

**AVAILABLE FOR
LEASE**

INDUSTRIAL

95,560 - 425,000 SF



VELOCITY VENTURES

**5660 RISING SUN AVENUE
PHILADELPHIA, PA**

**LOWEST COST
FUNCTIONAL AVAILABILITY
IN PHILADELPHIA**
(\$6.50/SF NNN)



TONY GRELLI
Founding Partner
Velocity Venture Partners

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



AGGREGATE PORTFOLIO AREA

+/- 425,000 SF

ACREAGE

+/- 16 ACRES

LOADING

40+ LOADING DOCK DOORS

HEAVY POWER

13,000+ AMPS

WATER & SEWER SERVICE

PUBLIC

PARKING

461 PARKING SPACES

ZONING

(I2) INDUSTRIAL

CLEAR HEIGHT

+/- 20'

BUILDING CONDITIONS

BRAND NEW INTERIOR WHITEBOX CONDITION, EXTERIOR PAINT, LED LIGHTING, AND ADDITIONAL LOADING COURTS

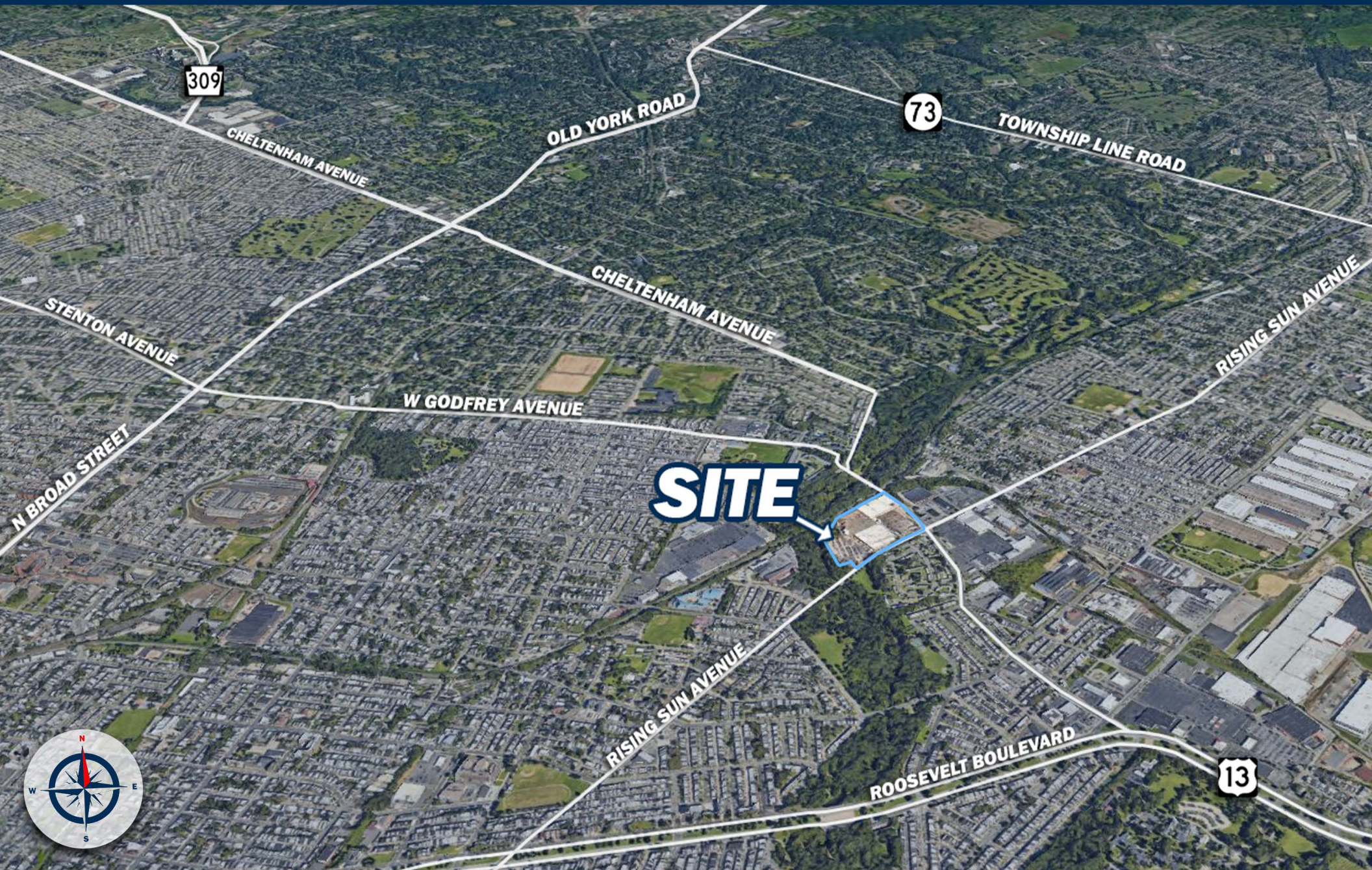
- Multiple loading configurations and 20'+ clear heights suitable for manufacturing and warehouse/distribution users
- Significant power and dedicated loading courts
- Gated & secured exterior storage for materials, trailers, or fleet vehicles

