

**AVAILABLE FOR
LEASE** | **INDUSTRIAL**
2,733 SF



VELOCITY VENTURES

**533 DAVISVILLE ROAD
WILLOW GROVE, PA**

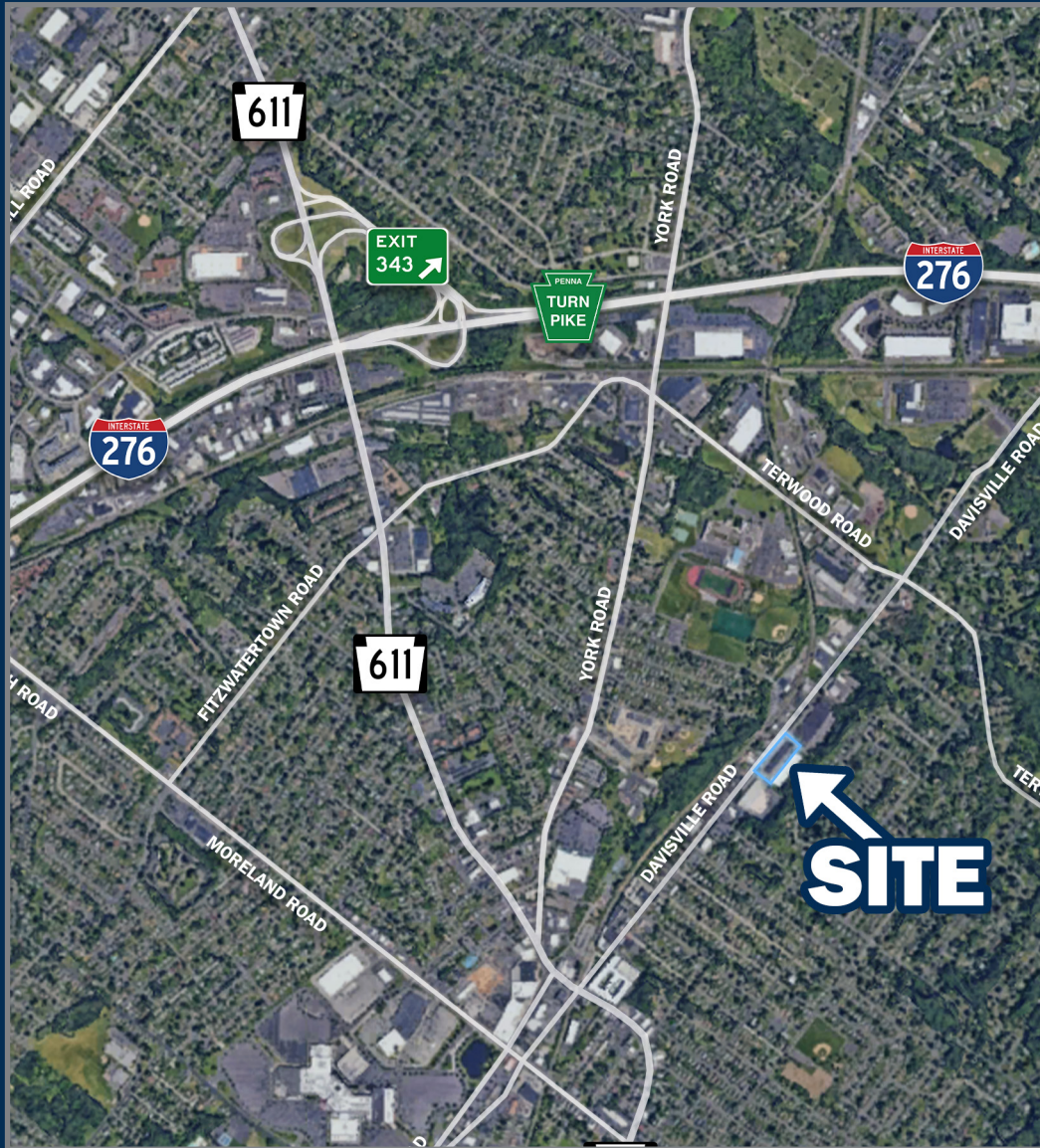
< 3 MILES FROM THE PA TURNPIKE



ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS

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PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
22,400 SF



ACREAGE
2.12 ACRES



LOADING
1 LOADING DOCK
SERVING AVAILABILITY



CEILING HEIGHT
16'



LOCATION
LESS THAN ONE MILE FROM
DOWNTOWN WILLOW GROVE,
PROVIDING PUBLIC TRANSPORTATION
OPTIONS AND PROXIMITY TO LOCAL
AMENITIES



ZONING
I - INDUSTRIAL



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
BRAND NEW LOADING INFRASTRUCTURE,
INTERIOR WHITEBOX CONDITION, AND LED
LIGHTING

