

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL & OFFICE  
234 - 10,372 SF**



VELOCITY VENTURES

**3103 PHILMONT AVENUE  
HUNTINGDON VALLEY, PA**



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# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 67,989 SF

## ACREAGE

+/- 7 ACRES

## ZONING

L - MIXED-USE

## CLEAR HEIGHT

10'

## LOADING

1 DRIVE-IN DOOR (8'W x 10'H)

## SEWER & WATER SERVICE

PUBLIC

## SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

## BUILDING CONDITIONS

**BRAND NEW** INTERIOR WHITEBOX, LED LIGHTING, AND FULLY CONDITIONED

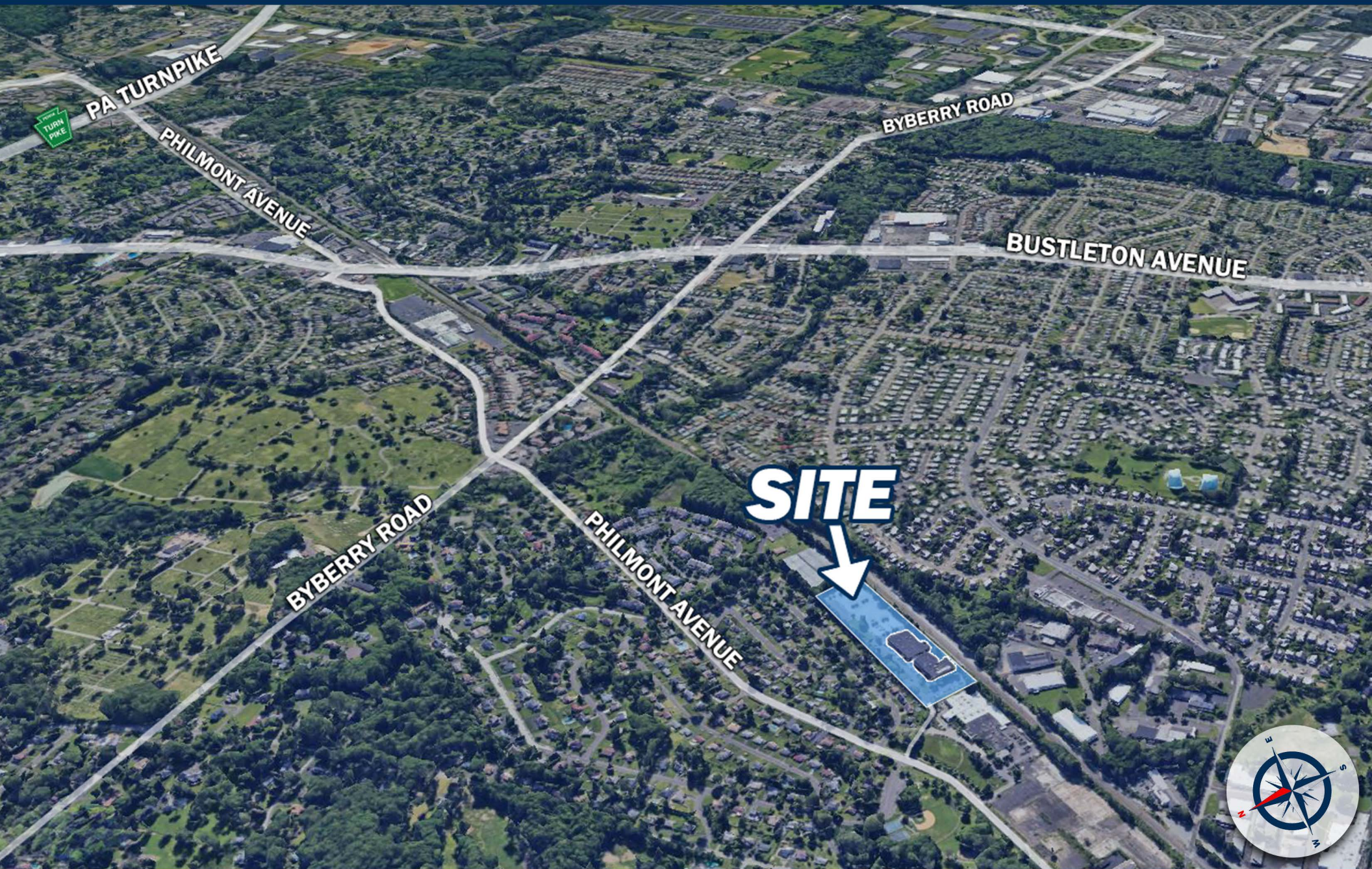
- Located in a quiet setting ideal for employees and customers
- Features 350 surface parking spaces
- Available units are fully conditioned with suitable clear heights for various flex & industrial users

