

# VELOCITY STATION

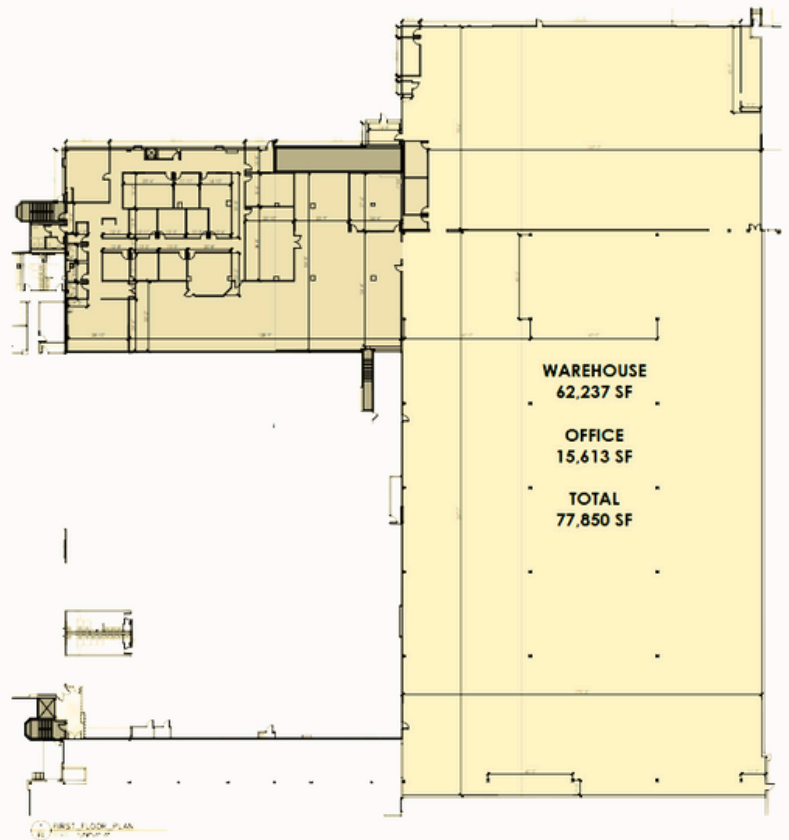
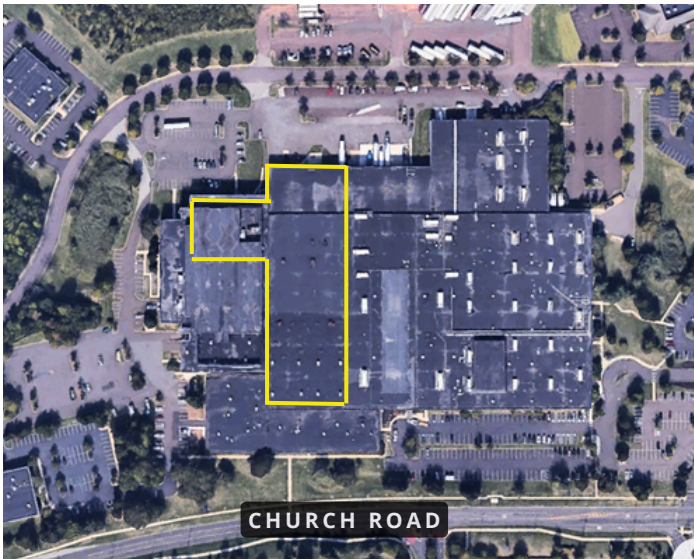
1180 CHURCH ROAD  
LANSDALE, PA

77,850 SF FLEX INDUSTRIAL SPACE  
AVAILABLE FOR LEASE

## PROPERTY HIGHLIGHTS

- 453,000 SF multi-tenant Class A flex industrial complex
- Located directly next to the SEPTA Pennbrook train station allowing employees and customers to have direct access to and from Center City Philadelphia
- Convenient amenities nearby
- Ample parking
- 5 loading docks
- 24 ft. clear height
- 60 ft. column spacing
- 62,237 SF Warehouse space
- 15,613 SF office space
  - Large training/meeting room
  - Breakroom
  - Large bullpen/collaborative work area