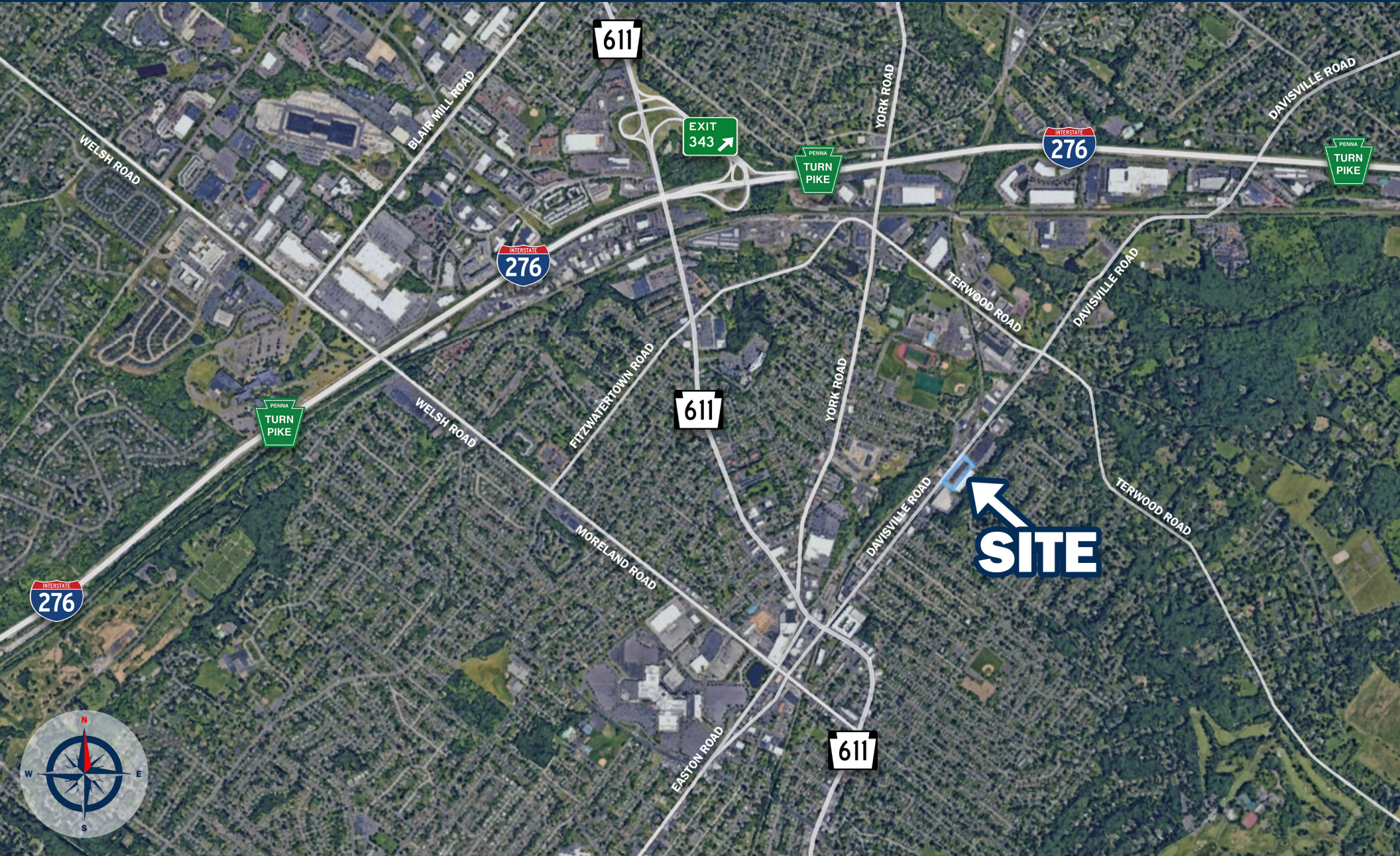
TRANSPORTATION ARTERIES



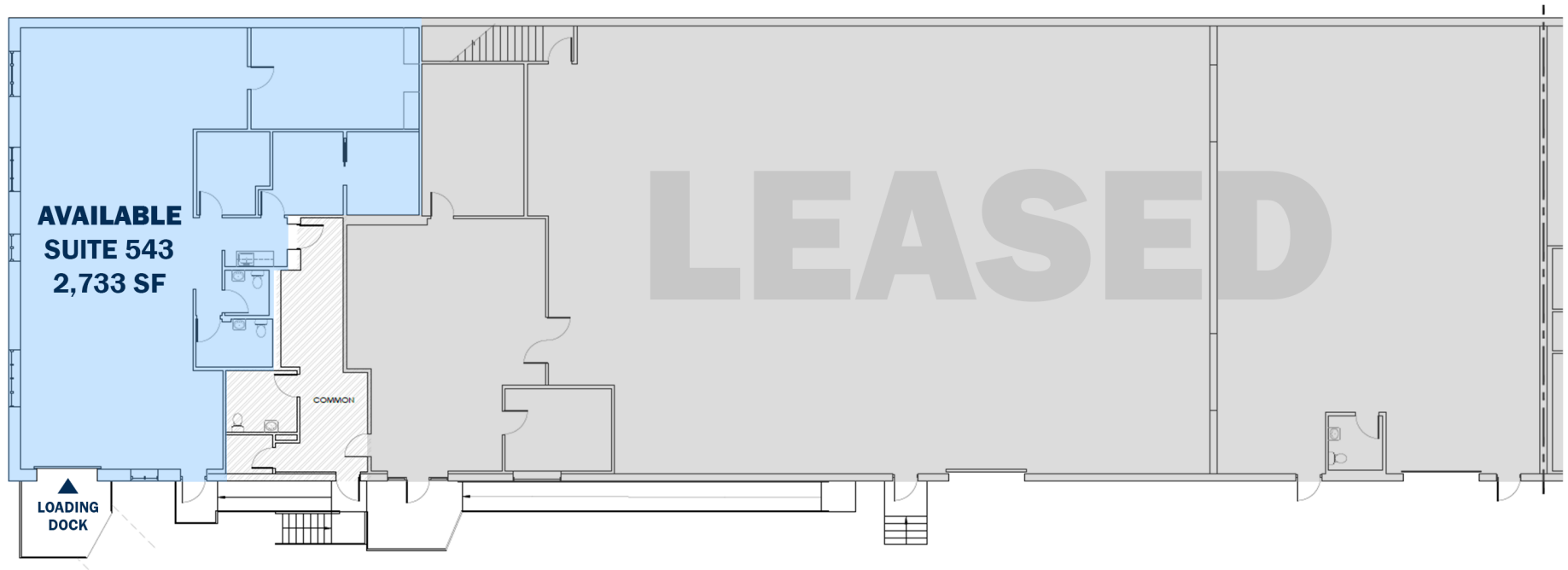
INTERSTATES

- PA ROUTE 611 (< 1 MILE)
- I-276/PA TURNPIKE (3 MILES)
- PA ROUTE 132/STREET ROAD (3.7 MILES)