- Immediate proximity to major interstates and arteries:
  - Huntingdon Pike (1.8 Miles)
  - Route 1 (2.3 Miles)
  - PA Turnpike (3.15 Miles)
  - Philadelphia (13.5 Miles)
  - PHL International Airport (20 Miles)

# PROPERTY AERIAL



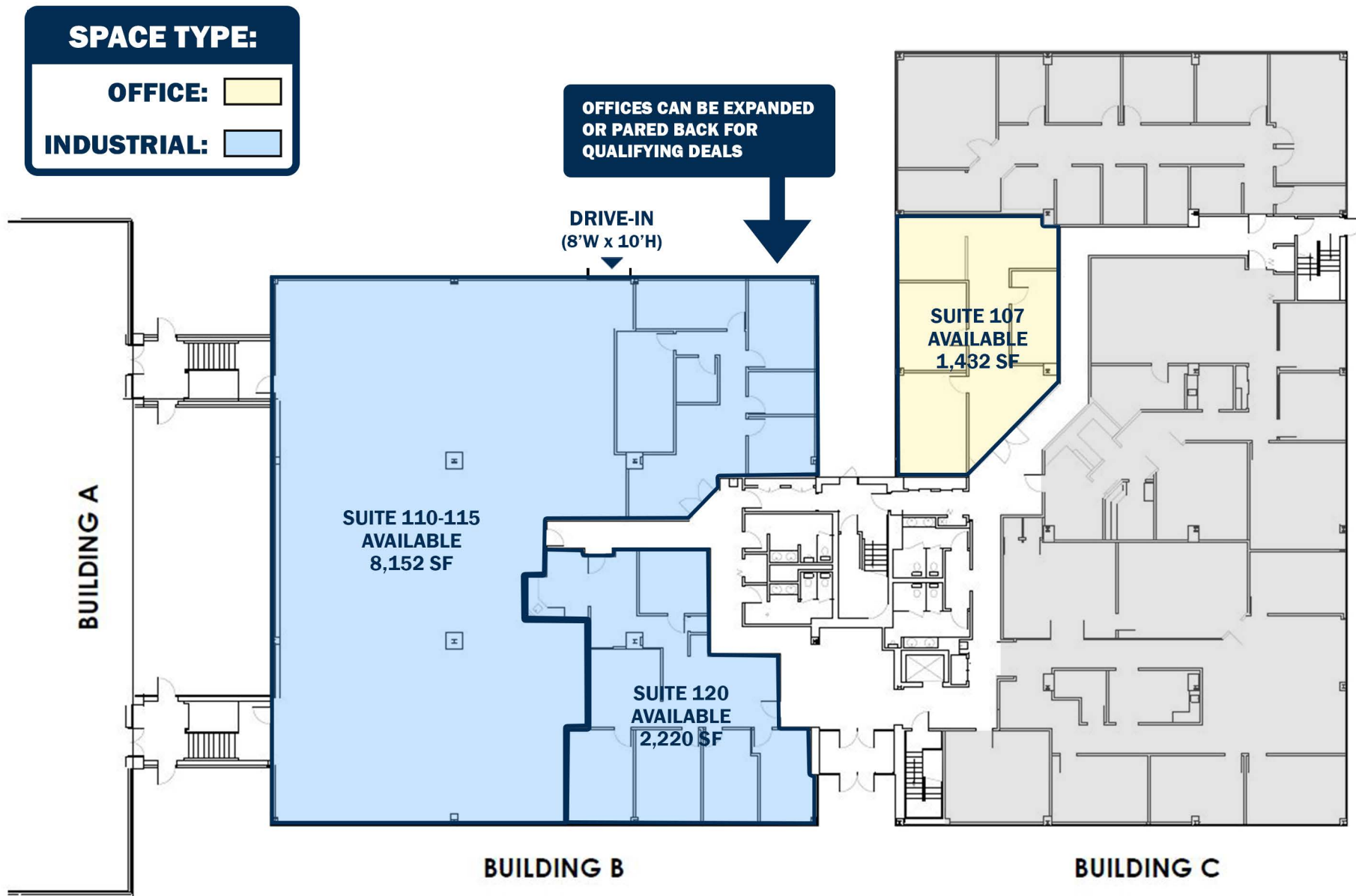
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# FLOOR PLAN - LOWER LEVEL



