



# LANSDALE INDUSTRIAL AVAILABILITIES

**AVAILABLE FOR LEASE**

**200 W. 8TH STREET**

**21,644 SF INDUSTRIAL BUILDING  
(DIVISIBLE TO 7,971 - 13,873 SF)**



**AVAILABLE FOR LEASE**

**821 W. 5TH STREET**

**501 - 27,938 SF**

**(DIVISIBLE TO 1,854 - 16,751 SF)**

**SMALL BAY WAREHOUSE & SELF  
STORAGE UNITS AVAILABLE**



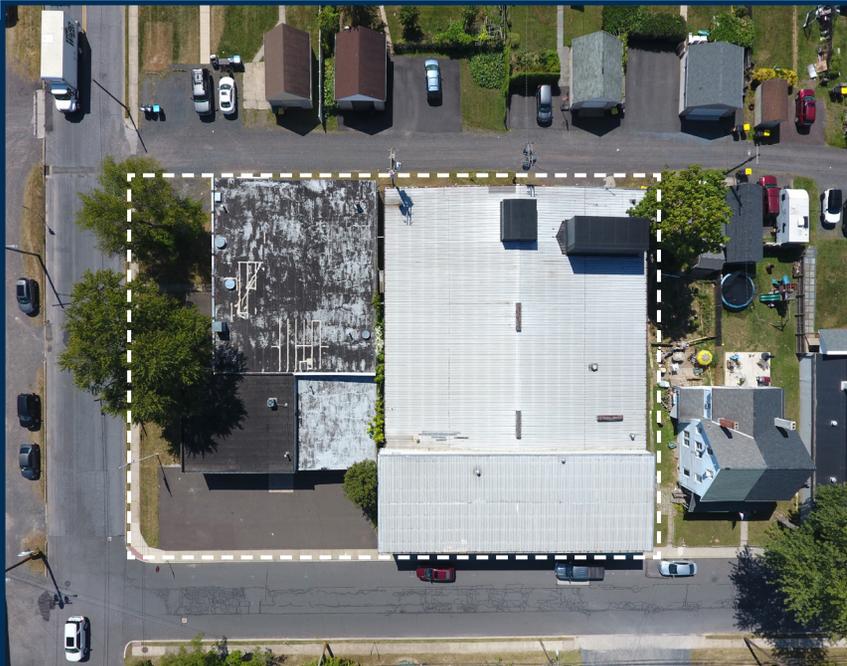
**ROB FONTANELLA | ASSOCIATE DIRECTOR  
VELOCITY VENTURE PARTNERS**

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# PROPERTY OVERVIEW & SPECS

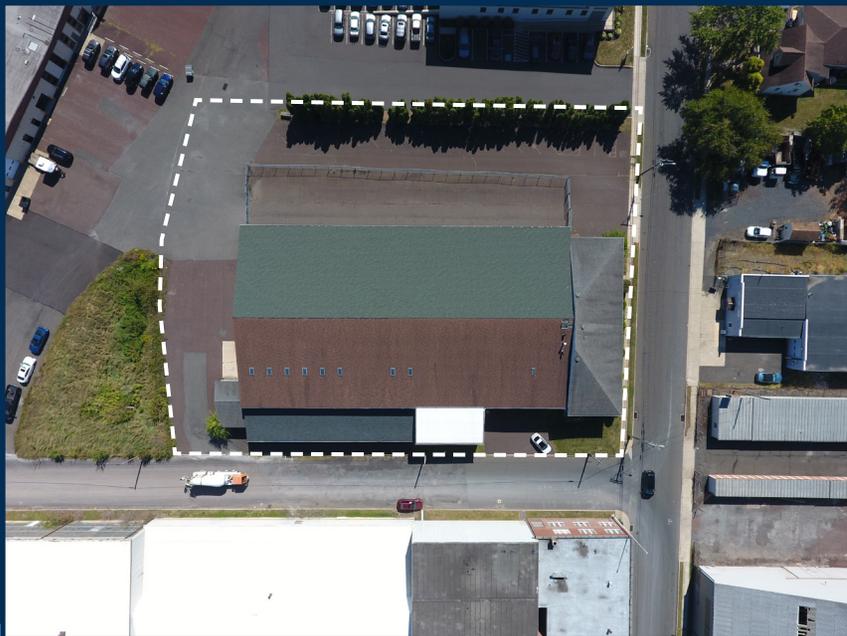


VELOCITY VENTURES



## 200 W. 8<sup>TH</sup> STREET

|                           |  |
|---------------------------|--|
| <b>BUILDING SIZE</b>      | +/- 21,644 SF (DIVISIBLE to 7,971 - 13,873 SF)   |
| <b>LOT SIZE</b>           | .72 ACRE   |
| <b>CLEAR HEIGHT</b>       | MAIN SECTION: 14' - 18'<br>SMALLER SECTION: 10' - 12'  |
| <b>LOADING</b>            | <b>MAIN SECTION:</b> 18' W X 15' H HIGH GRADE LEVEL DRIVE-IN DOOR<br><b>SMALLER SECTION:</b> 10'W x 12'H GRADE LEVEL DRIVE-IN DOOR TO 8TH STREET<br>10' X 10' GRADE LEVEL DRIVE-IN DOOR TO ALLEY |
