

**AVAILABLE FOR
LEASE**

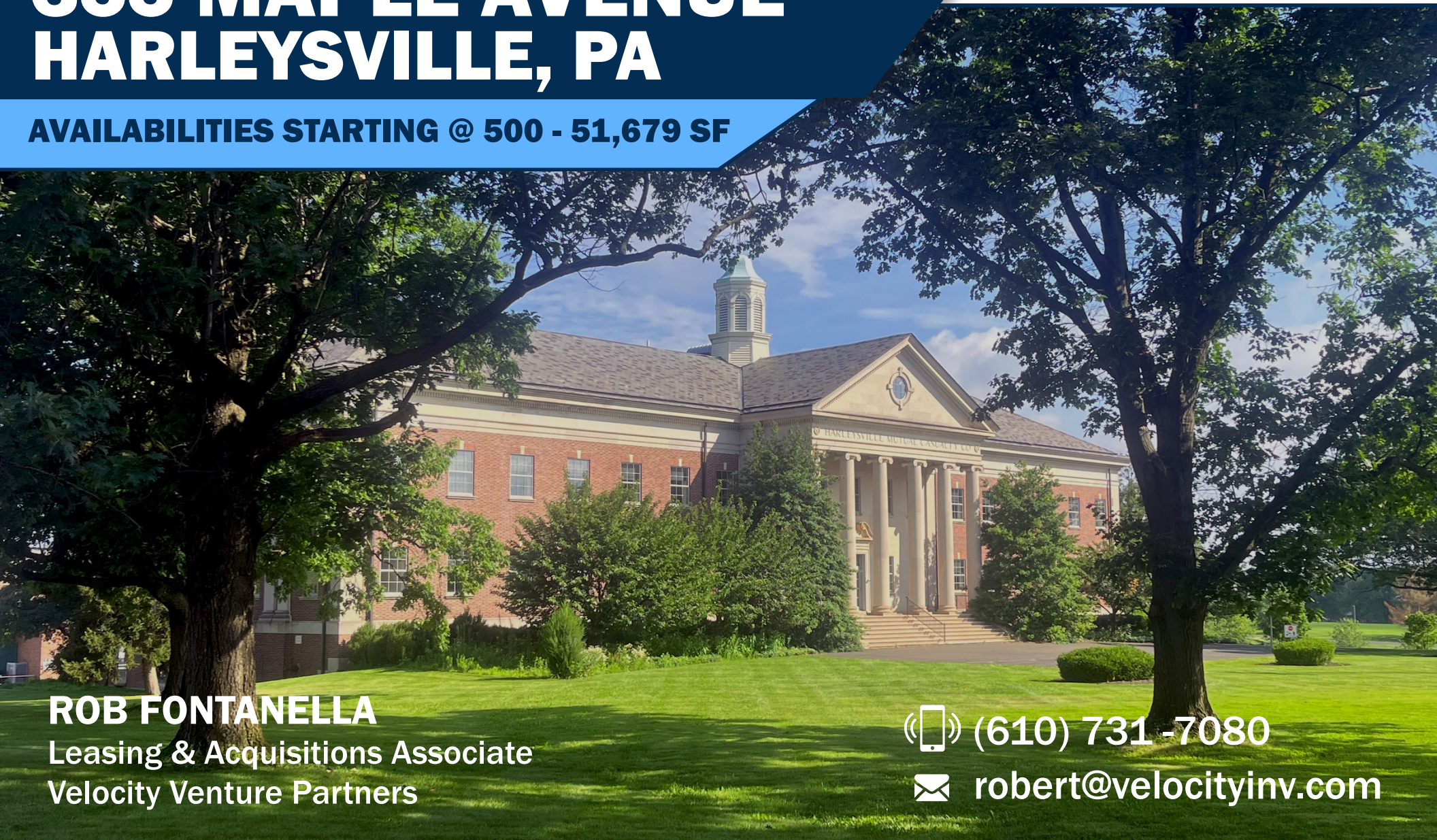
**RETAIL • OFFICE
& INSTITUTIONAL**



VELOCITY VENTURES

**355 MAPLE AVENUE
HARLEYSVILLE, PA**

AVAILABILITIES STARTING @ 500 - 51,679 SF



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PROPERTY OVERVIEW & SPECS



SQUARE FOOTAGE AVAILABLE

Total of 51,680 SF on 4 floors

PARKING

4.4/1,000 SF (1,050 spaces)

ZONING

Flexible zoning to allow for a wide array of uses

- Former headquarters for Nationwide Insurance
- Perfect location for institutional users
- Located 3 miles from the Lansdale Interchange
- Signage opportunities available
- All floors elevator serviced
- Backup generator onsite
- Supplemental power through solar panels installed onsite reducing electrical costs

