

**AVAILABLE FOR
LEASE**

INDUSTRIAL

1,999, 4,043, & 4,049 SF



VELOCITY VENTURES

GEHMAN ROAD INDUSTRIAL COMMONS

1511-1573 GEHMAN ROAD, HARLEYSVILLE, PA

±2 MILES FROM I-476 LANSDALE INTERCHANGE



ROB FONTANELLA

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PROPERTY OVERVIEW & SPECS



AGGREGATE PORTFOLIO AREA

+/- 121,600 SF

ACREAGE

+/- 12.07 ACRES

ZONING

LI - LIGHT INDUSTRIAL

CLEAR HEIGHT

16'

LOADING

32 LOADING DOCKS, 32 DRIVE-IN DOORS
3 DOCKS, 1 DRIVE-IN SERVING AVAILABILITIES

SEWER & WATER SERVICE

PUBLIC

SPRINKLER SYSTEM

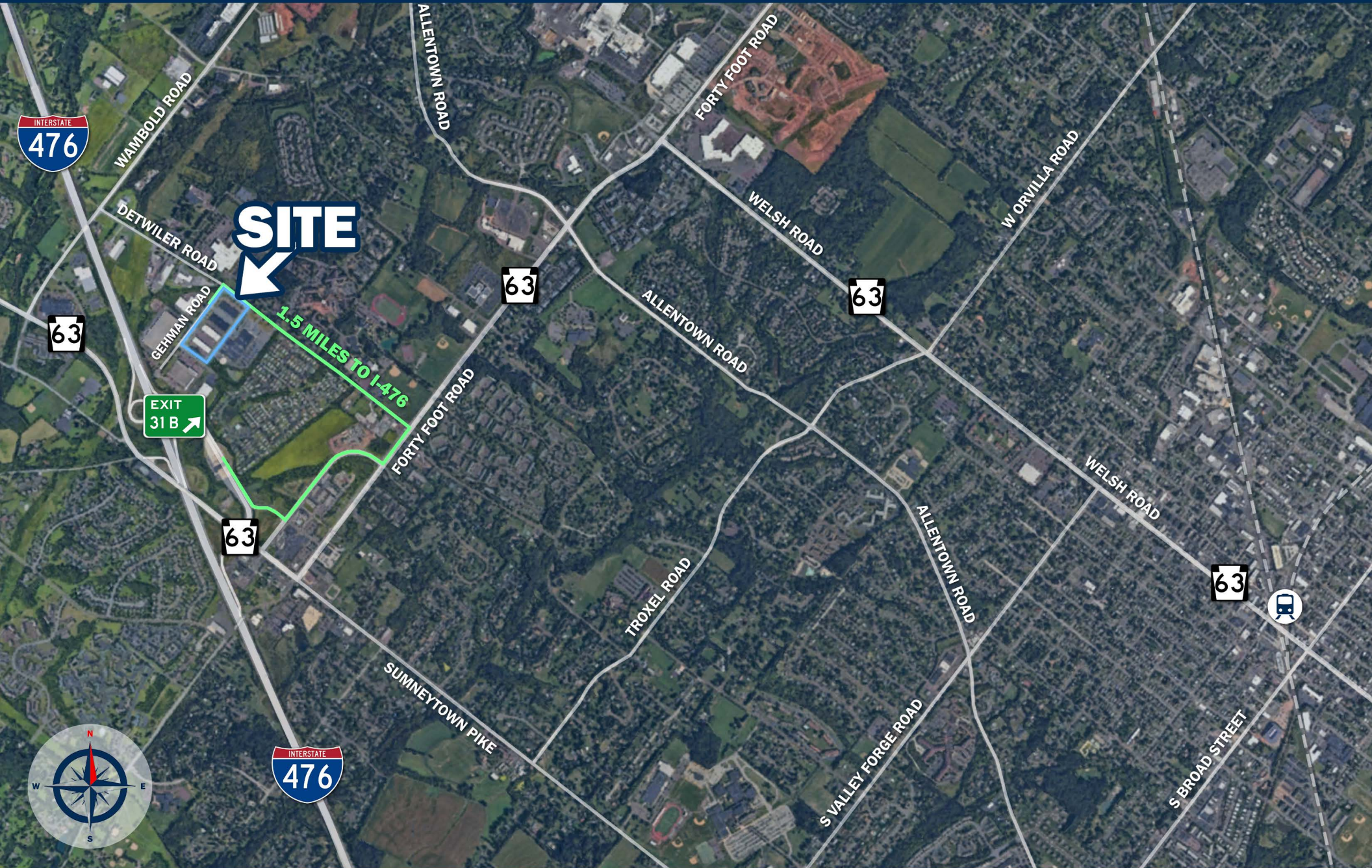