- Immediate proximity to major interstates and arteries:
 - Roosevelt Boulevard/Route 1 (< 1 Mile)
 - Route 611 (1.7 Miles)
 - Tacony-Palmyra Bridge (4 Miles)
 - Betsy Ross Bridge (4.5 Miles)
 - Philadelphia (6.5 Miles)

PROPERTY AERIAL

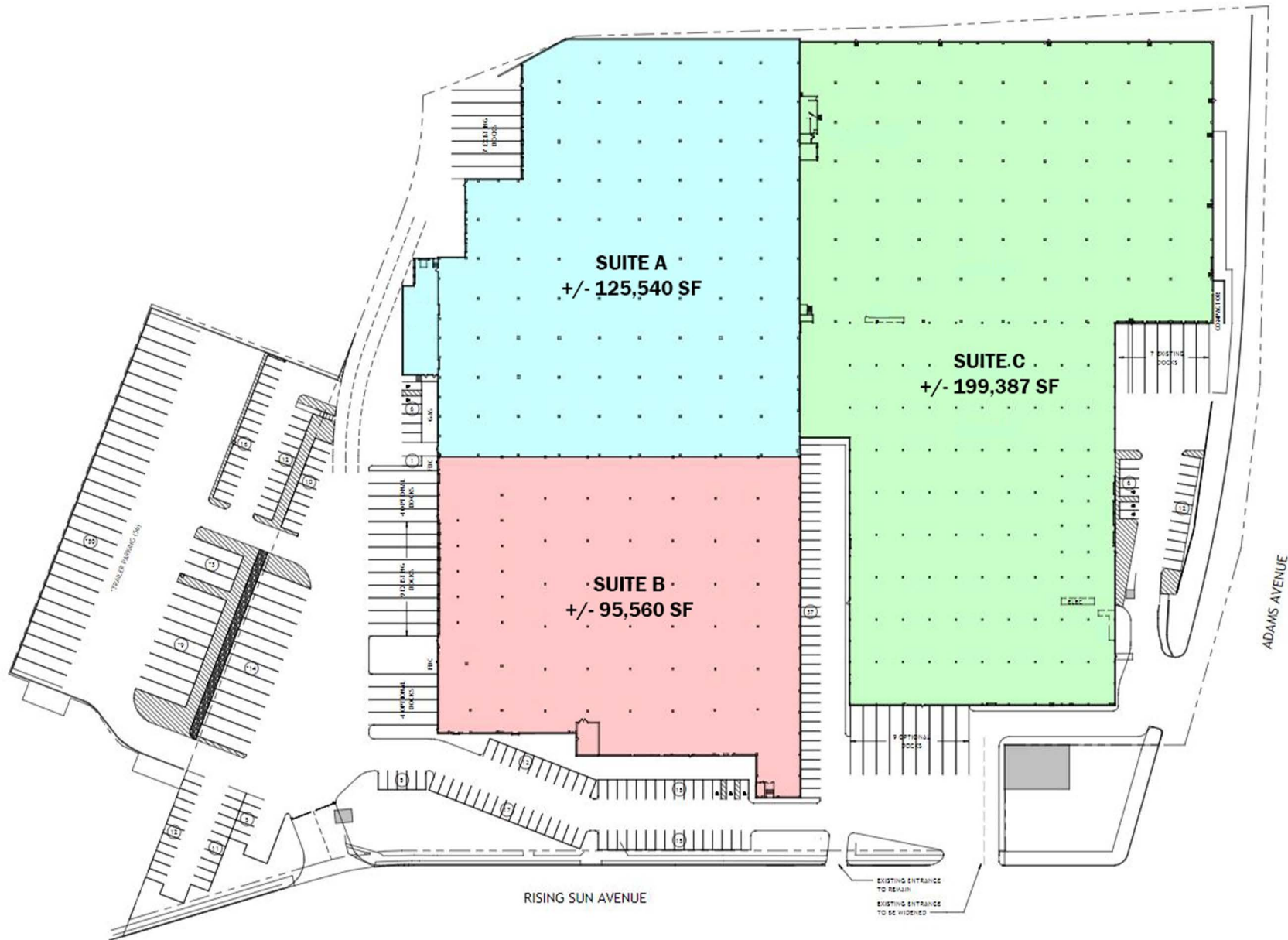


