

**AVAILABLE FOR
LEASE**

INDUSTRIAL
5,865 & 11,501 SF



VELOCITY VENTURES

**780 5TH AVENUE
KING OF PRUSSIA, PA**

**ALL
AVAILABILITIES
ARE FULLY
CONDITIONED**



**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

 (610) 731-7080
 robert@velocityinv.com

PROPERTY OVERVIEW & SPECS



- Building is within walking distance from public transportation (Septa Bus Route 125)
- Local amenities include the King of Prussia Mall, Valley Forge National Park, and Valley Forge Casino & Resort
- Each space has it's own private entrance, as well as private restrooms
- Can easily accommodate a wide range of industrial, flex, and commercial uses
- Located in one of the strongest commerce hubs in the Philadelphia MSA
- Immediate proximity to major interstates and arteries:
 - Route 202 (1.74 Miles)
 - Route 422 (0.76 Miles)
 - I-76 (1.7 Miles)
 - I-276 (1.7 Miles)
 - I-476 (7.38 Miles)
 - Philadelphia (15 Miles)

AGGREGATE BUILDING AREA

+/- 98,300 SF

ACREAGE

+/- 11.03 ACRES

ZONING

(SM) SUBURBAN METROPOLITAN

LOADING

2 DRIVE-IN DOORS, 1 DOCK

UNIT 170: 1 DRIVE-IN, 1 DOCK

UNIT 165: 1 DRIVE-IN

CLEAR HEIGHT

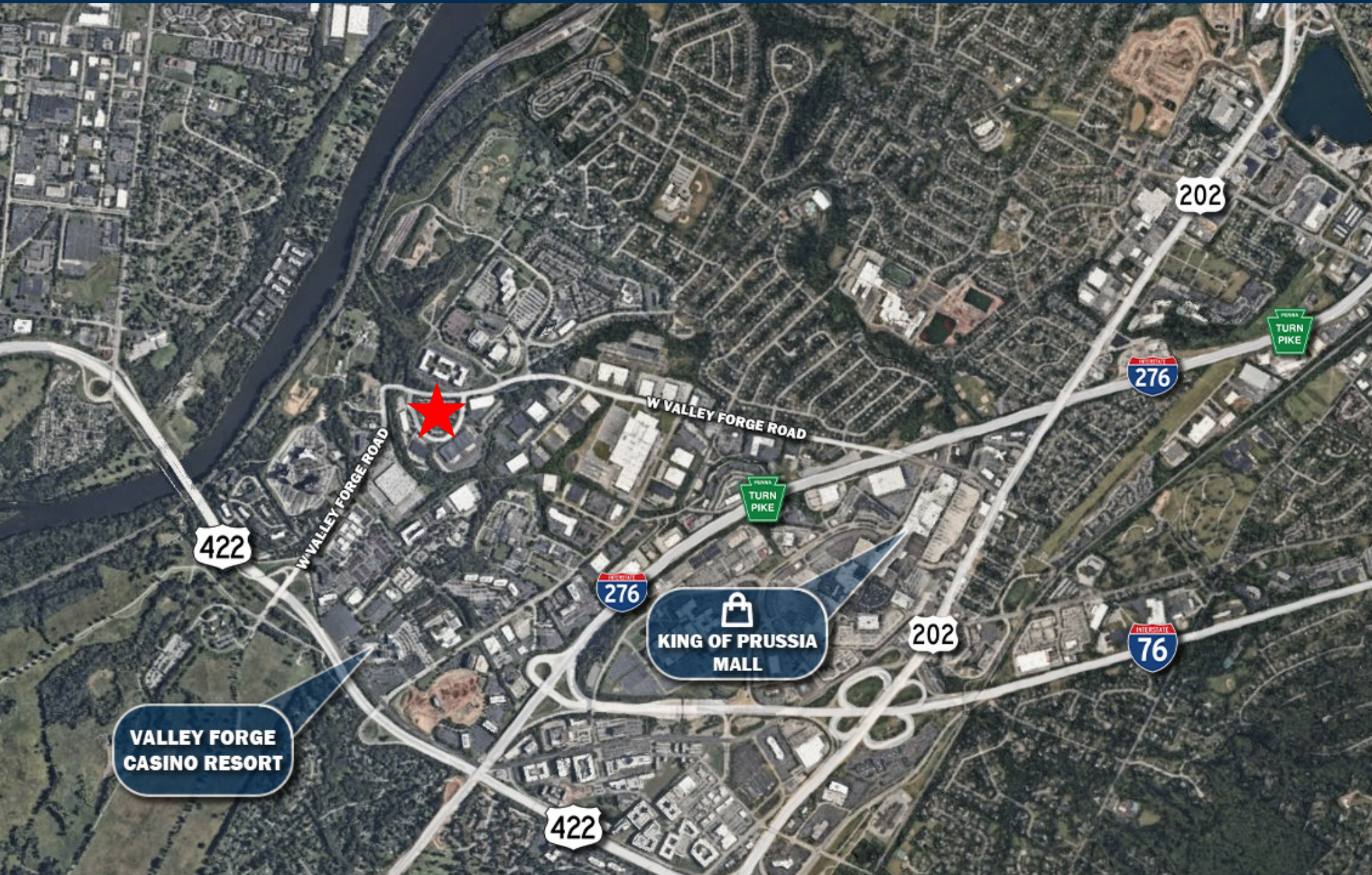
15'5"