- PA ROUTE 73 (4.8 MILES)
- PA ROUTE 309 (7.6 MILES)

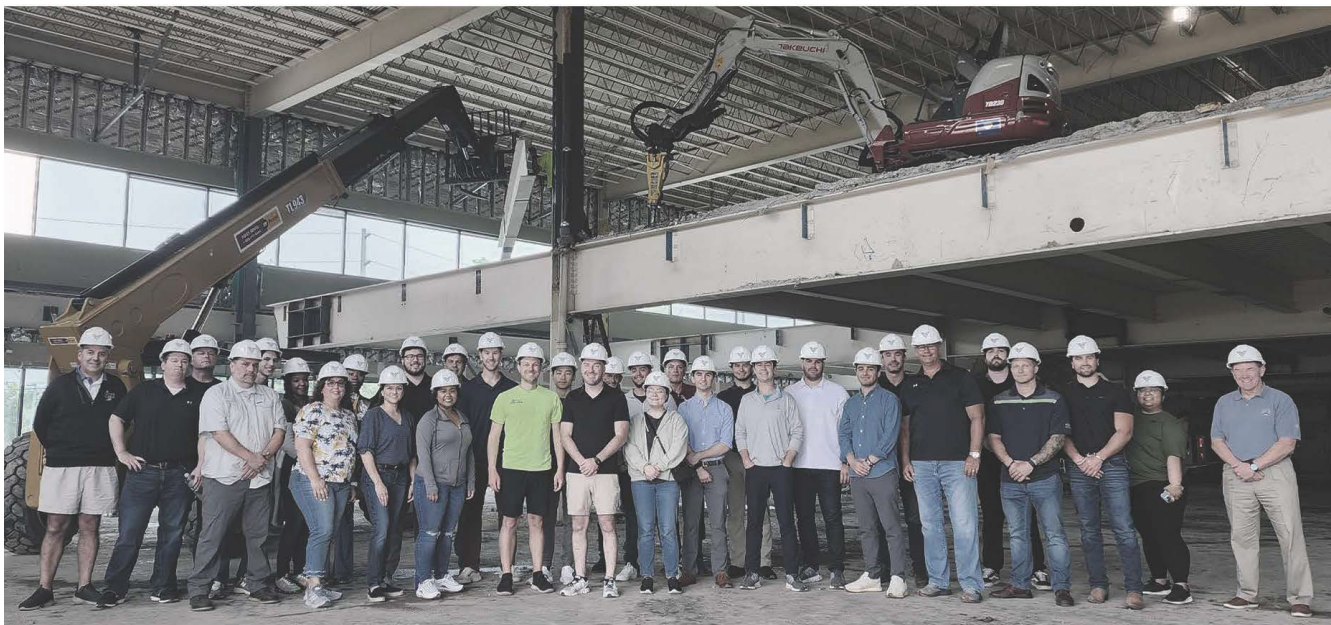
PROPERTY AERIAL



FLOOR PLAN



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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