

VELOCITY COMMERCE CENTER BUILDING 159



CLICK OR SCAN TO WATCH A
FULL PROPERTY TOUR!



REPRESENTED BY THE FLYNN COMPANY

MICHAEL BORSKI, JR., SIOR
MBORSKI@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 146

PAT GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

ANDREW PANCOAST
APANCOAST@FLYNNCO.COM
215-561-6565 X 125

OFFICE SPACE AVAILABLE FOR LEASE

- → **430,000 SF Multi-Tenant Campus**
- → **Abundant Parking**
- → **1,447-35,481 SF Office Available**
- → **Exclusive Amenity Center**
- → **3 Miles to PA Turnpike Interchange**



The
Flynn
Company

THE FLYNN COMPANY

PROPERTY OVERVIEW



BUILDING 159 FEATURES

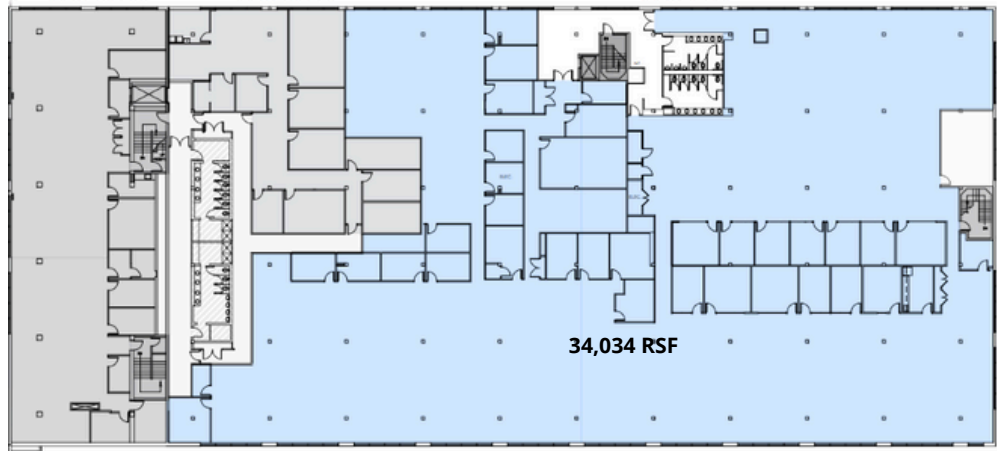
- 35,481 SF OFFICE SPACE DIVISIBLE TO 1,447 SF
- FULLY SPRINKLERED
- FULLY CONDITIONED

BUILDING 159- FLOOR PLAN

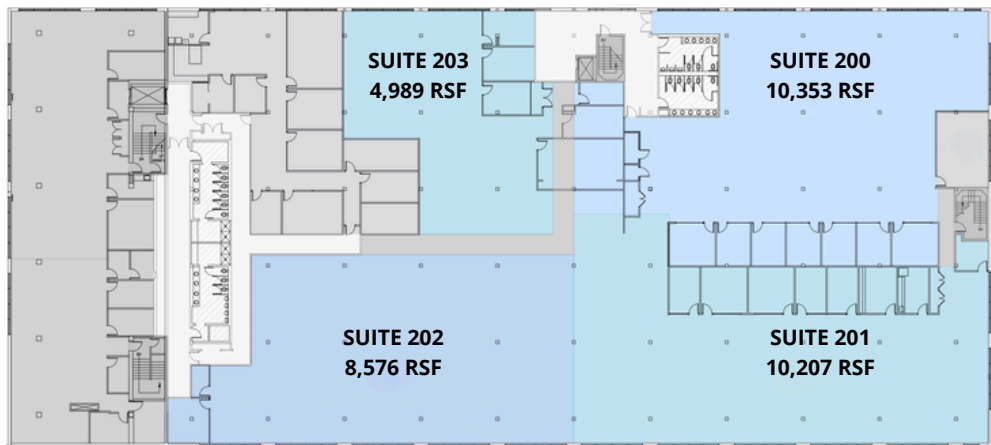
**FIRST FLOOR
EXISTING FLOOR PLAN
1,447 RSF**



**2ND FLOOR
EXISTING FLOOR PLAN
34,034 RSF**



**PROPOSED 2ND
FLOOR- 34,034 RSF**



COMPLEX AT A GLANCE



- 430,000 SF Multi-Tenant Campus
- Ample parking
- Exclusive on-site Amenity Center
- 3 Miles to PA Turnpike Interchange
- Opportunity for lot storage available
- Flex Conversion offering high bay warehouse space with loading docks and drive-in doors
- Fully Conditioned throughout the complex
- Suites from 5,000 SF and up
- Fully Sprinklered
- Excellent opportunity for lab tenants
- Inexpensive pure office alternatives available immediately



New ownership will be removing floors to offer increased ceiling height and adding new loading dock and drive-in door packages



EXCLUSIVE AMENITY CENTER



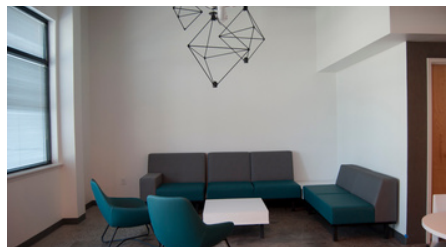
GRAB 'N' GO CAFE

24/7/365 FITNESS CENTER

LOCKER ROOMS & SHOWERS

32 SEAT MEETING/TRAINING ROOM

20 SEAT PRIVATE BOARD ROOM



LOCATION



FOR MORE INFORMATION

MICHAEL BORSKI, JR., SIOR
MBORSKI@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 146

PAT GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

ANDREW PANCOAST
APANCOAST@FLYNNCO.COM
215-561-6565 X 125

