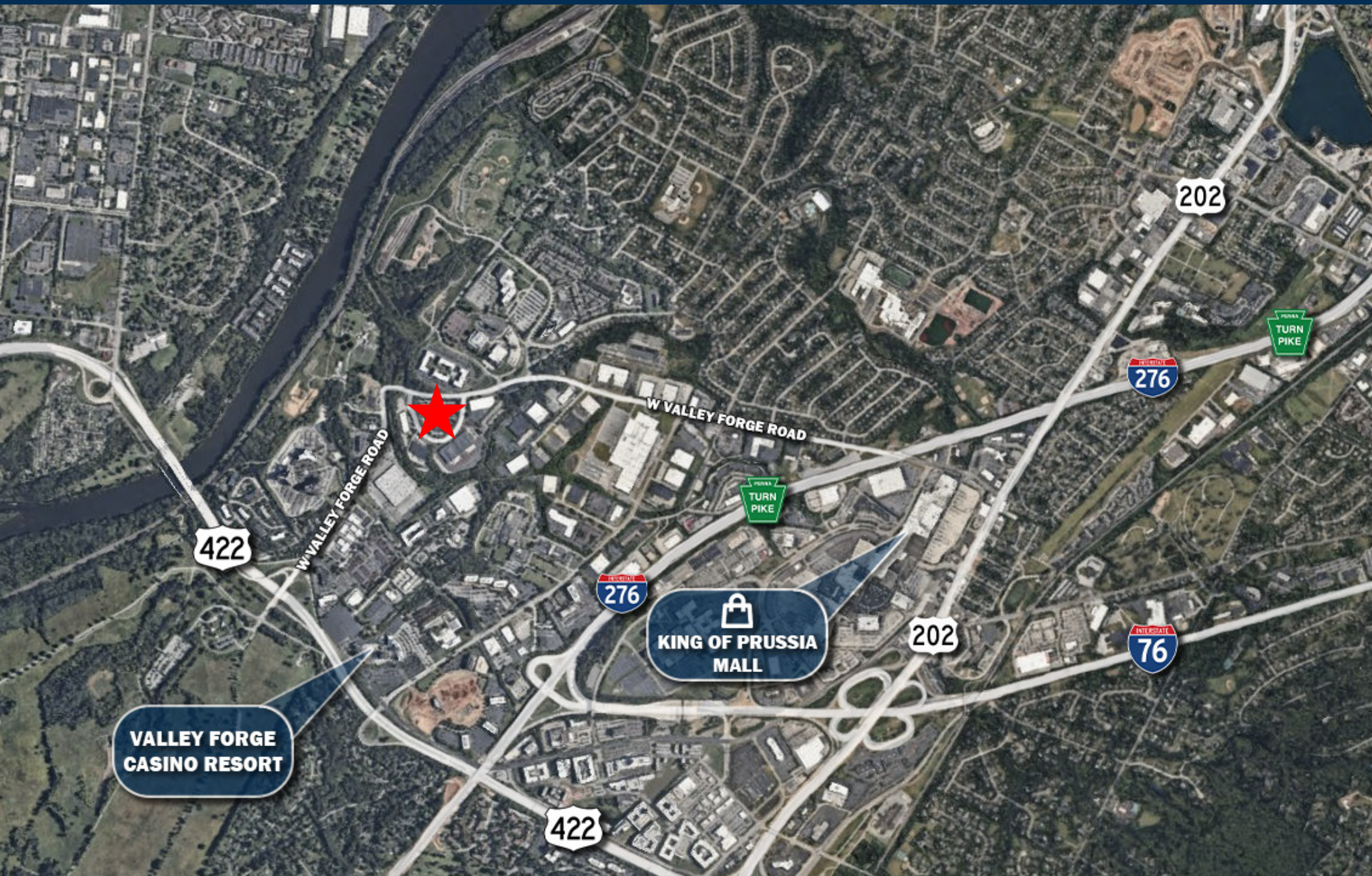
BUILDING CONDITION

WHITEBOXED INTERIOR

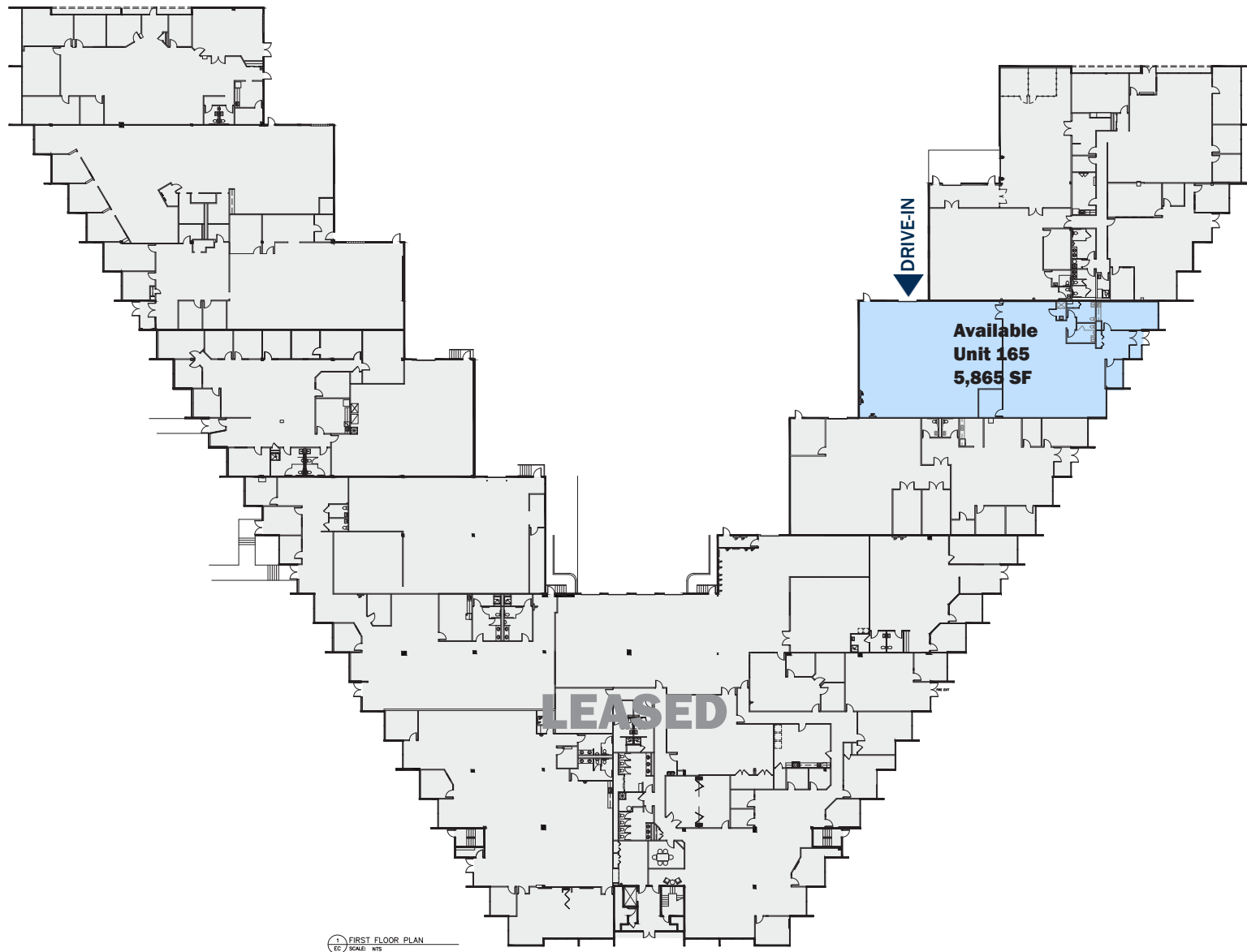
PROPERTY AERIAL



VELOCITY VENTURES



FLOOR PLAN



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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