

**AVAILABLE FOR
LEASE**

INDUSTRIAL
4,660 - 13,087 SF



VELOCITY VENTURES

**725 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA**



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PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 125,493 SF

ACREAGE

+/- 10.13 ACRES

ZONING

I - INDUSTRIAL

CLEAR HEIGHT

13'4"

LOADING

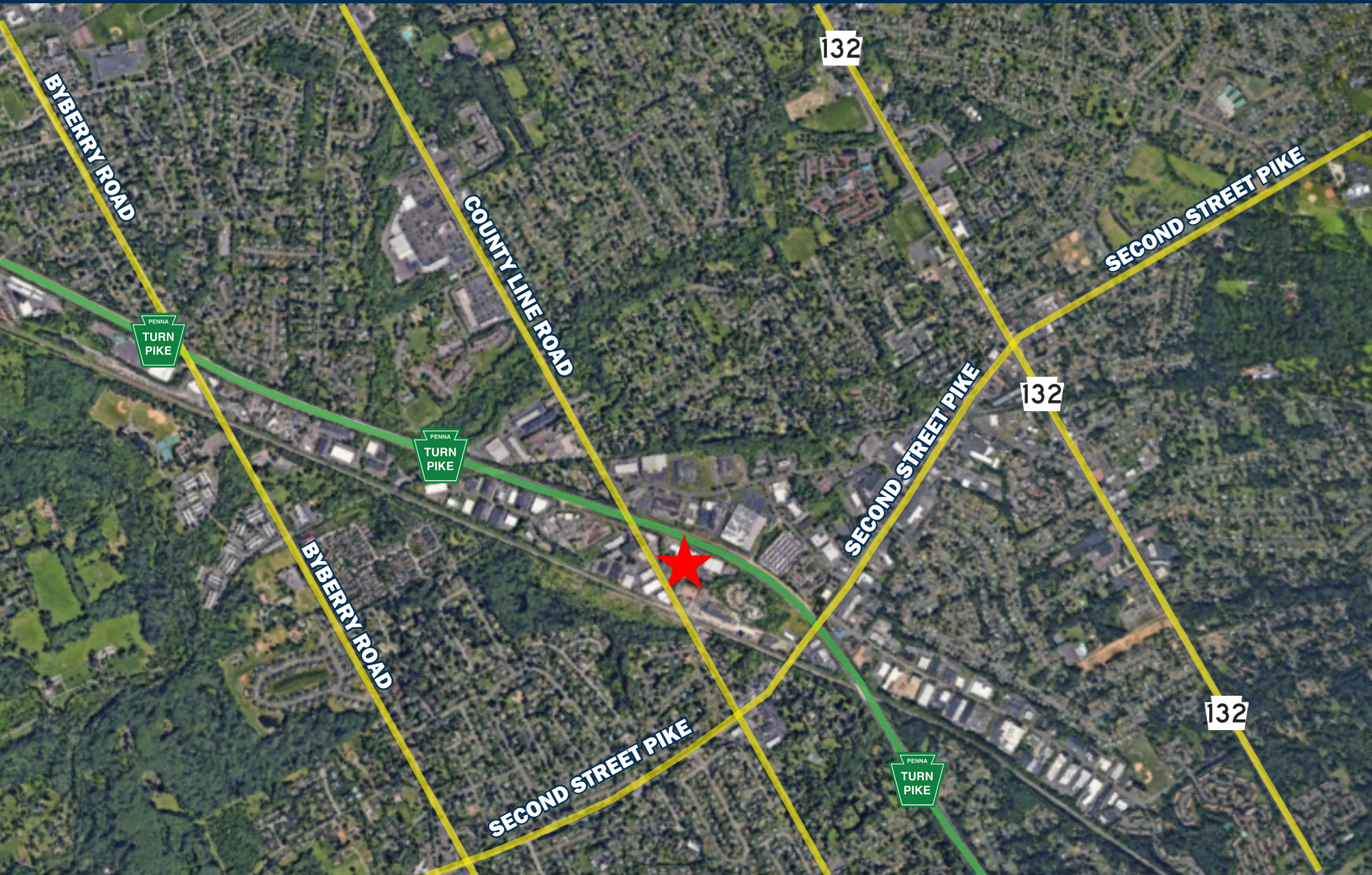
2 DRIVE-IN DOORS (10' X 11'4")

