

**AVAILABLE FOR
LEASE** | **OFFICE
3,885 SF**

**2260 STATE ROAD
BENSALEM, PA**



VELOCITY VENTURES

4
MINUTES
FROM
I-95



**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

(610) 731-7080
robert@velocityinv.com

PROPERTY OVERVIEW & SPECS



- Multiple private offices and conference rooms
- Turn-key and fully furnished kitchenette
- Available office units are fully conditioned and can be combined for users needs

- Immediate Proximity to major interstates and arteries:
 - Street Road (1 Mile)
 - Woodhaven Road (1.4 Miles)
 - I - 95 (1.6 Miles)
 - Bristol Pike (1.7 Miles)
 - Route 1 (4.5 Miles)

**AGGREGATE
BUILDING AREA**

+/- 94,280

ACREAGE

+/- 5 ACRES

ZONING

R-55 RIVERFRONT
REVITALIZATION DISTRICT

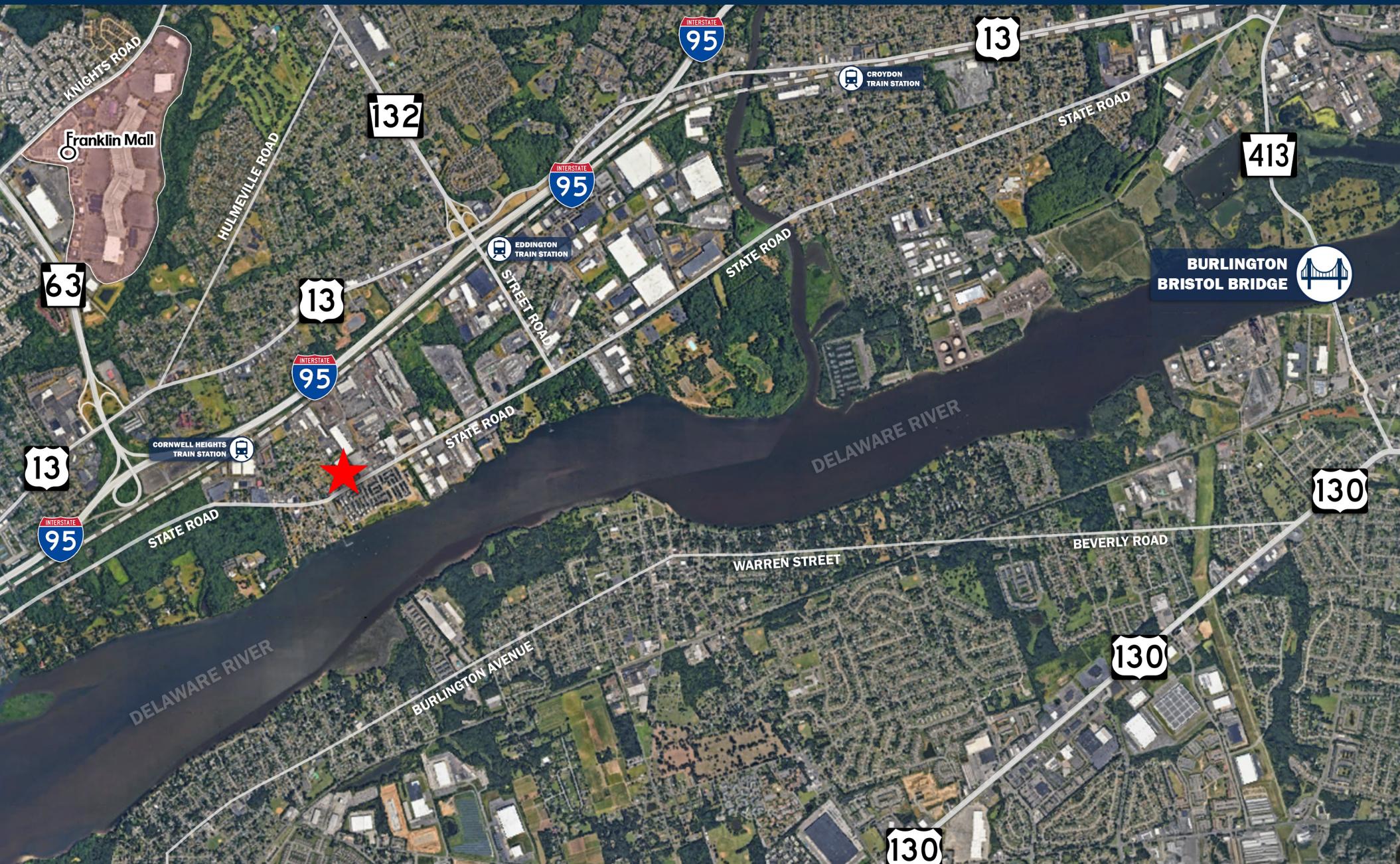
OFFICE SPACE AVAILABLE

+/- 3,885 SF



VELOCITY VENTURES

PROPERTY AERIAL

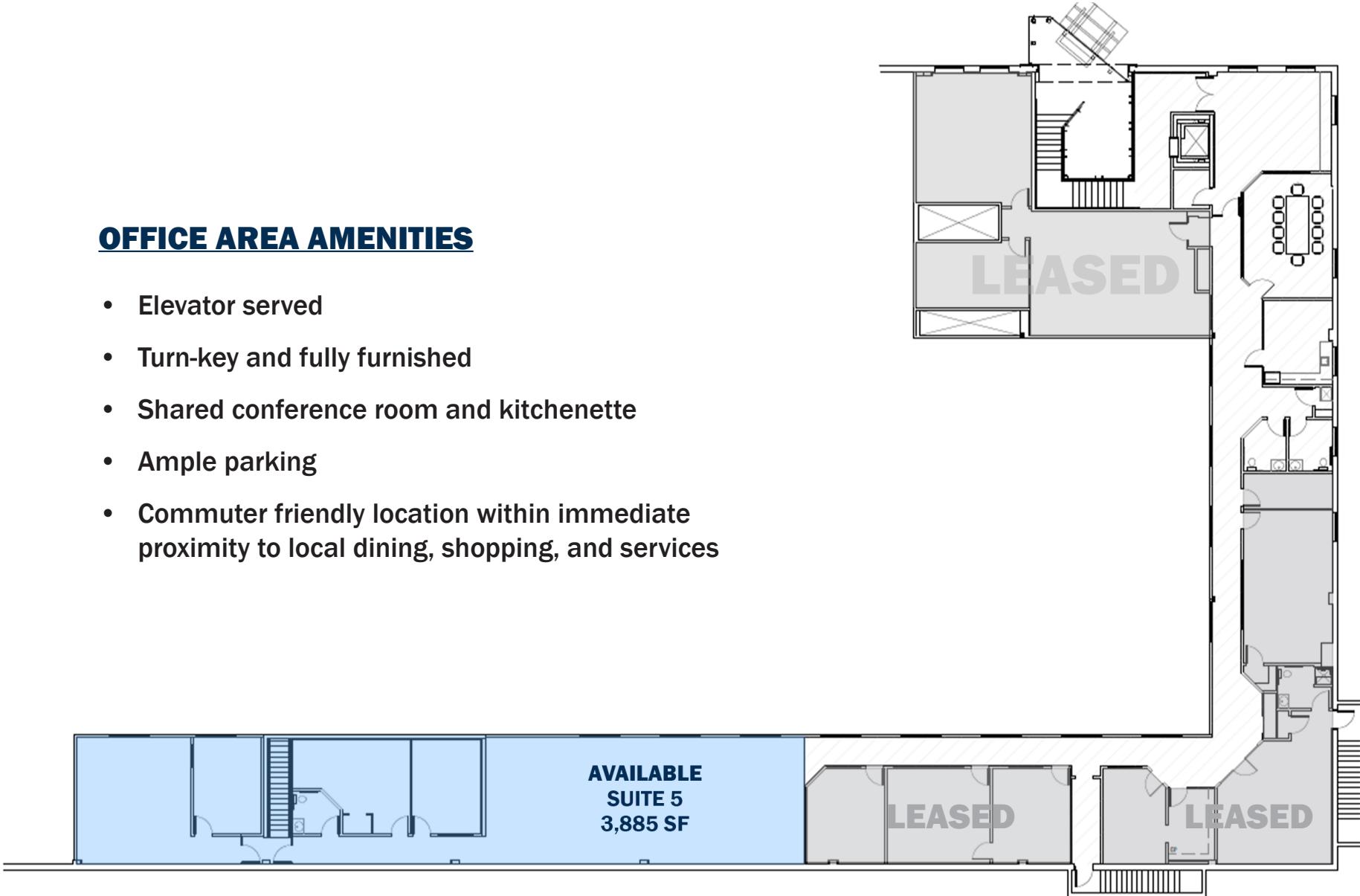


FLOOR PLAN 2ND FLOOR OFFICE



OFFICE AREA AMENITIES

- Elevator served
- Turn-key and fully furnished
- Shared conference room and kitchenette
- Ample parking
- Commuter friendly location within immediate proximity to local dining, shopping, and services



PHOTOS 2ND FLOOR OFFICE



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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

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