| <b>UTILITIES</b>          | PECO GAS, LANSDALE BOROUGH ELECTRIC  |
| <b>FIRE SUPPRESSION</b>   | 100% SPRINKLER   |
| <b>POWER</b>              | 3 PHASE/480V   |
| <b>BUILDING CONDITION</b> | WHITEBOXED INTERIOR WITH NEW LED LIGHTING, EXTERIOR PAINTING & LANDSCAPING UPGRADES  |



## 821 W. 5<sup>TH</sup> STREET

|                           |   |
|---------------------------|---|
| <b>BUILDING SIZE</b>      | 28,869 SF (DIVISIBLE TO 1,854 - 16,751 SF)  |
| <b>LOT SIZE</b>           | 1.27 ACRES  |
| <b>CLEAR HEIGHT</b>       | 18'   |
| <b>LOADING</b>            | 2 LOADING DOCKS<br>3 DRIVE-IN DOORS<br><b>ADDITIONAL LOADING CAN BE ADDED</b>       |
| <b>COLUMN SPACING</b>     | 20'X39'   |
| <b>UTILITIES</b>          | PECO GAS  |
| <b>POWER</b>              | 3 PHASE/480V  |
| <b>BUILDING CONDITION</b> | WHITEBOXED INTERIOR WITH NEW LED LIGHTING, EXTERIOR PAINTING & LANDSCAPING UPGRADES |