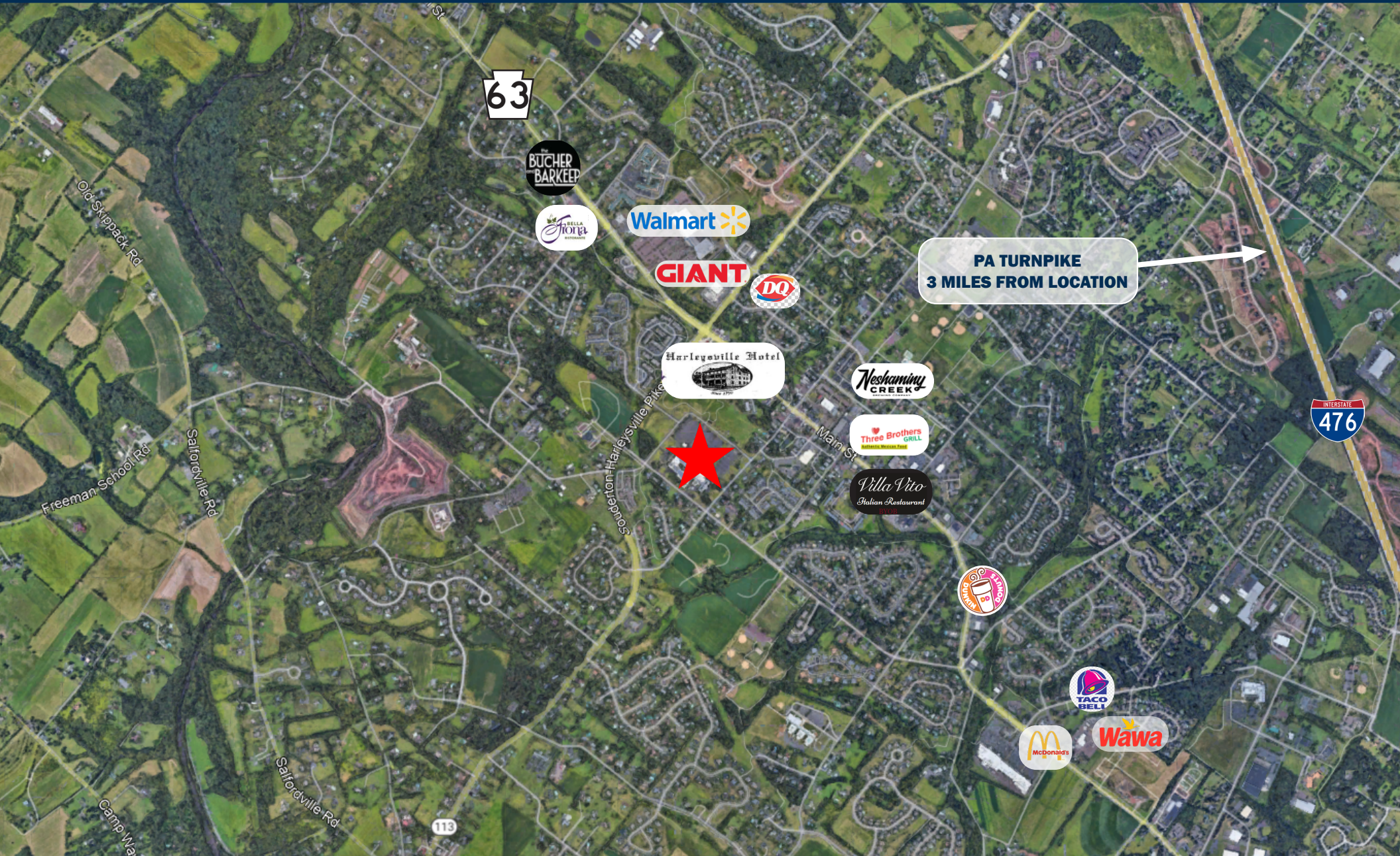
OAK DRIVE

MAPLE AVENUE

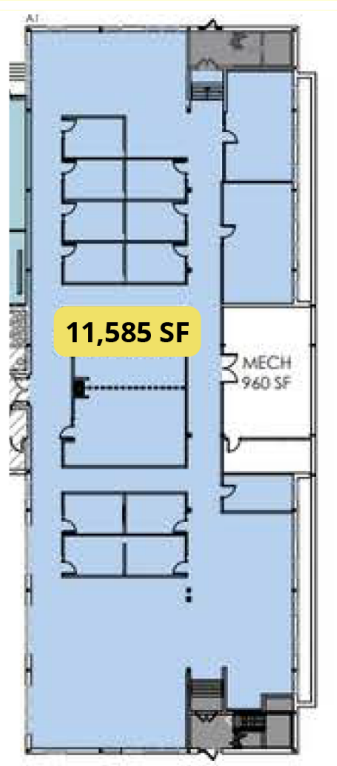
MAIN STREET

SOUDERTON HARLEYSVILLE PIKE

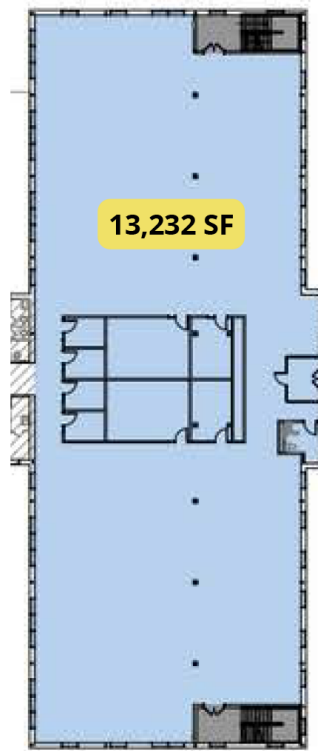
PROPERTY AERIAL



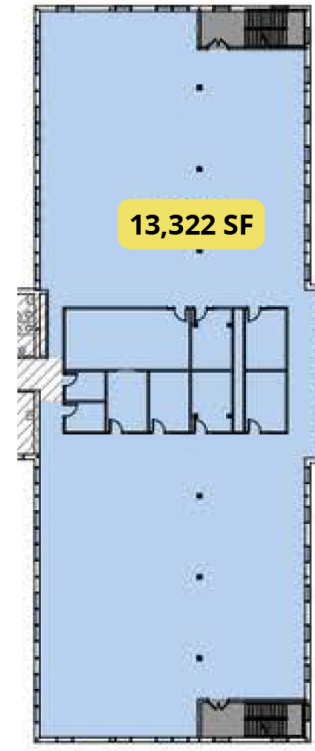
FLOOR PLAN