## SITE AND FLOOR PLAN



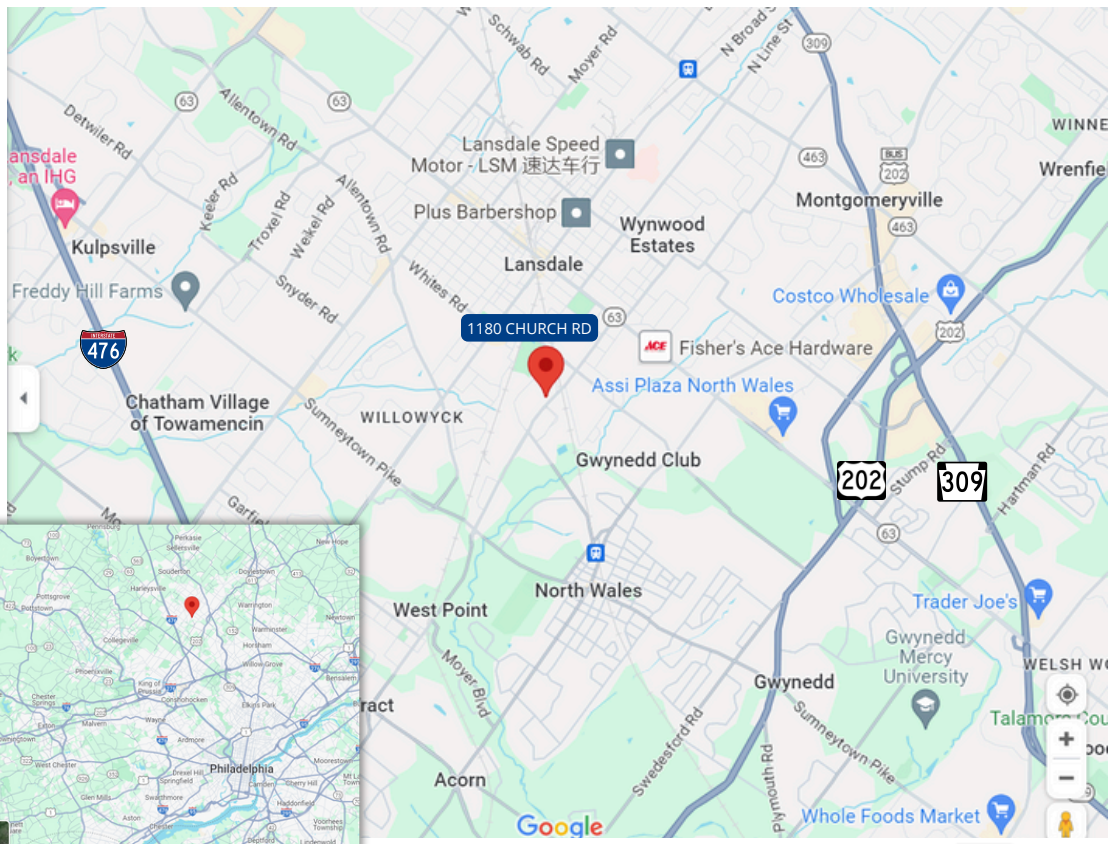


## LOCATION

- Velocity Station is located less than a mile from Welsh Rd (Route 63), and about 2.5 miles from both Route 202 and Route 309.
- Approximately 5 miles from the Lansdale interchange of the Pennsylvania Turnpike.
- Located in close proximity to ample restaurants, shops and local amenities
- Philadelphia International Airport 37.2 miles



## PENNBROOK TRAIN STATION LOCATED DIRECTLY ADJACENT TO THE SITE



# PROPERTY PHOTOS