# PROPERTY AERIAL



VELOCITY VENTURES

**821 W 5TH STREET**



**9TH STREET SEPTA REGIONAL RAIL**



**200 W 8TH STREET**

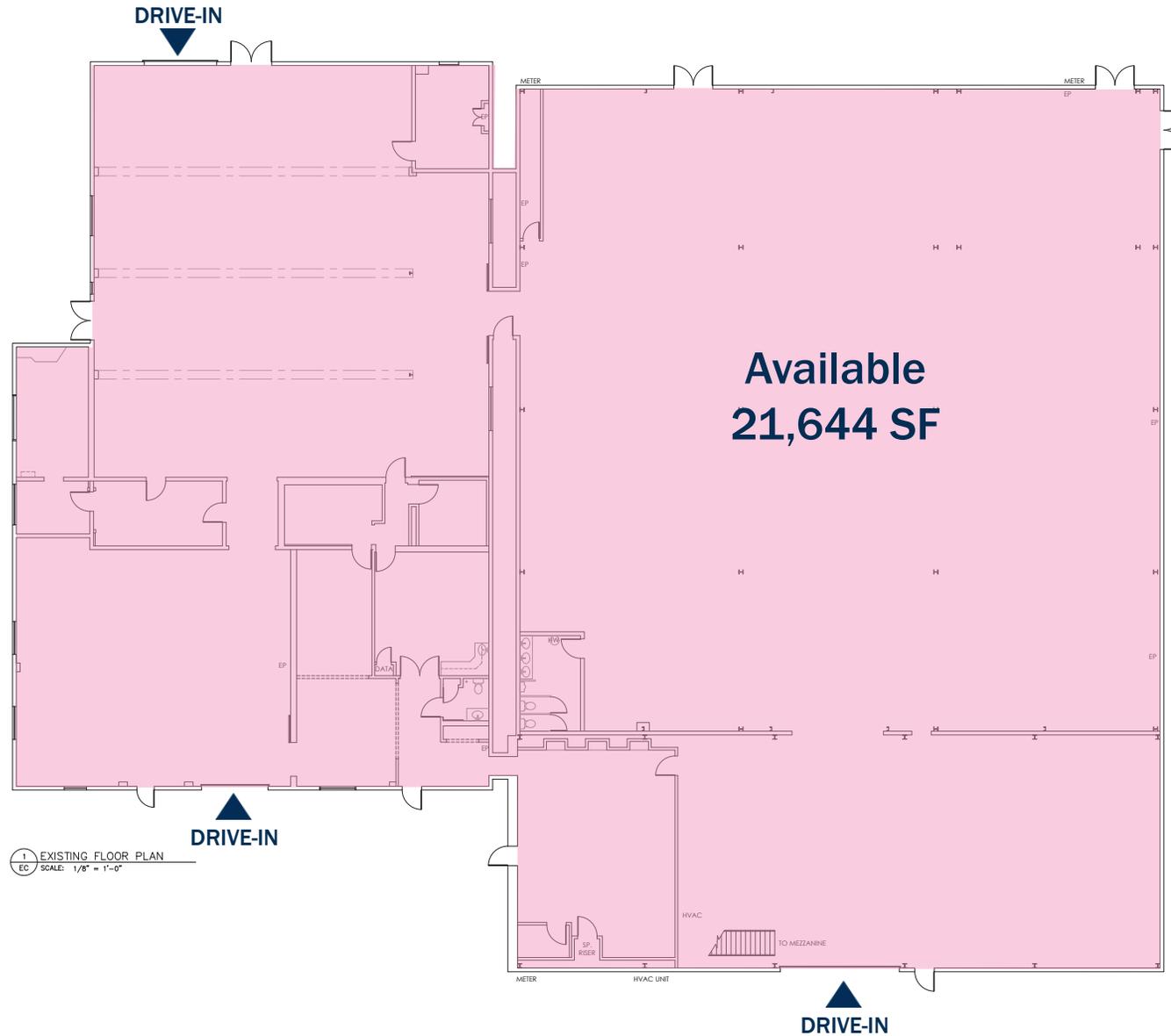


| ROAD                                    | 200 W 8TH  | 821 W 5TH  |
|---|------------|------------|
| I-476                                   | 3.74 MILES | 3.17 MILES |
| RT 309                                  | 2.30 MILES | 2.93 MILES |
| RT 202                                  | 3.73 MILES | 3.77 MILES |
| <b>PUBLIC TRANSPORTATION (SEPTA RR)</b> |            |            |
| Lansdale Station                        | .56 Miles  | .75 Mile   |
| 9th Street Station                      | .27 miles  | .72 Miles  |

