

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
3,712 & 5,730 SF**



VELOCITY VENTURES

**2460 GENERAL ARMISTEAD  
NORRISTOWN, PA**



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# PROPERTY OVERVIEW & SPECS



## AGGREGATE PORTFOLIO AREA

+/- 60,195 SF

## ACREAGE

+/- 8.94 ACRES

## ZONING

LC & I - LIMITED COMMERCIAL & INDUSTRIAL

## CLEAR HEIGHT

12' - 14'5"

## LOADING

2 LOADING DOCKS

## SEWER & WATER SERVICE

PUBLIC

## BUILDING CONDITIONS

BRAND NEW WHITEBOX CONDITION AND LED LIGHTING

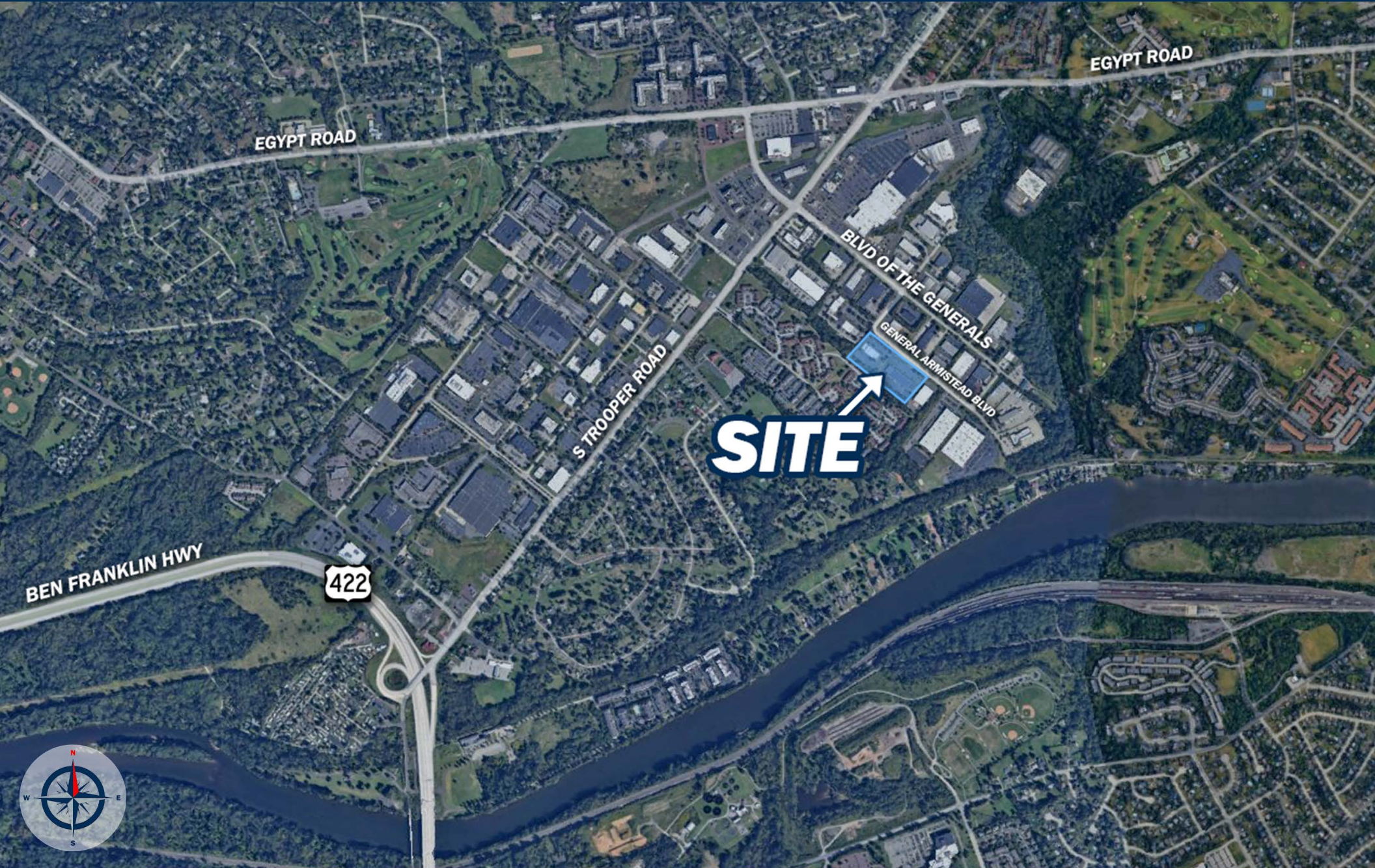
- Strategically located 5 miles from King of Prussia and 18 miles from Philadelphia
- Available units feature existing office space and loading capabilities suitable for various warehouse and flex users
- Campus hosts 100+ parking spaces