SPRINKLER SYSTEM WET

SEWER & WATER SERVICE PUBLIC

BUILDING CONDITION WHITEBOXED INTERIOR, ALL AVAILABILITIES ARE FULLY CONDITIONED

PROPERTY AERIAL

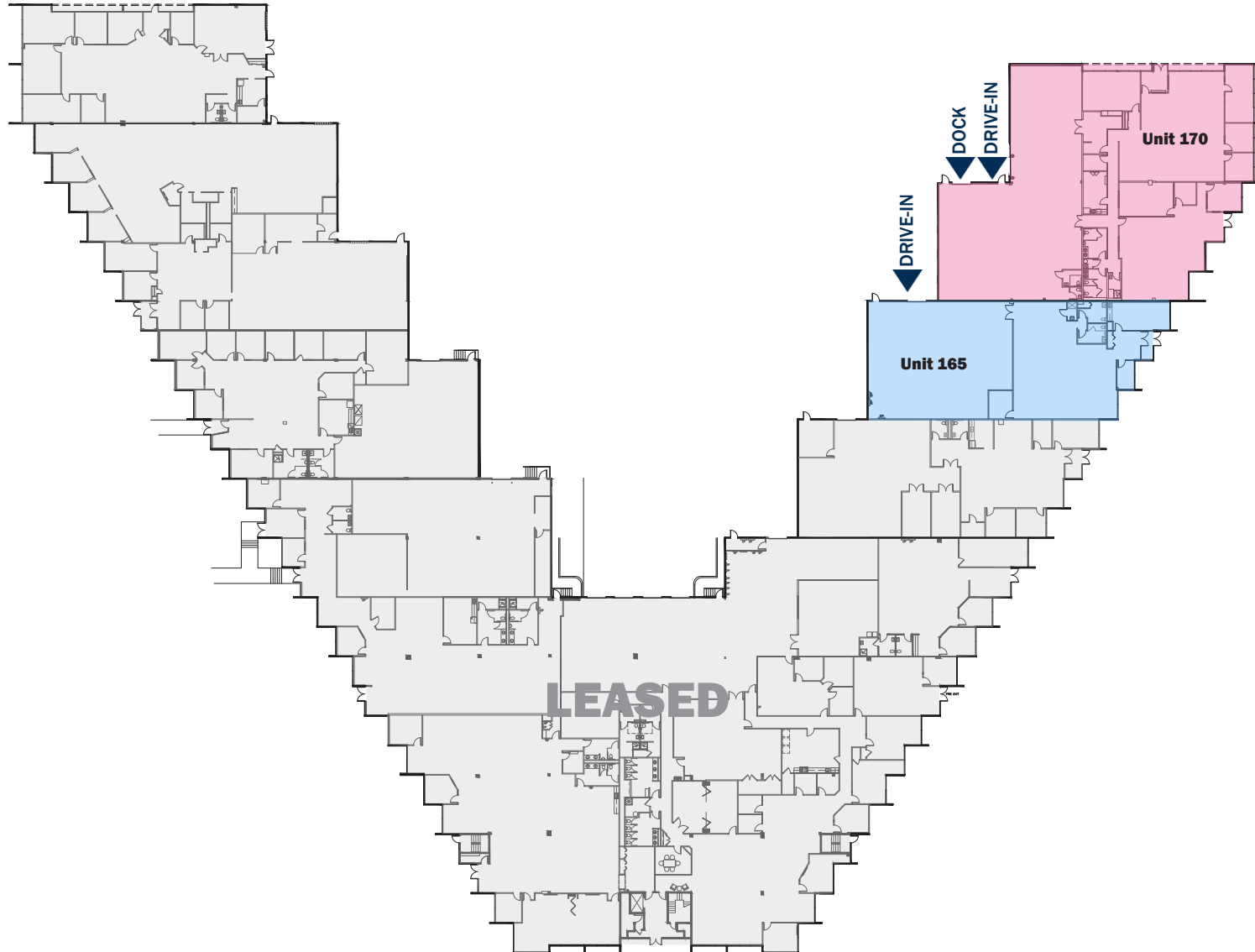


**VALLEY FORGE
CASINO RESORT**

