

ADAPTIVE REUSE PROJECT

VELOCITY
309

RETAIL TO INDUSTRIAL CONVERSION



SCAN
ME!



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701-755 S. WEST END BLVD

QUAKERTOWN, PA 18951

PROPERTY HIGHLIGHTS

- Approximately 96,976 SF available
 - Unit sizes from 10,000– 60,302 SF
- New zoning amendment permits flex and high end industrial use at the site
- Property features approximately 17' warehouse clear height.
- Direct signage along Route 309
- Heavy power throughout



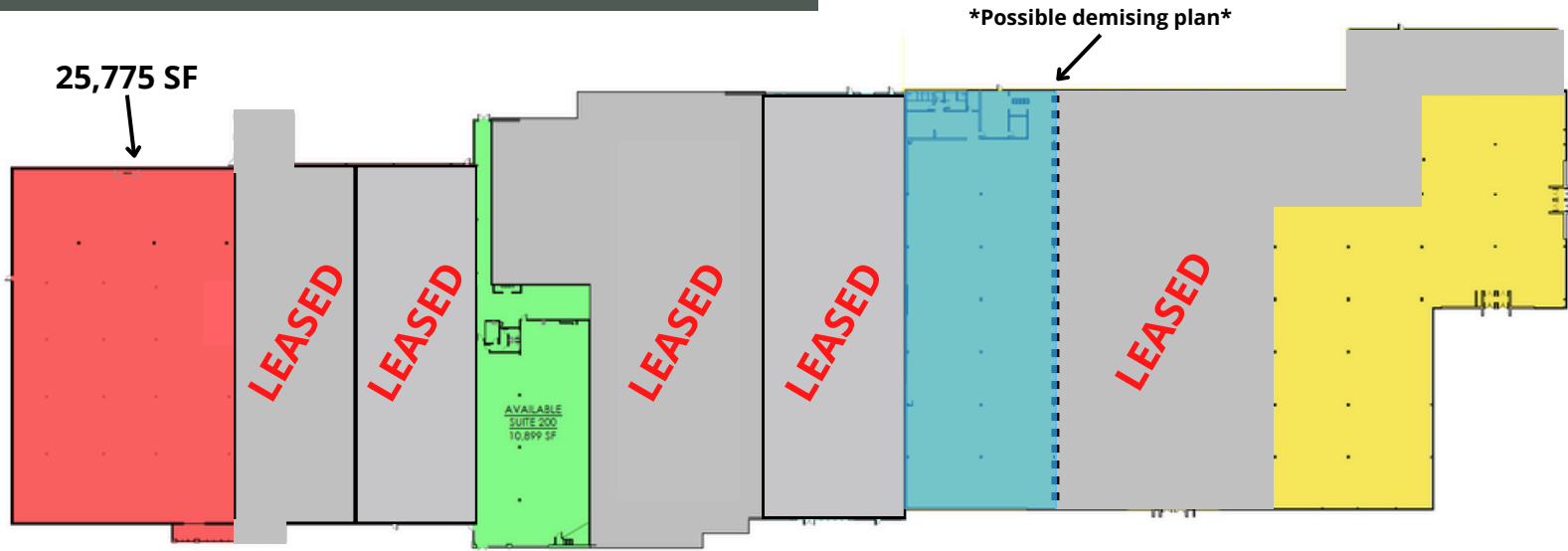
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SITE PLAN



EXISTING FLOOR PLAN
SCALE: NTS

SUITE 100A

-> 25,775 SF
-> LOW SECTION 14' - 16.5' CLEAR HEIGHT
-> HIGH SECTION 19' - 20' CLEAR HEIGHT
-> LOADING TO BE ADDED
-> END CAP UNIT

SUITE 200

-> 10,899 SF
-> APPROX. 16 - 17' CLEAR HEIGHT
-> DOUBLE DOORS REAR LOADING

SUITE 600 A

-> APPROX. 20,000 SF
-> APPROX. 17' CLEAR HEIGHT
-> 40' X 30' COLUMN SPACING
-> ABILITY TO ADD GRADE-LEVEL OVERHEAD DOORS
-> ABILITY TO DEMISE SPACE