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SITE

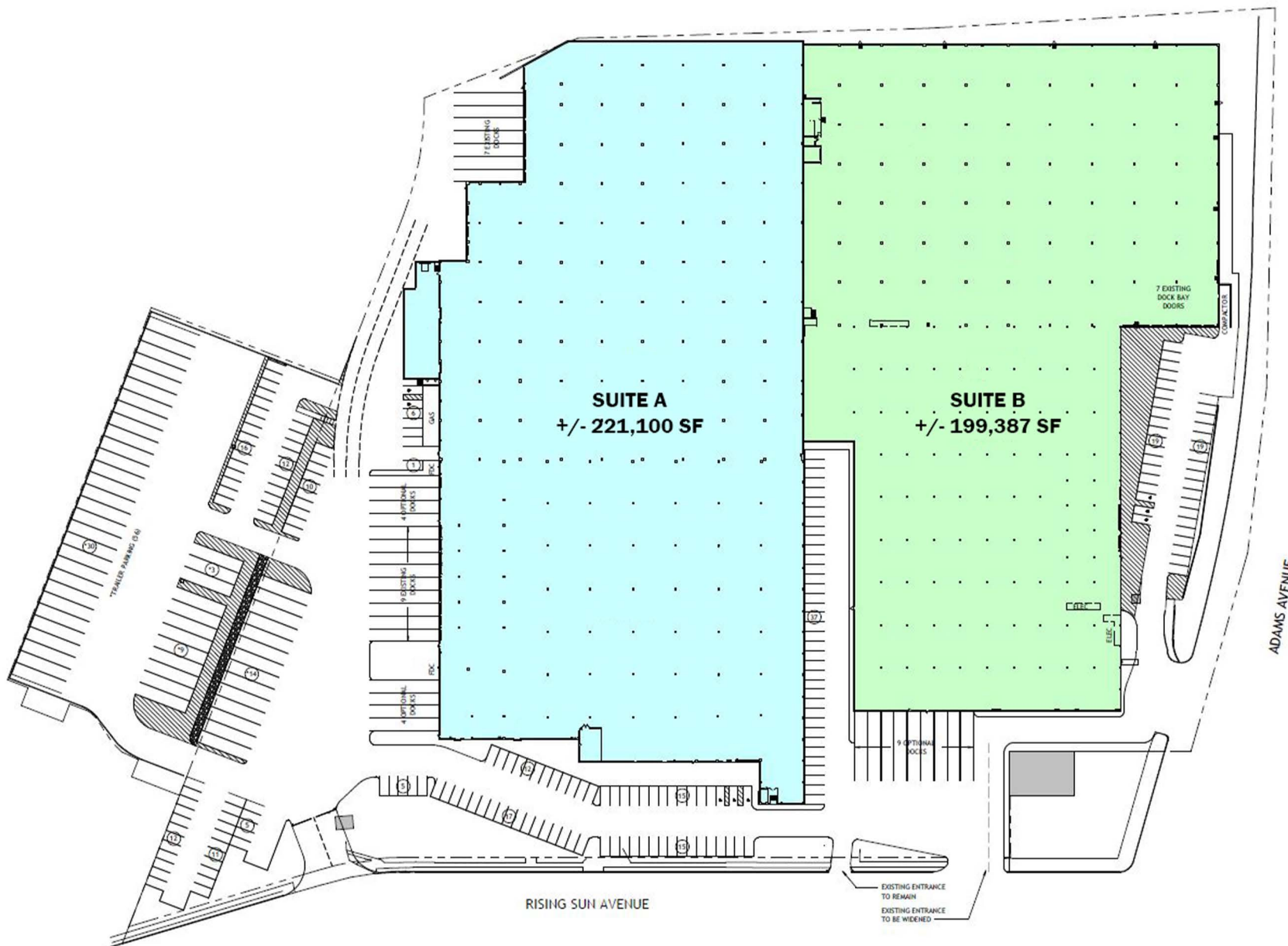
FLOOR PLAN - SAMPLE A



FLOOR PLAN - SAMPLE B



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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