**KING OF PRUSSIA
MALL**

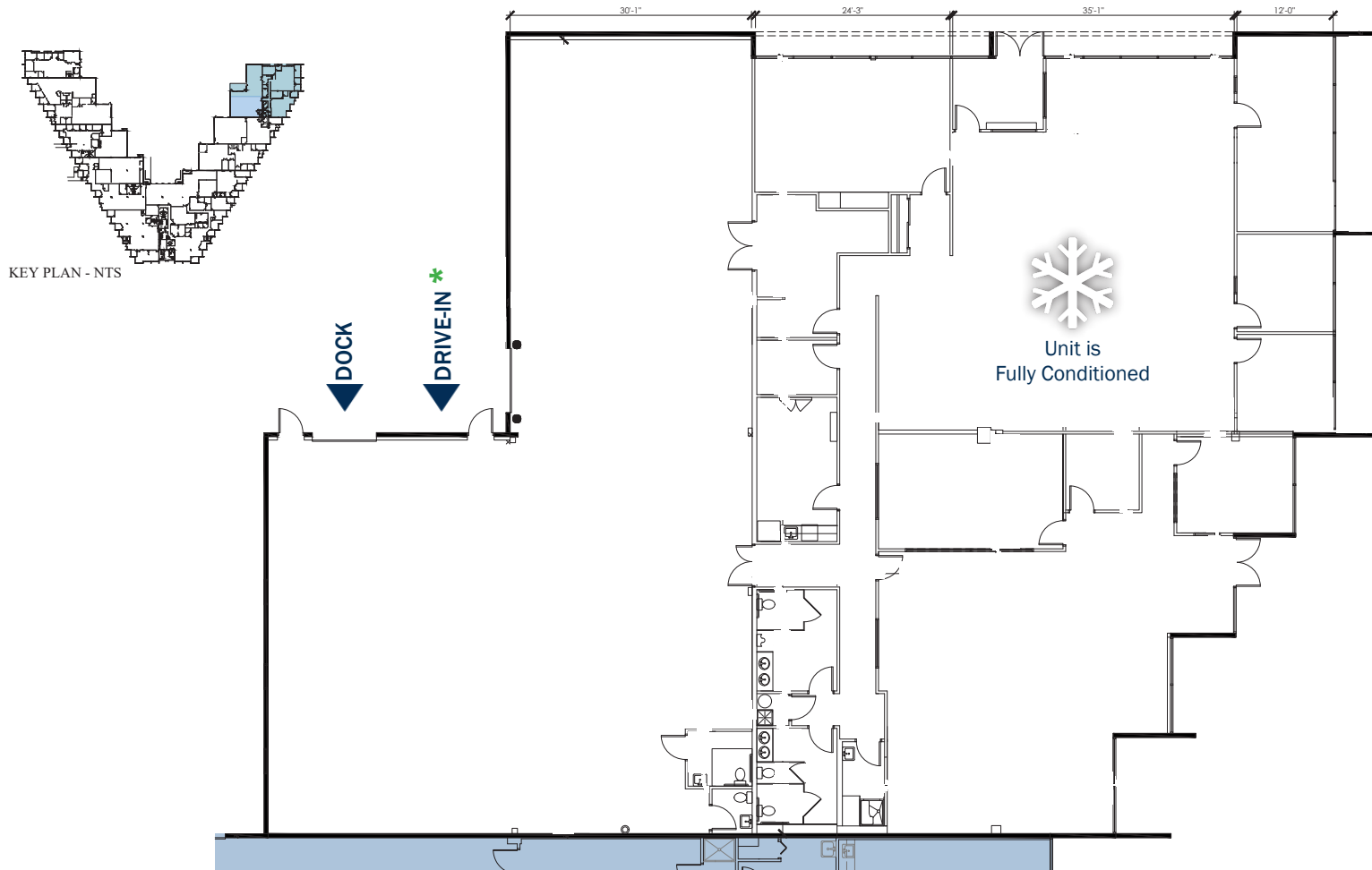
FLOOR PLAN

UNIT #	WAREHOUSE SF	OFFICE SF	TOTAL SF	LOADING	AVAILABLE
170	5,044	6,457	11,501 SF	1 Dock, 1 Drive-in	10/2026
165	2,956	2,909	5,865 SF	1 Drive-in	Immeditate