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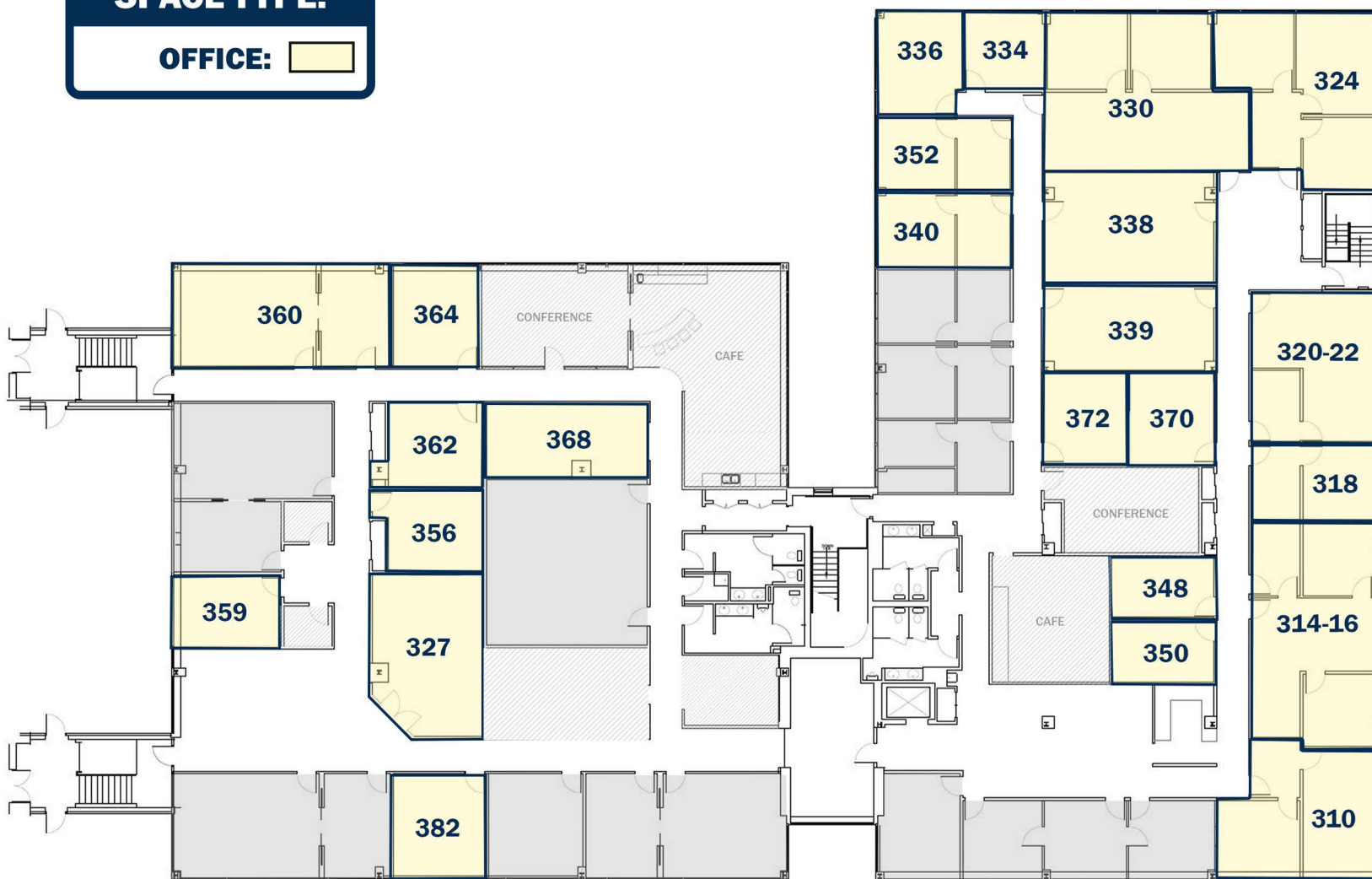
# FLOOR PLAN - UPPER LEVEL