DRY SYSTEM THROUGHOUT

BUILDING CONDITIONS

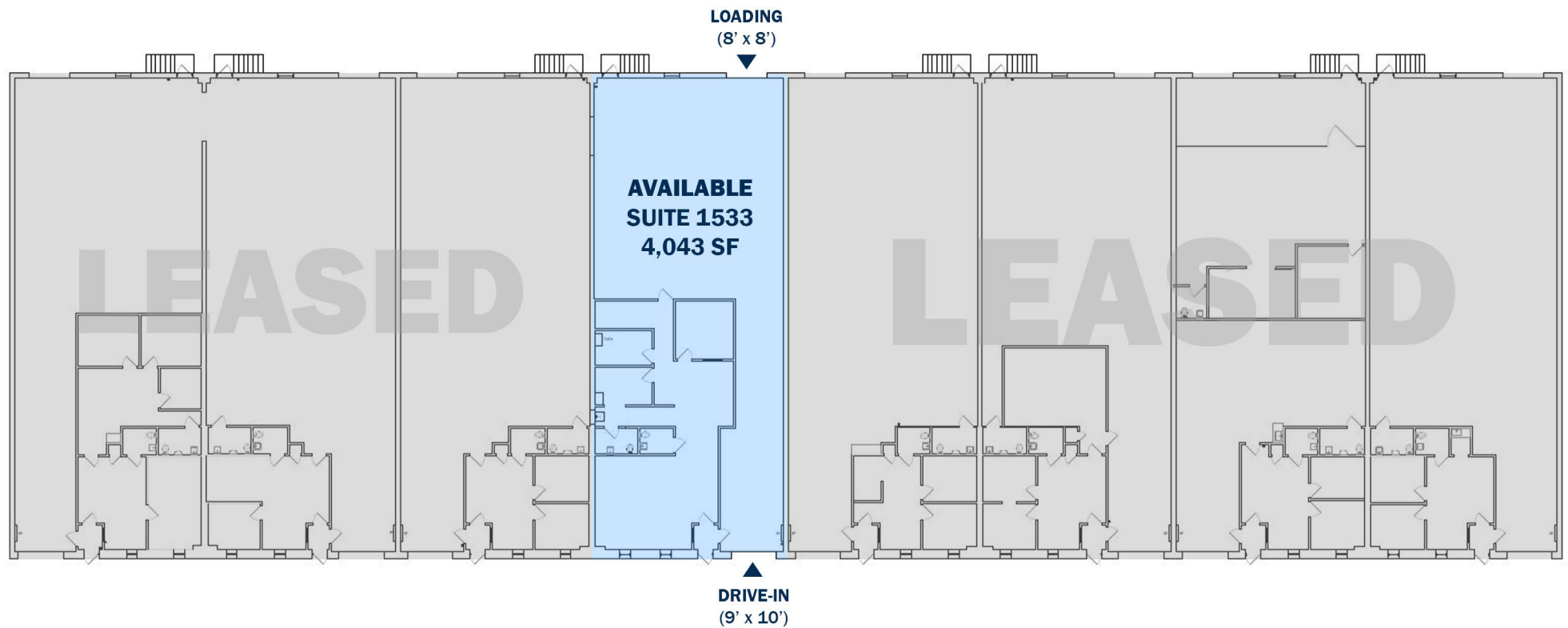
INTERIOR WHITEBOX CONDITION,
LED LIGHTING THROUGHOUT, & FULL
CONDITIONING

- Unmatched proximity to the I-476/NE Extension Lansdale Interchange
- Dedicated loading configurations, private restrooms, and office space per unit
- Site-wide renovations completed since acquired by Velocity in 2019
- Immediate proximity to major interstates and arteries:
 - PA Route 63 (< 1 Mile)
 - I-476/NE Extension (2 Miles)
 - PA Route 73 (4.1 Miles)
 - PA Route 309 (4.6 Miles)
 - US Route 202 (6.7 Miles)