FLOOR PLAN SUITE 170

PROPOSED FLOOR PLAN



Proposed Floor Plan

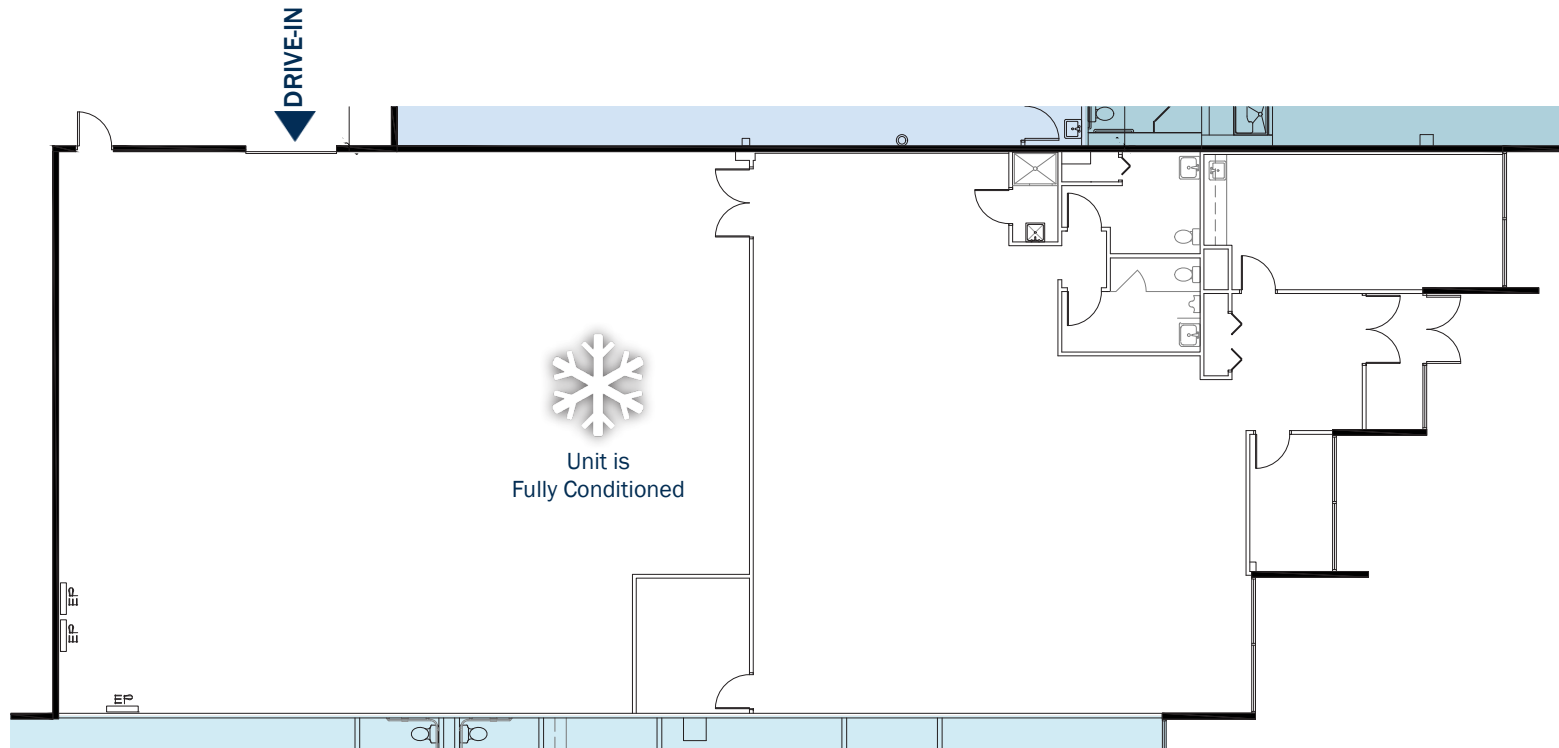
* Office can be expanded or contracted

* Drive-in can be changed to a dock

UNIT #	WAREHOUSE SF	OFFICE SF	TOTAL SF	LOADING	AVAILABLE
170	5,044	6,457*	11,501 SF	1 Dock, 1 Drive-in*	10/2026

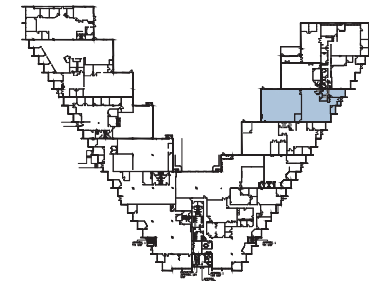
FLOOR PLAN SUITE 165

PROPOSED FLOOR PLAN



*** Office can be expanded or contracted**

UNIT #	WAREHOUSE SF	OFFICE SF	TOTAL SF	LOADING	AVAILABLE
165	2,956	2,909*	5,865 SF	1 Drive-in	Immediate



KEY PLAN - NOT TO SCALE

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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