SEWER & WATER SERVICE PUBLIC

SPRINKLER SYSTEM WET SYSTEM THROUGHOUT

- Located less than 4 miles from the nearest entrance to the PA Turnpike
- The park features 70 surface parking spaces with opportunity for outdoor storage
- Available units are slated to be whiteboxed with brand new LED lighting and HVAC
- Immediate proximity to major interstates and arteries:
 - Route 132 (1 Mile)
 - Route 611 (3.5 Miles)
 - PA Turnpike (3.6 Miles)
 - Route 1 (5.1 Miles)
 - Philadelphia (15 Miles)

PROPERTY AERIAL



FLOOR PLAN

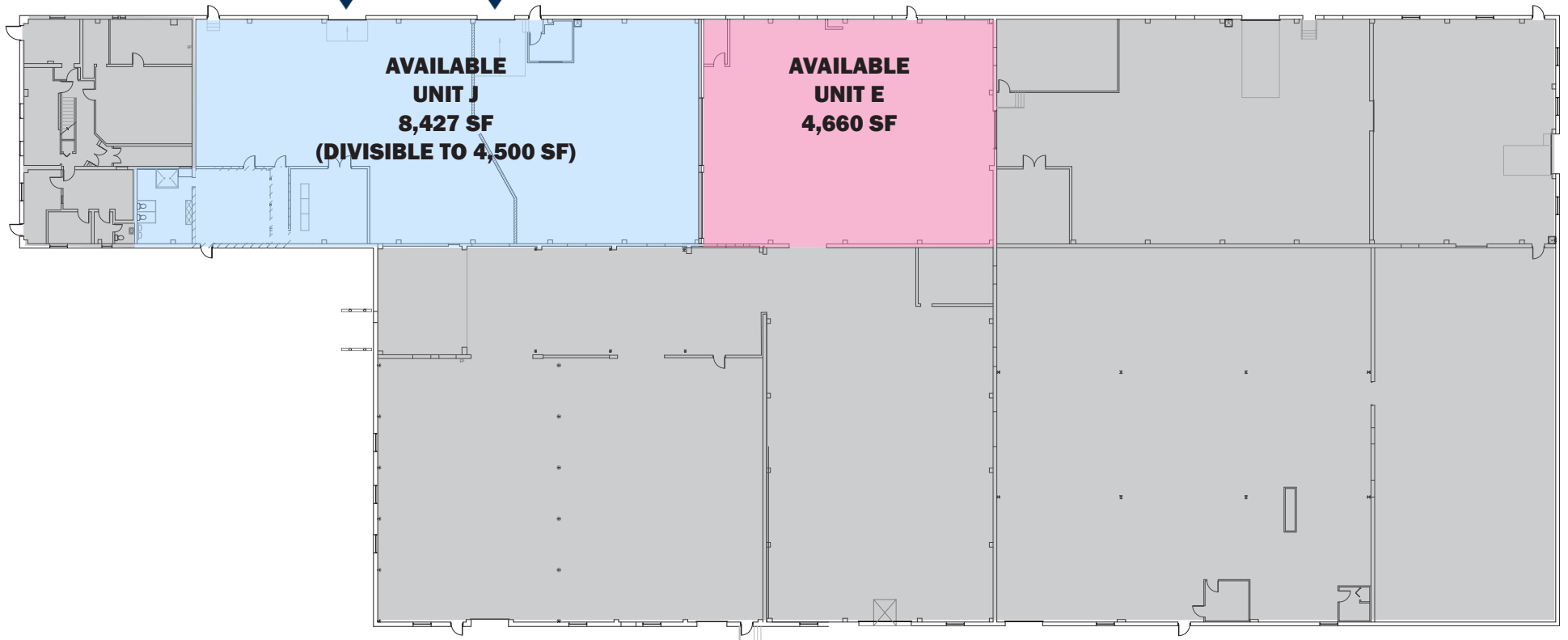
**UNITS CAN BE COMBINED
13,087 SF**

DRIVE-IN

DRIVE-IN

**AVAILABLE
UNIT J
8,427 SF
(DIVISIBLE TO 4,500 SF)**

**AVAILABLE
UNIT E
4,660 SF**



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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