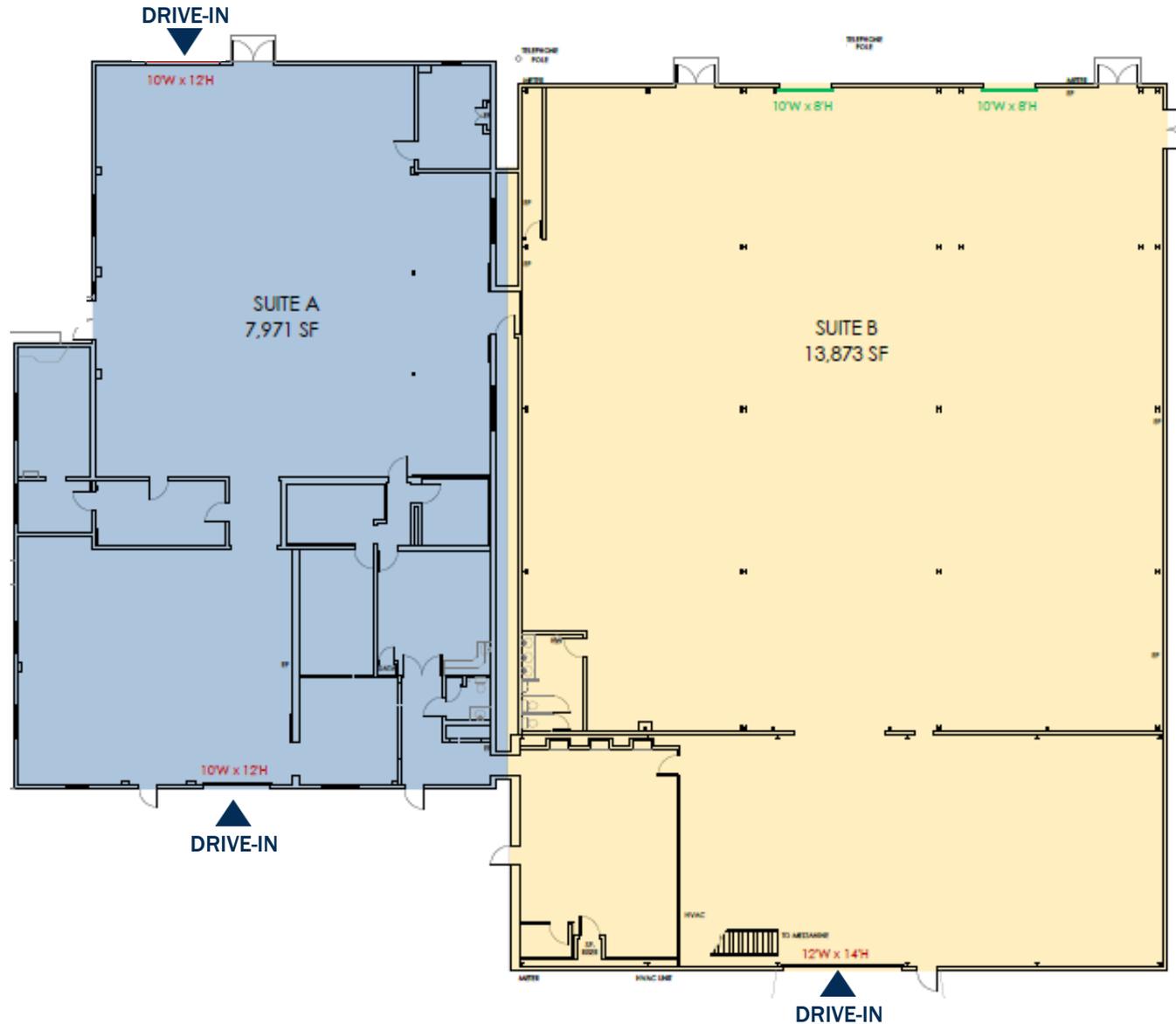


**LANSDALE SEPTA REGIONAL RAIL**

# FLOOR PLAN | 200 W. 8<sup>TH</sup> STREET EXISTING CONDITIONS



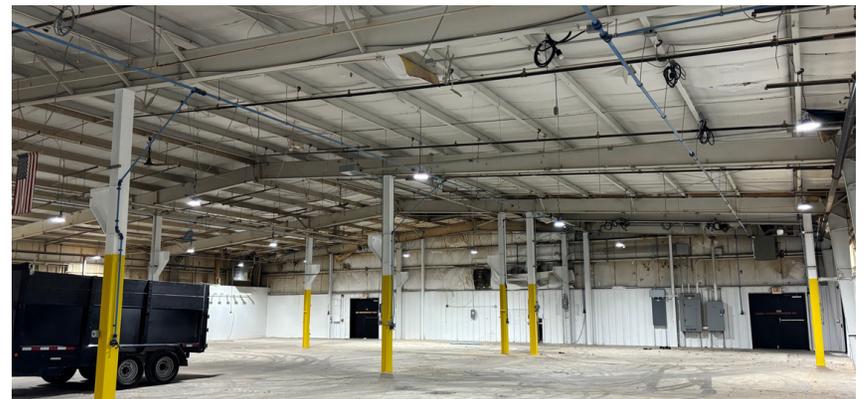
# FLOOR PLAN | 200 W. 8<sup>TH</sup> STREET DEMISED OPTION



