

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
4,718 SF**



VELOCITY VENTURES

**730 LOUIS DRIVE
WARMINSTER, PA**



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PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 51,575 SF

ACREAGE

+/- 7.24 ACRES

ZONING

I - INDUSTRIAL

CLEAR HEIGHT

16' 5"

LOADING

1 LOADING DOCK (8' x 10')

SEWER & WATER SERVICE

PUBLIC

SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

BUILDING CONDITIONS

BRAND NEW INTERIOR WHITEBOX, LED LIGHTING, & FULLY CONDITIONED

- Located less than a half mile from the Street Road and Louis Drive intersection
- The property features 205 surface parking spaces
- Available unit is fully conditioned with suitable clear heights for various flex & industrial users

- Immediate proximity to major interstates and arteries:
 - Route 132 (< 1 Mile)
 - Route 611 (3 Miles)
 - PA Turnpike (3.6 Miles)
 - Philadelphia (17.5 Miles)
 - PHL International Airport (24.5 Miles)

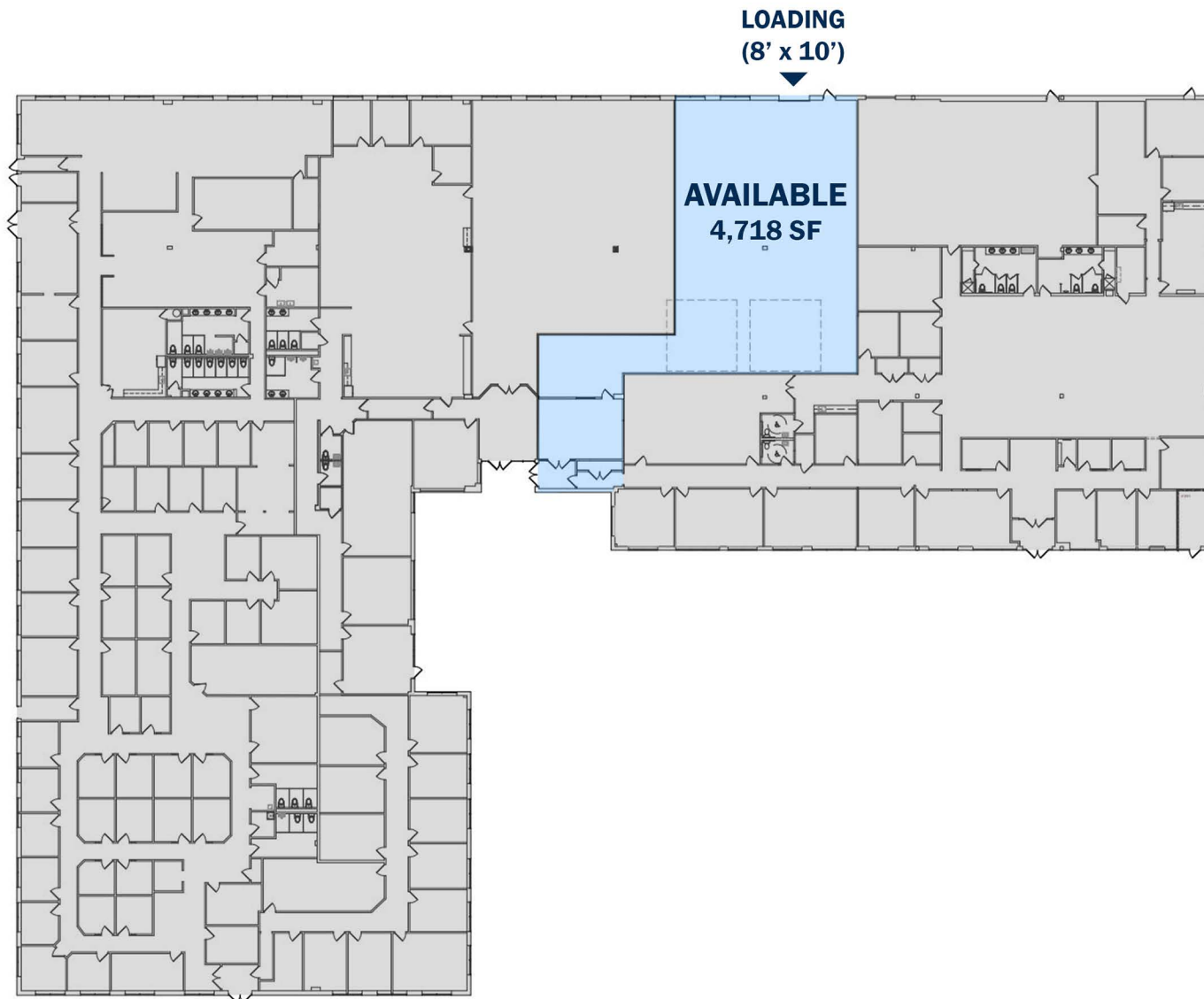
PROPERTY AERIAL



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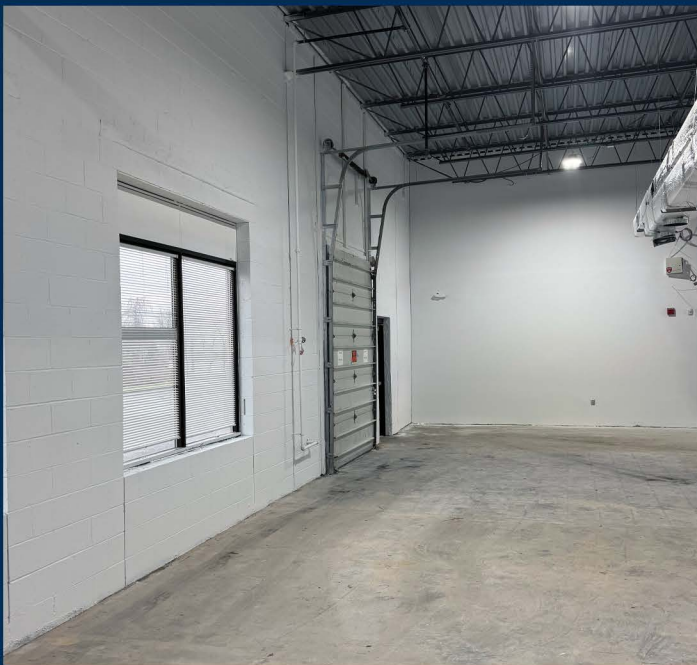
FLOOR PLAN



PHOTOS



VELOCITY VENTURES



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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