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## SPACE TYPE:

OFFICE:



**BUILDING B**

**BUILDING C**

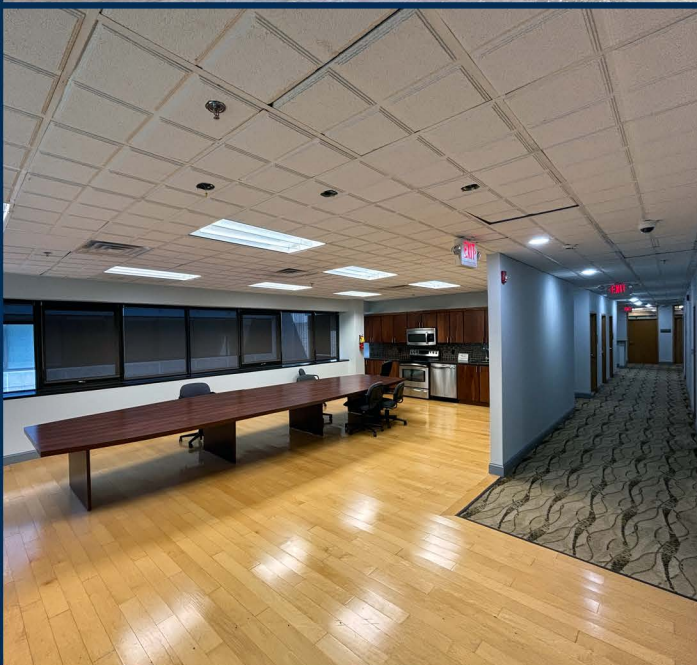
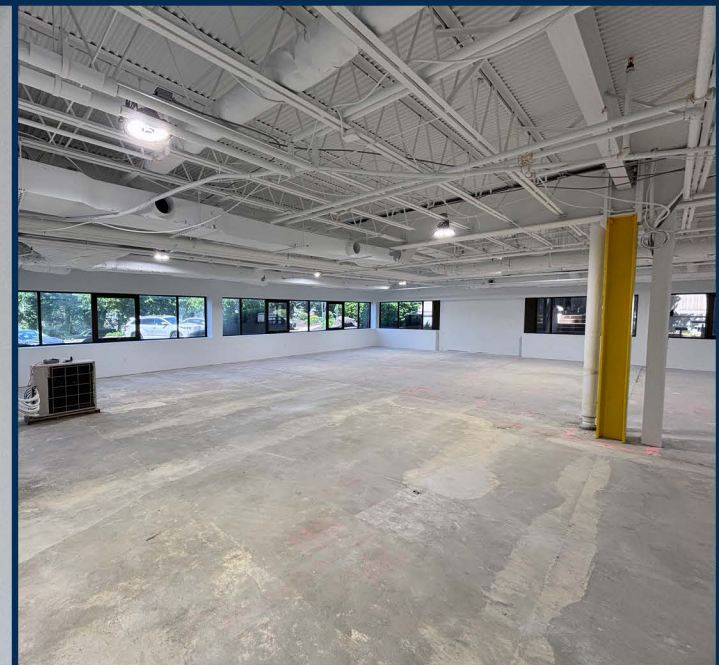
## SUITE KEY:

SUITE #	SIZE
310	738 SF
314-16	1,052 SF
318	366 SF
320-22	711 SF
324	915 SF
327	636 SF
330	1,072 SF
334	234 SF
336	318 SF
338	688 SF
339	533 SF
340	370 SF
348	241 SF
350	236 SF
352	361 SF
356	308 SF
359	279 SF
360	809 SF
362	311 SF
364	328 SF
368	435 SF
370	289 SF
372	289 SF
382	361 SF

# PHOTOS



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# 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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