# PHOTOS | 200 W. 8<sup>TH</sup> STREET



VELOCITY VENTURES

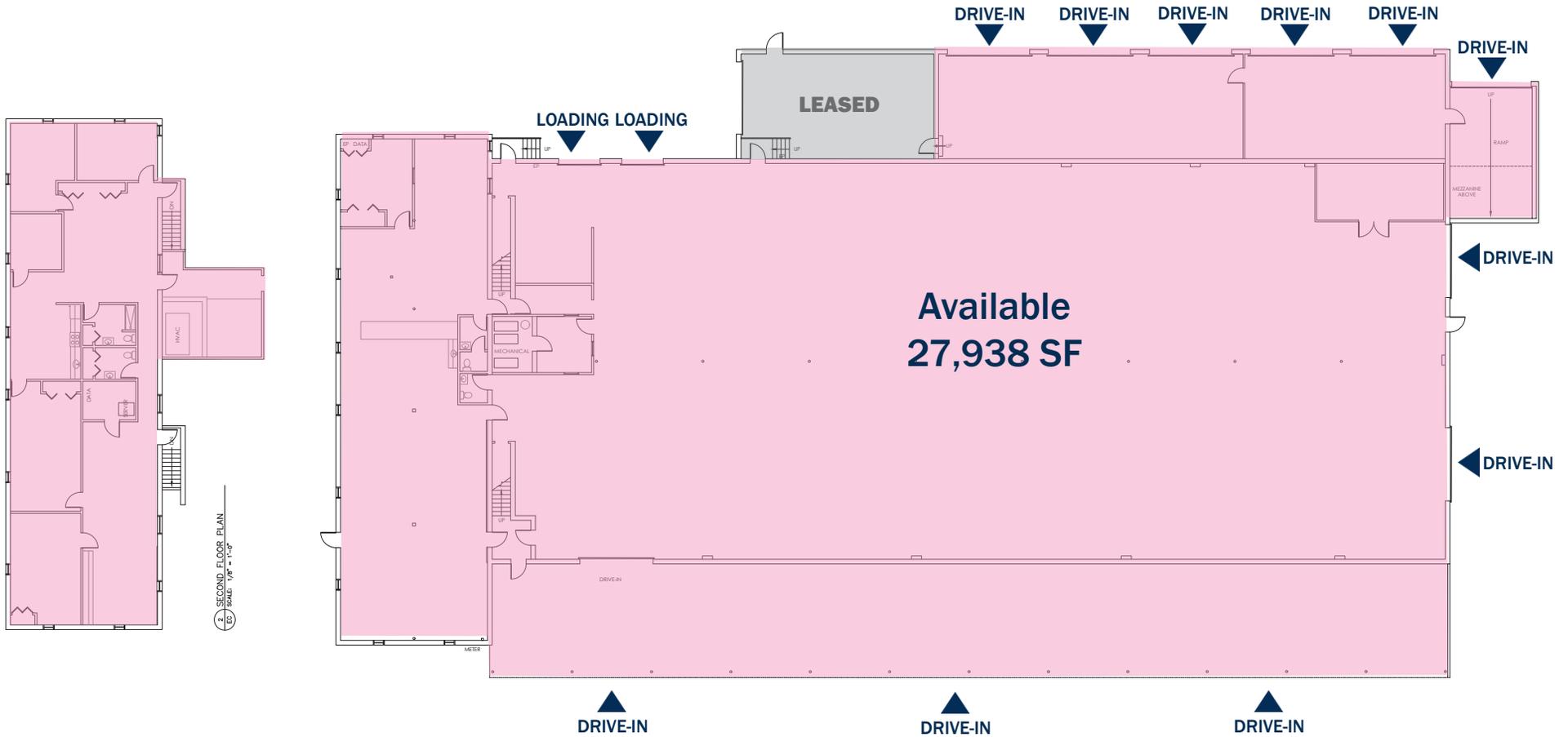


# FLOOR PLAN

# 821 W. 5<sup>TH</sup> STREET EXISTING CONDITIONS



VELOCITY VENTURES