- Immediate proximity to major interstates and arteries:

- Route 422 (< 2 Miles)
- I-76/PA Turnpike (2.2 Miles)
- Route 202 (3 Miles)
- I-476/NE Extension (5.7 Miles)
- Philadelphia (17 Miles)



# PROPERTY AERIAL

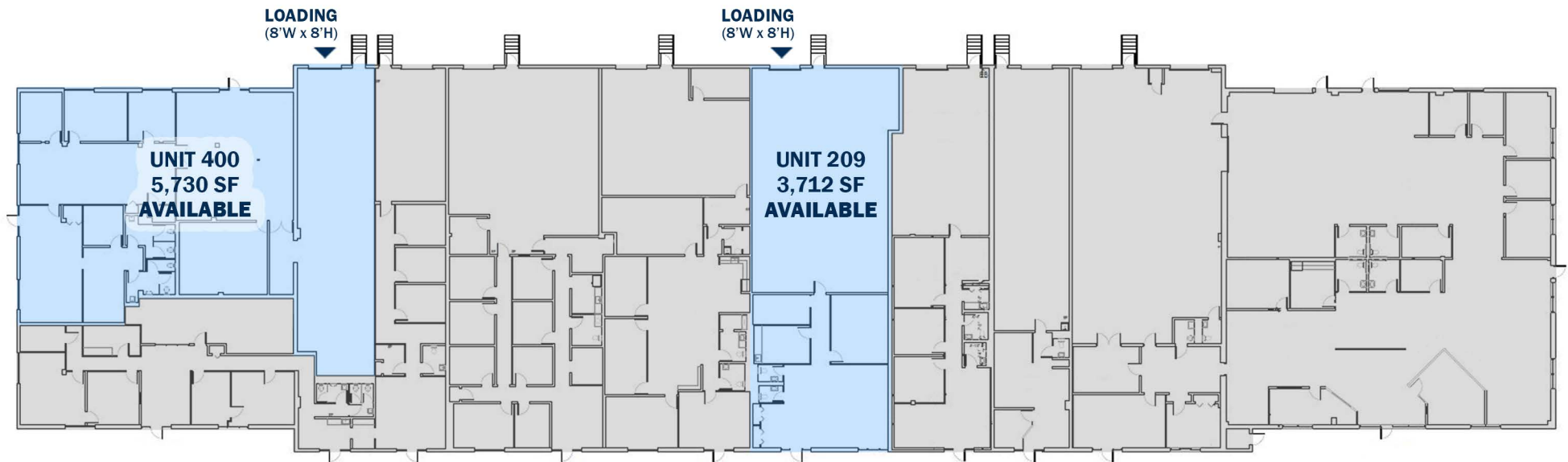


**SITE**





# FLOOR PLAN (2460)

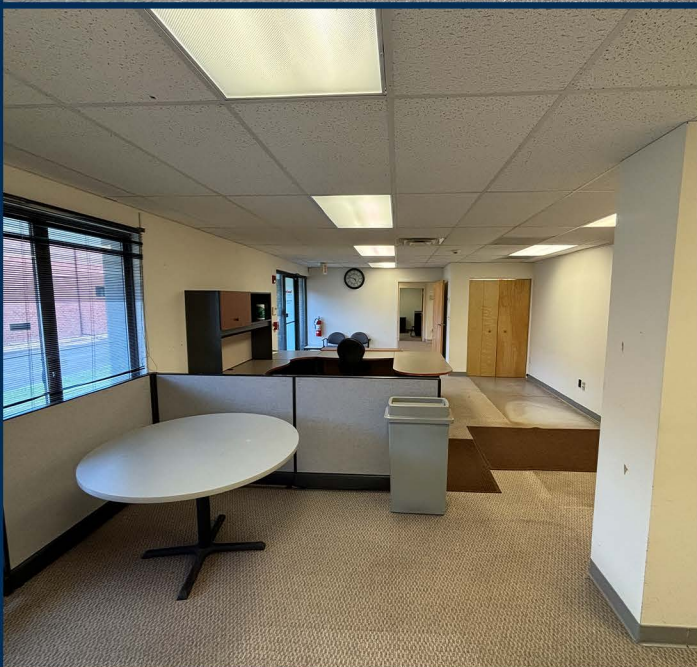




# PHOTOS



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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