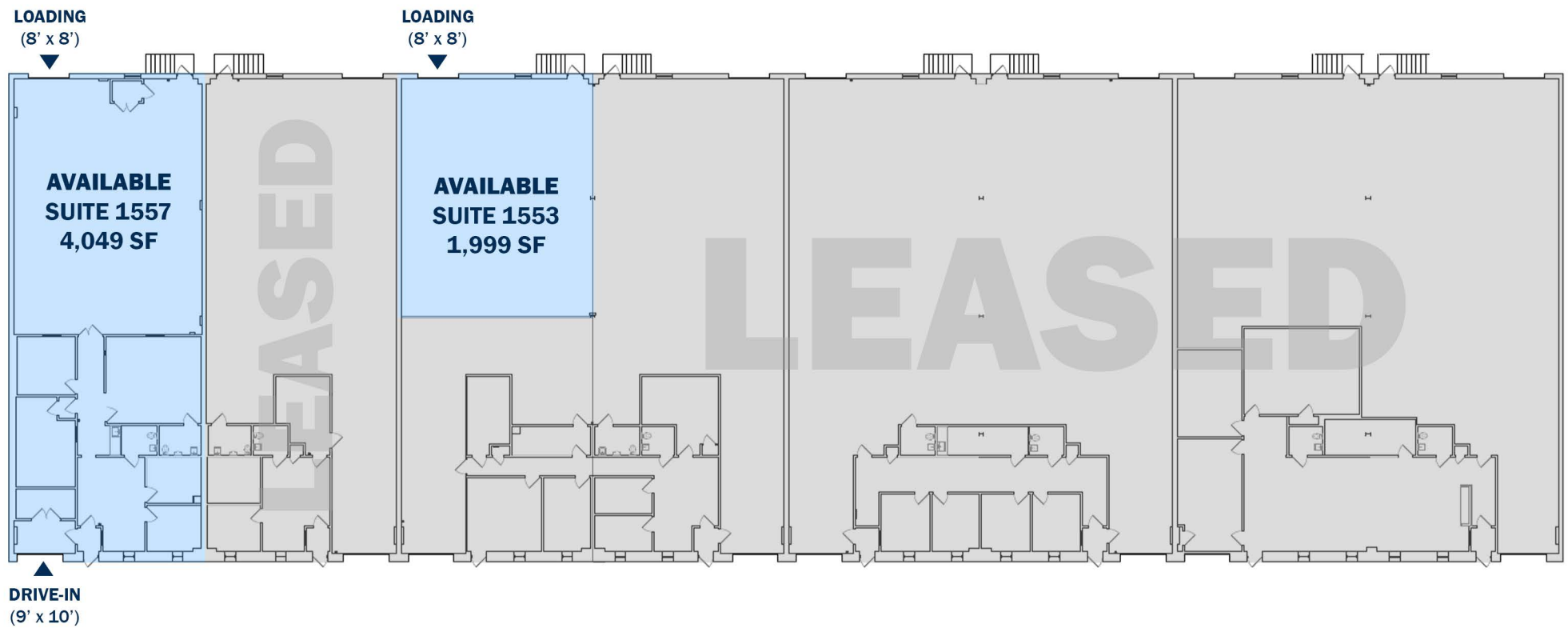
PROPERTY AERIAL



FLOOR PLAN - BUILDING B



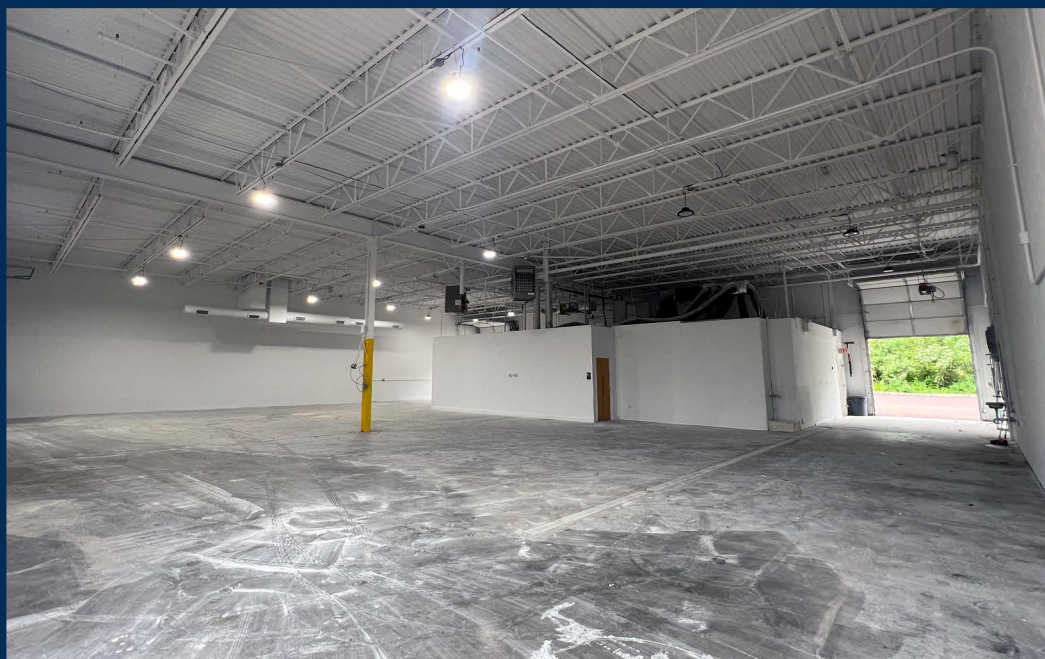
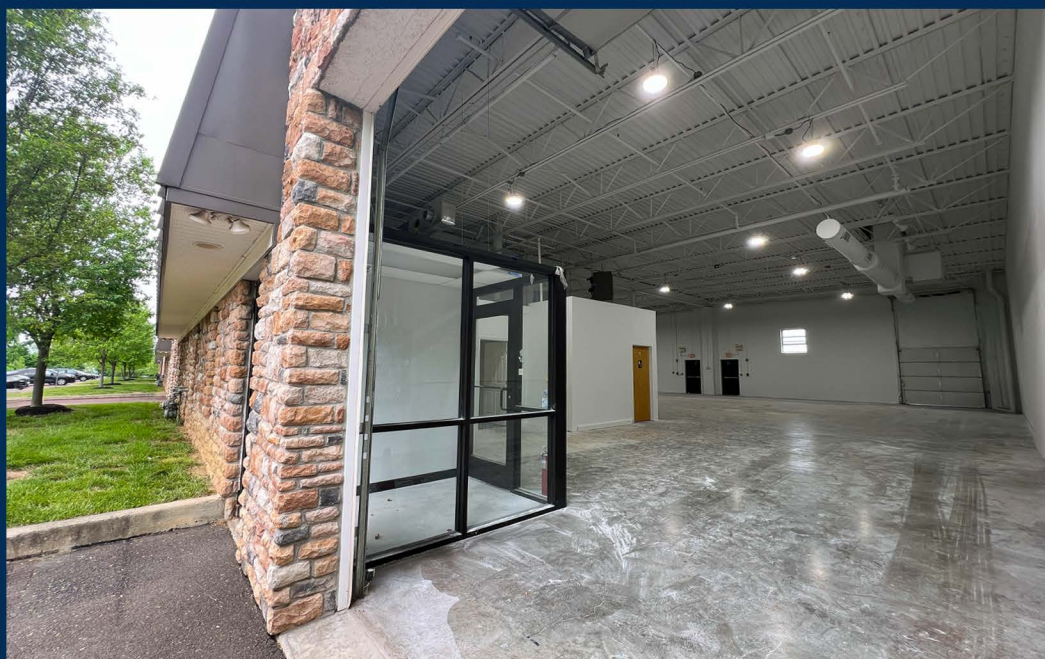
FLOOR PLAN - BUILDING C



PHOTOS



VELOCITY VENTURES



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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