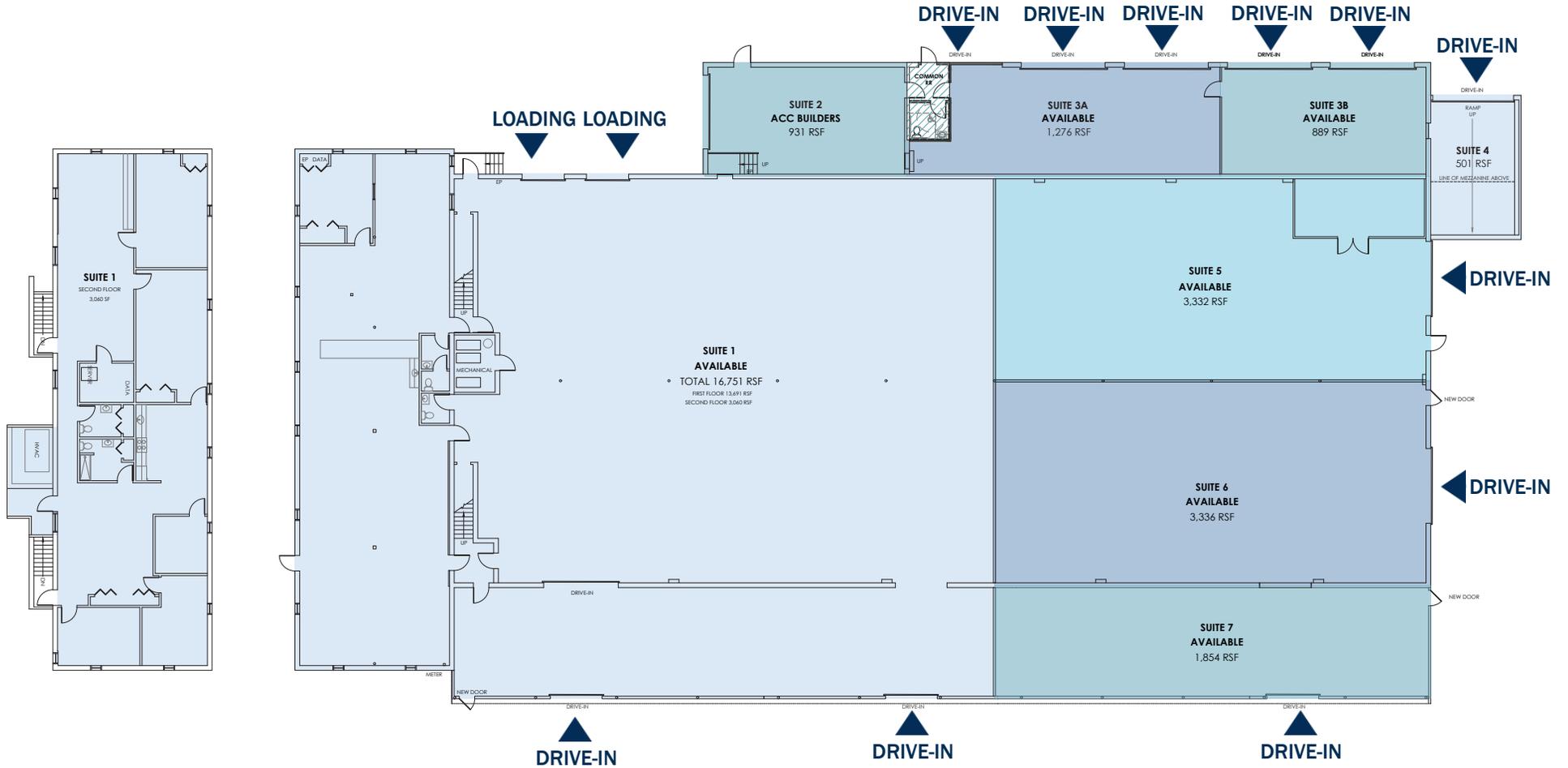


# FLOOR PLAN

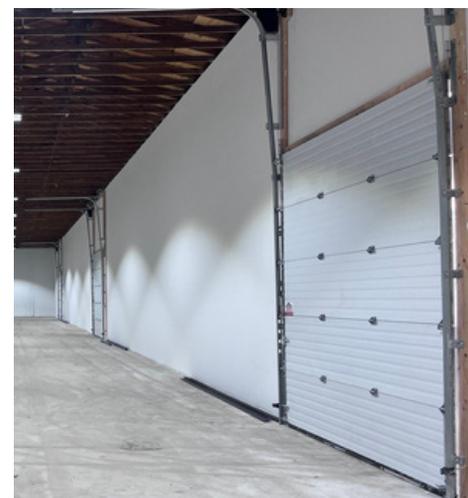
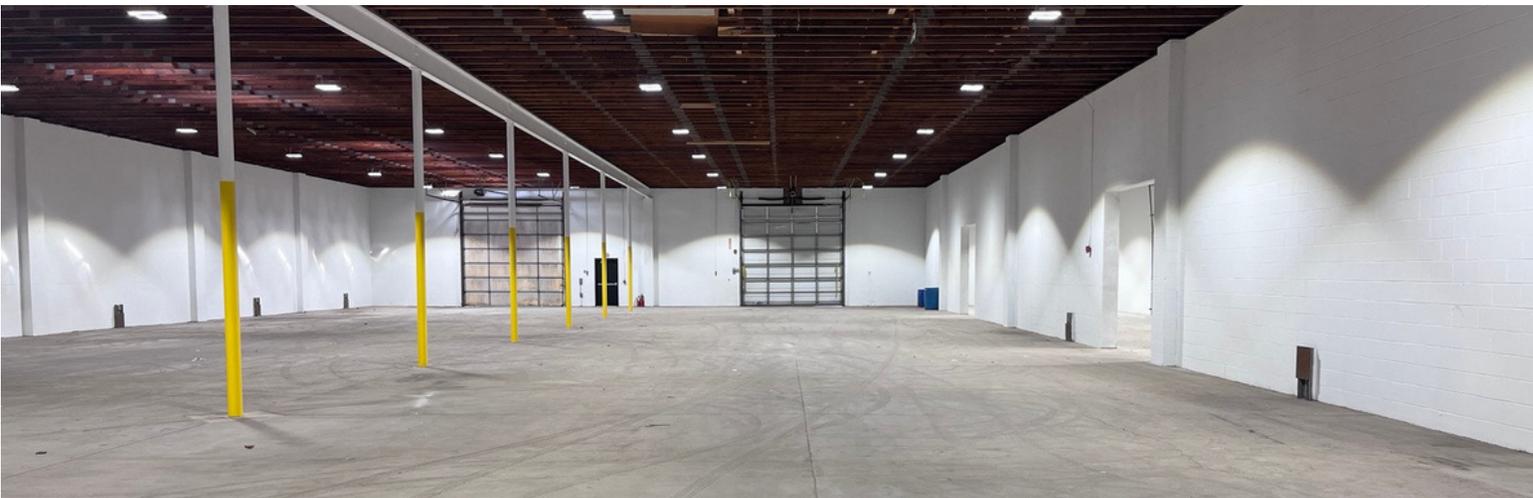
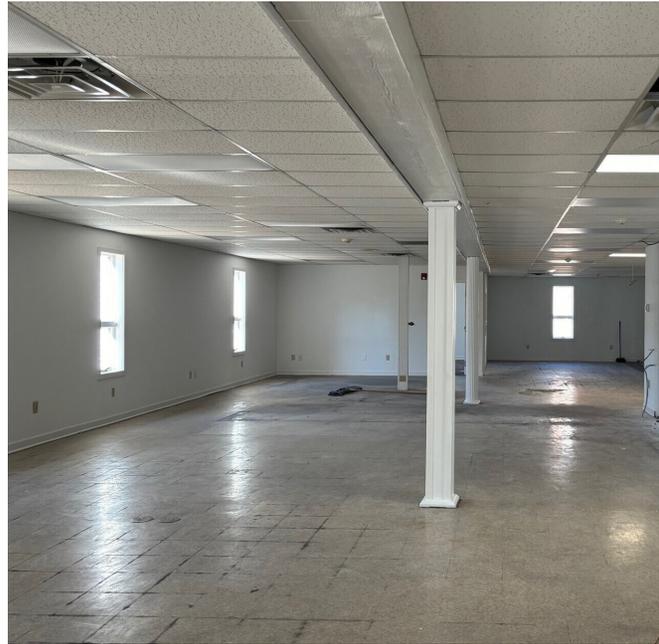
# 821 W. 5<sup>TH</sup> STREET DEMISED OPTION



VELOCITY VENTURES



# PHOTOS | 821 W. 5<sup>TH</sup> STREET



# 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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