SUITE 600 B

-> 25,715 SF
-> APPROX. 17' CLEAR HEIGHT
-> 40' X 30' COLUMN SPACING
-> ABILITY TO ADD LOADING DOCKS



RENOVATIONS

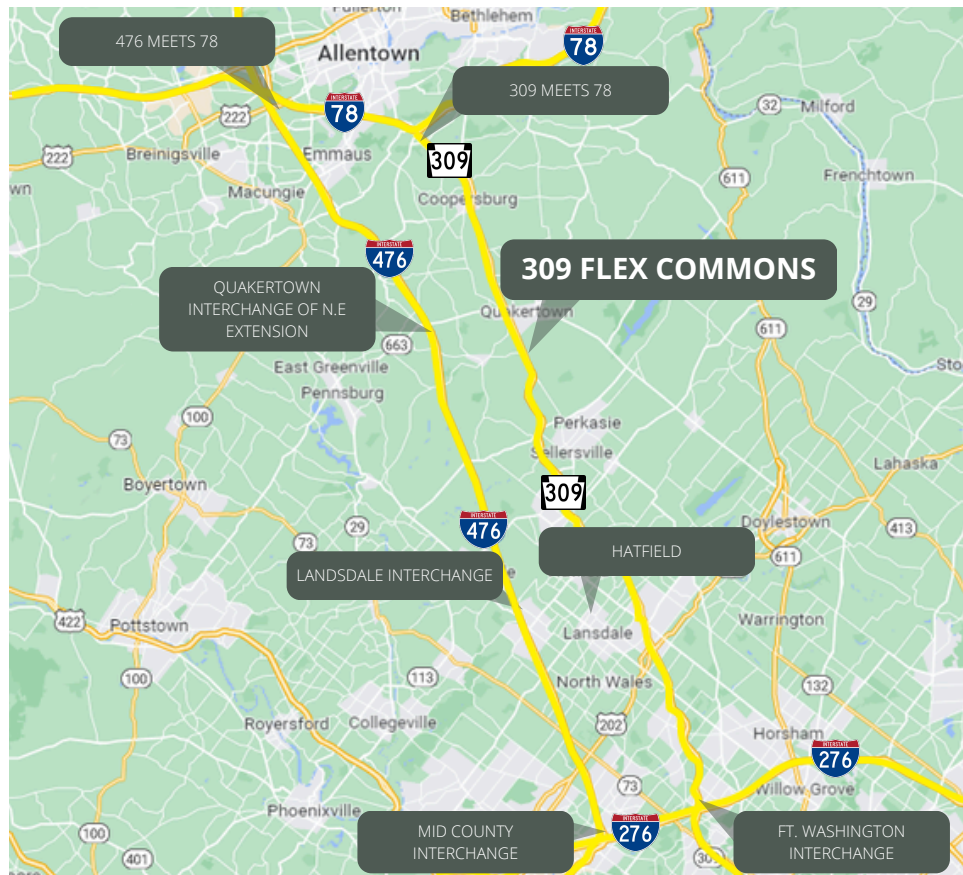
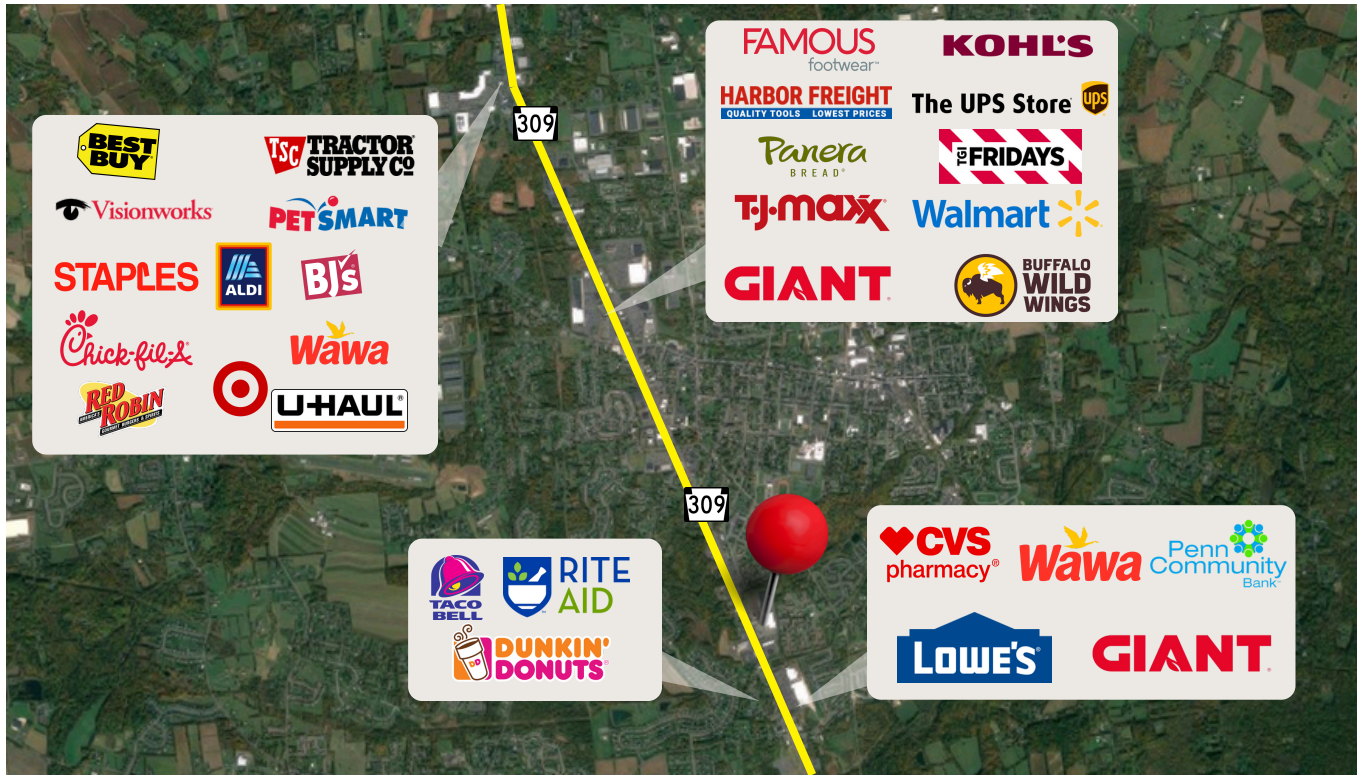
IMPROVEMENT PACKAGE INCLUDES:

- Additional tailgate and drive-in loading to be added.
- New building exterior paint.
- Interior warehouse LED lighting throughout.
- Whitebox paint to the interior warehouse.
- Concrete slab floor will be delivered in citrus scrubbed condition.
- Offices and restrooms to be added where needed.
- New stormwater management system to a portion of the site
- New landscaping package





LOCATION



TRAFFIC COUNT

S West End Blvd. : 35,000 CPD



POPULATION

3 MILES: 27,222

5 MILES: 49,678

7 MILES: 85,790



AVERAGE HHI

3 MILES: \$82,607

5 MILES: \$86,142

7 MILES: \$92,695

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