

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
9,324 SF**



VELOCITY VENTURES

**241 E ELM STREET
CONSHOHOCKEN, PA**

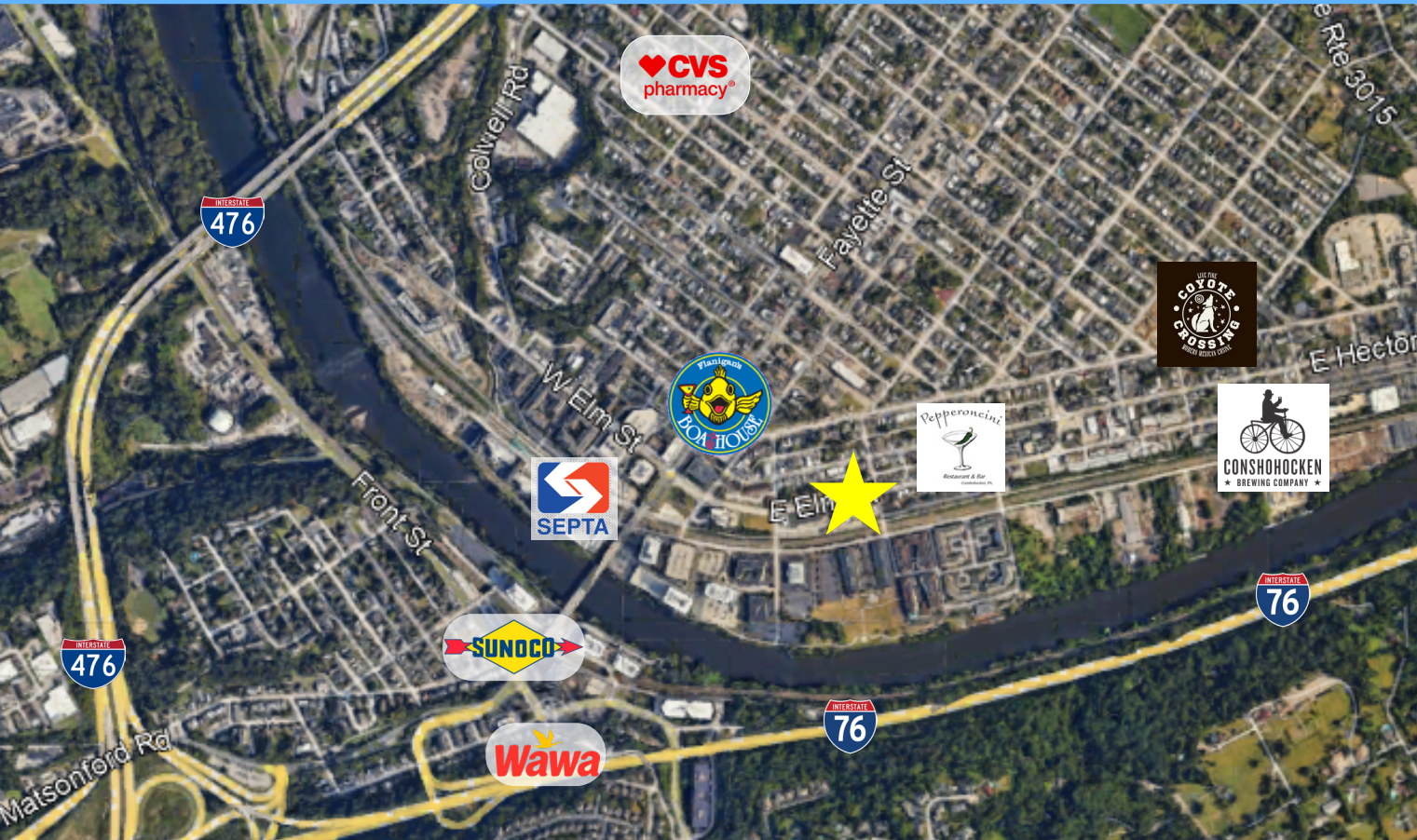
Transit Oriented / Fully Racked



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

**(610) 731-7080
robert@velocityinv.com**

PROPERTY OVERVIEW & SPECS



- Transit oriented location. Short walk from SEPTA Regional Rail and located directly along the Schuylkill River Trail
- Brand new offices, bathrooms, & HVAC
- Ton of parking along trail and excess parking along back

- Immediate proximity to major interstates and arteries:
 - PA I-76 (.9 Miles)
 - PA I-476 (1.2 Miles)
 - Norristown Interchange (4.5 Miles)
 - Valley Forge Interchange (6.2 Miles)
 - U.S. 202 (6.4 Miles)

AGGREGATE BUILDING AREA

+/- 25,667

ACREAGE

+/- 1.06

ZONING

L I- INDUSTRIAL

CLEAR HEIGHT

20'

