

**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**

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# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 94,280

## ACREAGE

+/- 5 ACRES

## ZONING

R-55 RIVERFRONT  
REVITALIZATION DISTRICT

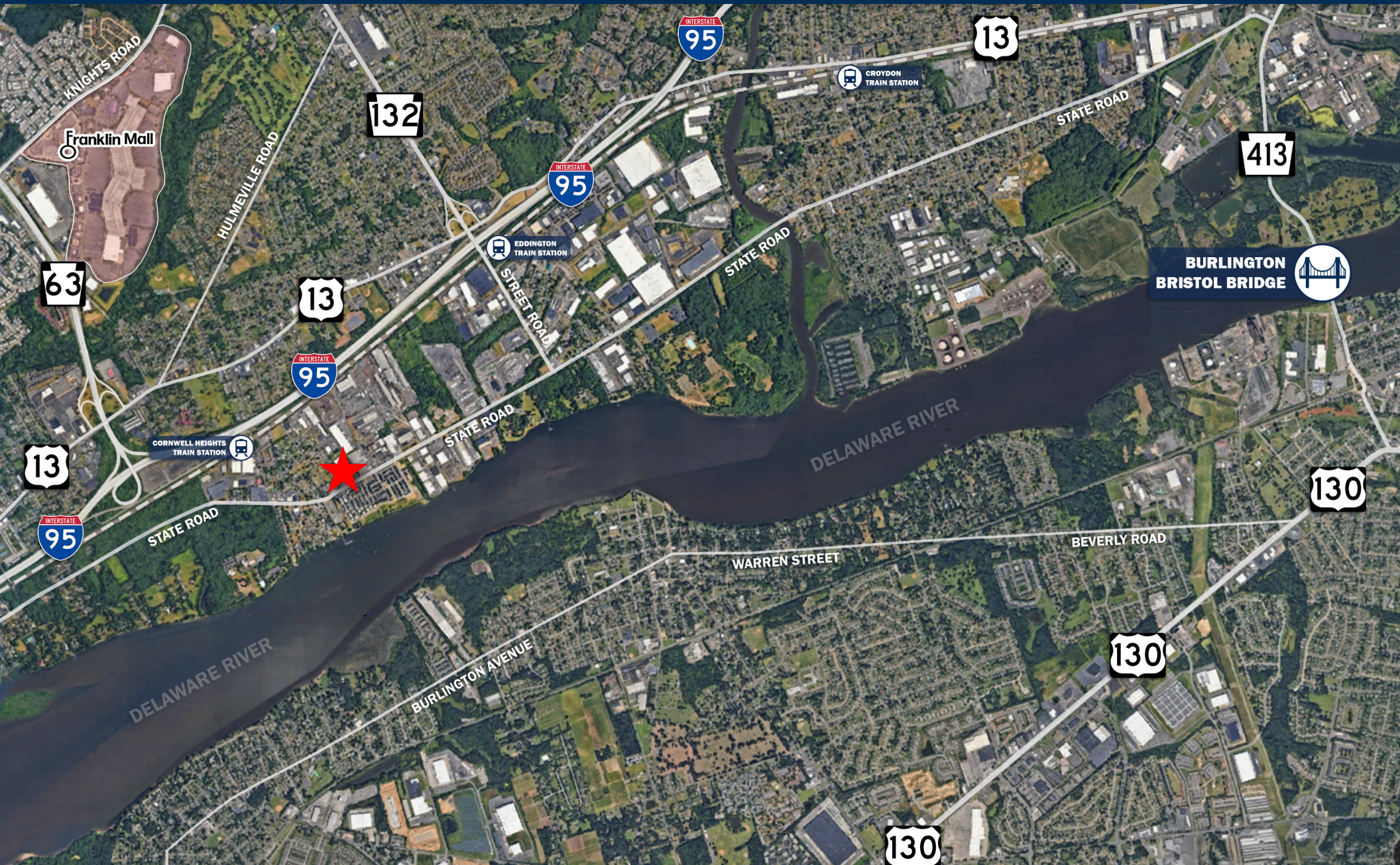
## OFFICE SPACE AVAILABLE

+/- 3,885 SF

- 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 inter-states 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)