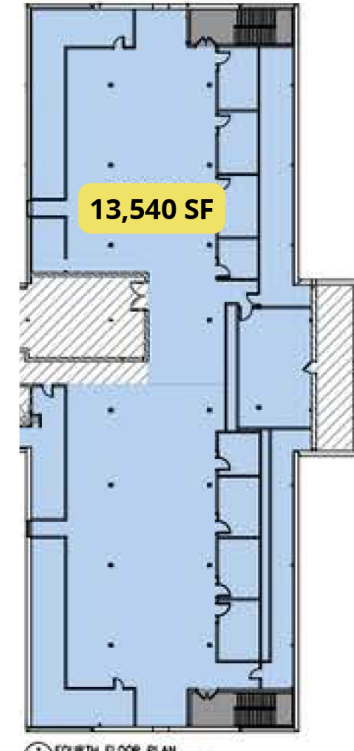
**FIRST FLOOR
SUITE F**



**SECOND FLOOR
SUITE F2**



**THIRD FLOOR
SUITE F3**

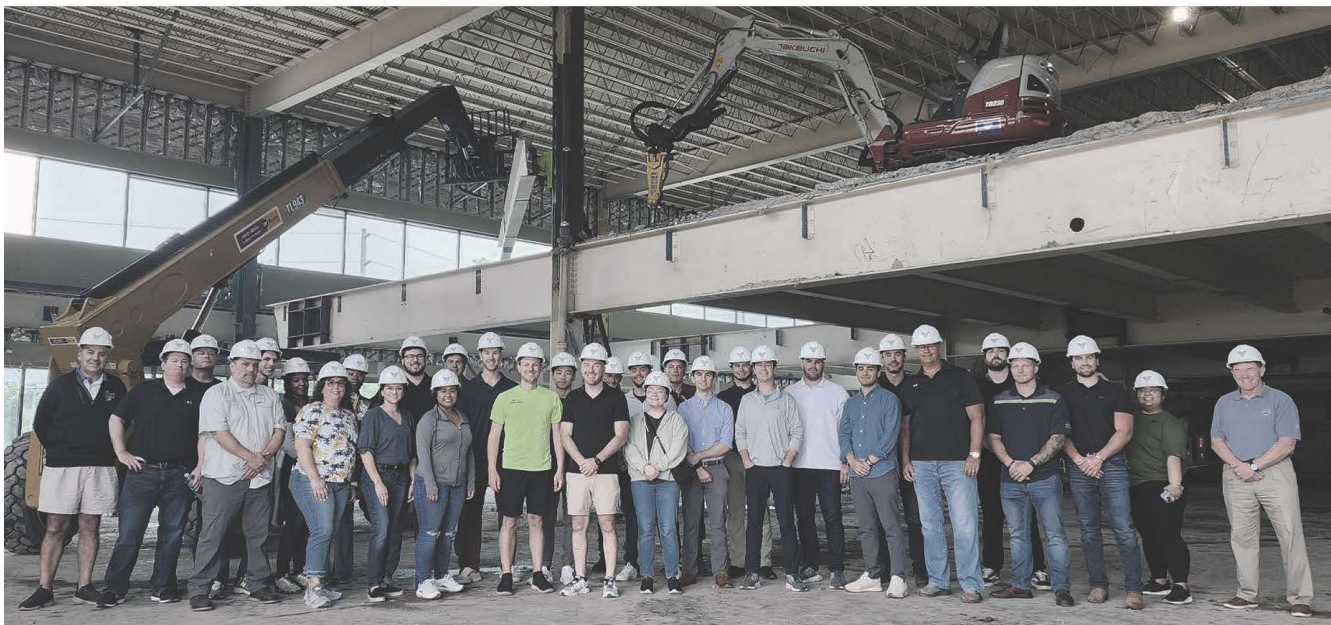


**FOURTH FLOOR
SUITE F4**

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.

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