LOADING

1 DRIVE-IN DOOR
3 LOADING DOCKS
(ALL BRAND NEW)

SEWER & WATER SERVICE

PUBLIC

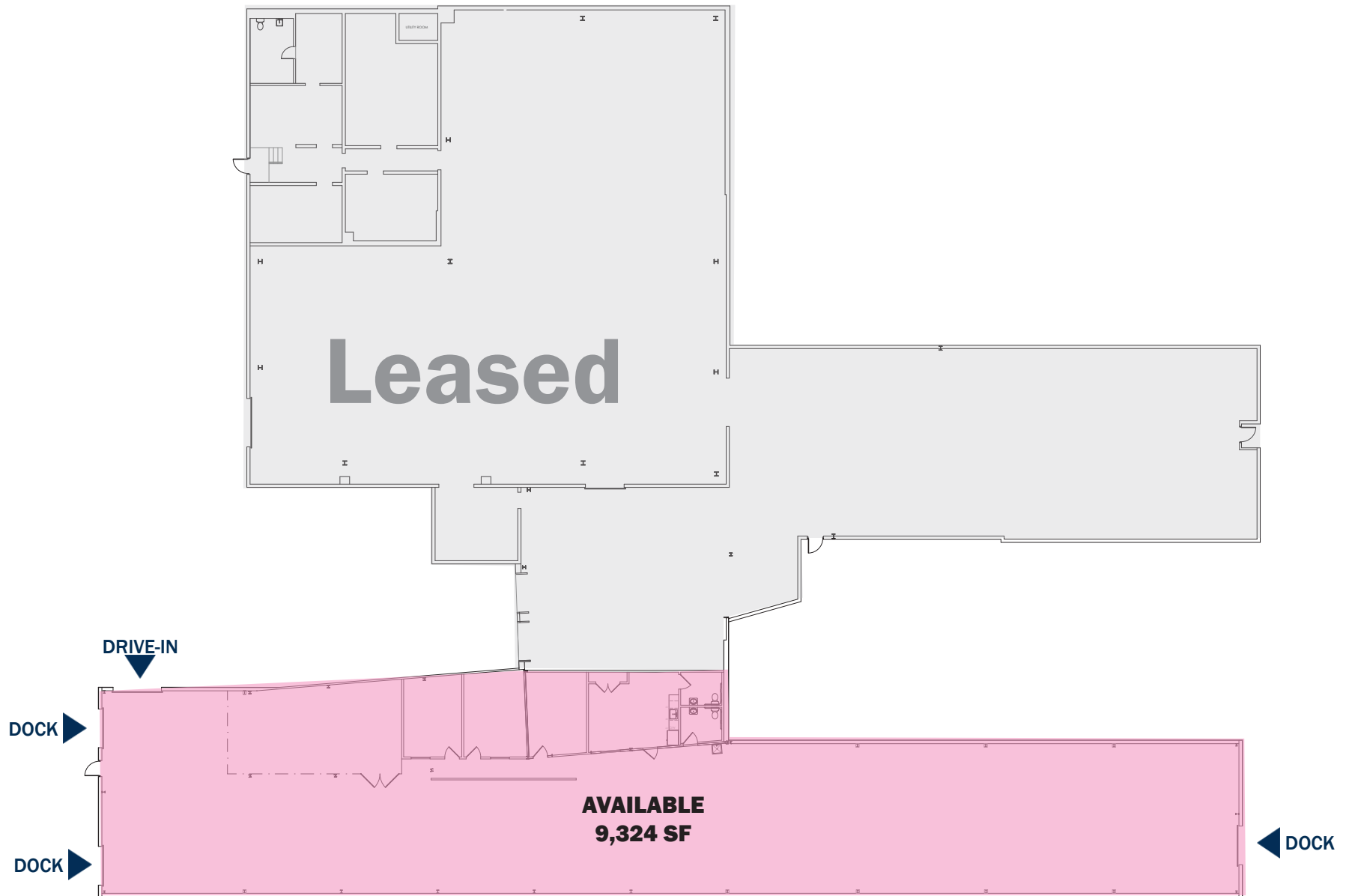
SPRINKLER SYSTEM

DRY

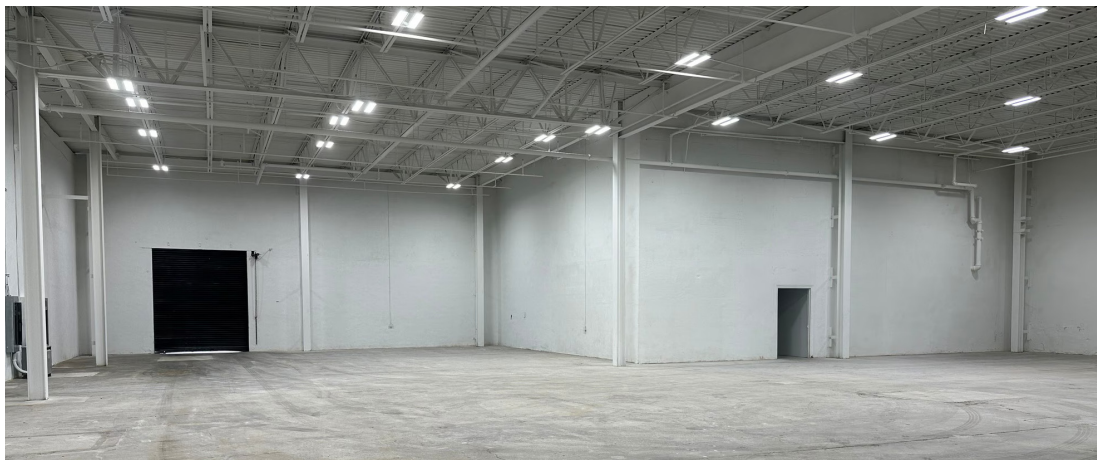
BUILDING CONDITIONS

FULLY RACKED. CAGED AREA FOR HIGH VALUE STORAGE THAT CAN STAY OR BE REMOVED

FLOOR PLAN



PHOTOS



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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

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