# PROPERTY AERIAL



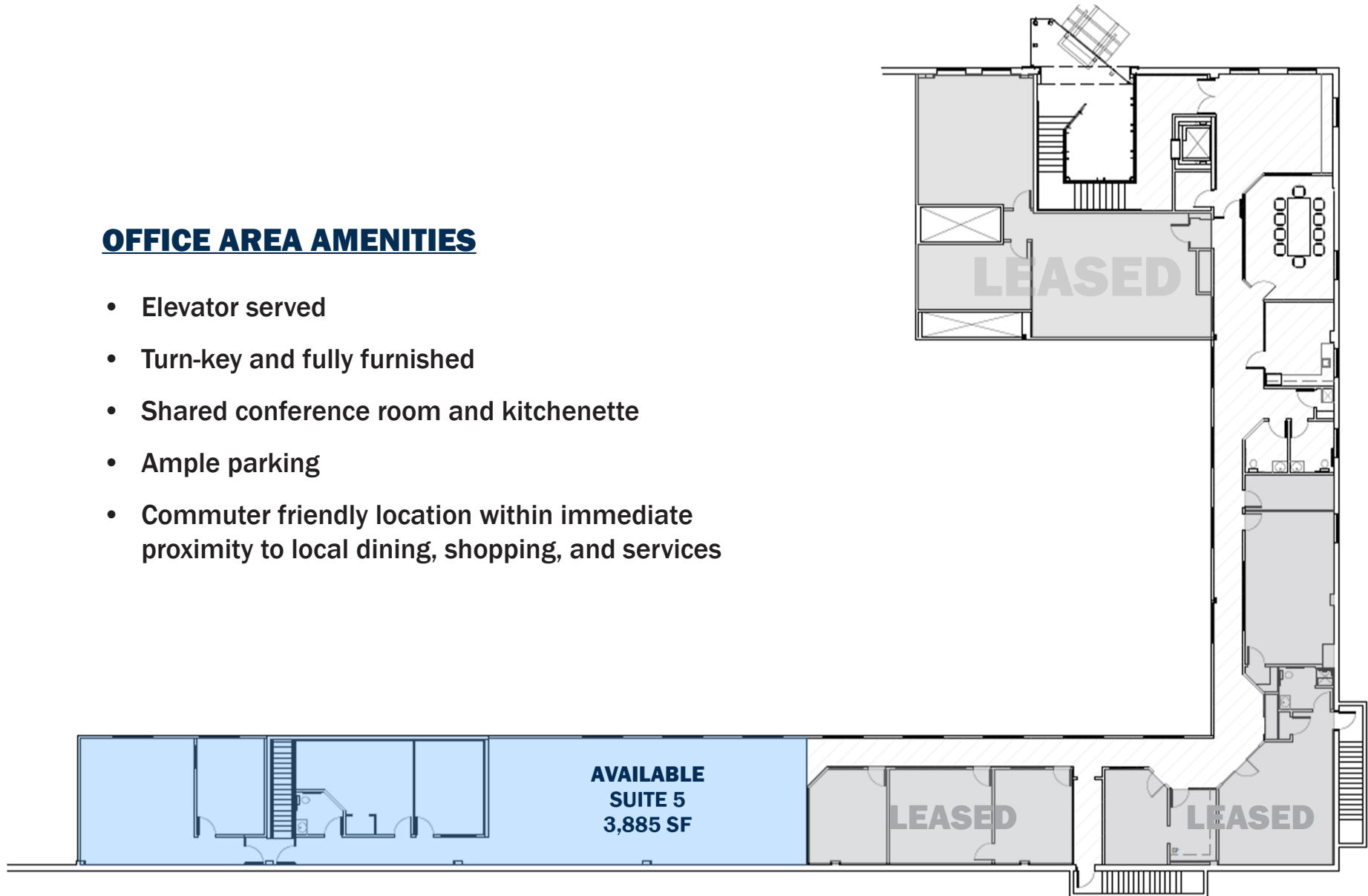


# FLOOR PLAN 2ND FLOOR OFFICE

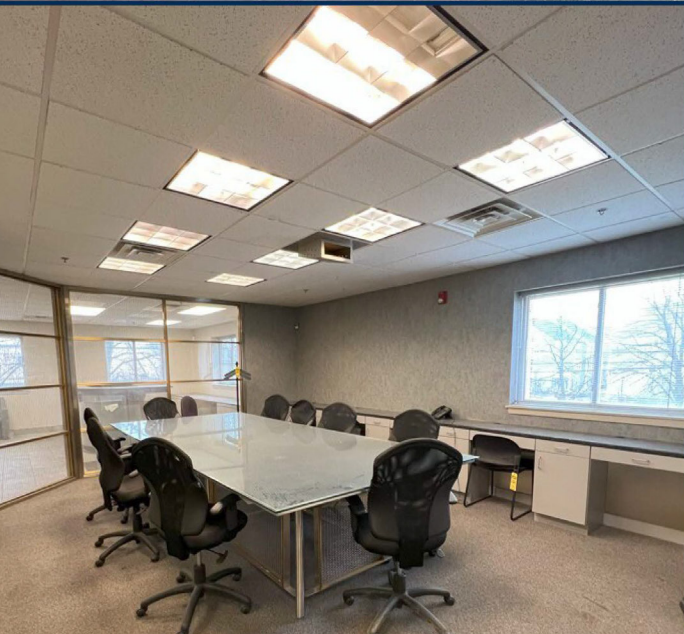


## OFFICE AREA AMENITIES

- 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.

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