

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
5,854 - 17,855 SF**



VELOCITY VENTURES

**1210 STANBRIDGE STREET
NORRISTOWN, PA**



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

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



TOTAL BUILDING AREA

+/- 130,000 SF



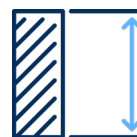
ACREAGE

+/- 6.93 ACRES



ZONING

LI - LIGHT INDUSTRIAL



CEILING HEIGHT

16'



LOADING

UNIT I (1 DRIVE-IN)
UNIT A-3 & A-4 (1 DRIVE-IN,
3 DOCKS)
UNIT A-1 (1 DRIVE-IN)



SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT



SEWER & WATER SERVICE

PUBLIC



BUILDING CONDITIONS

NEW PARKING LOT, NEW ROOF,
RENOVATED EXTERIOR, LOADING
DOORS & LANDSCAPING

TRANSPORTATION ARTERIES



INTERSTATES

- PA RT 202 (.43 MILES)
- PA TPK I-276 (2.32 MILES)
- I-76 (4.34 MILES)
- I-476 (3.81 MILES)



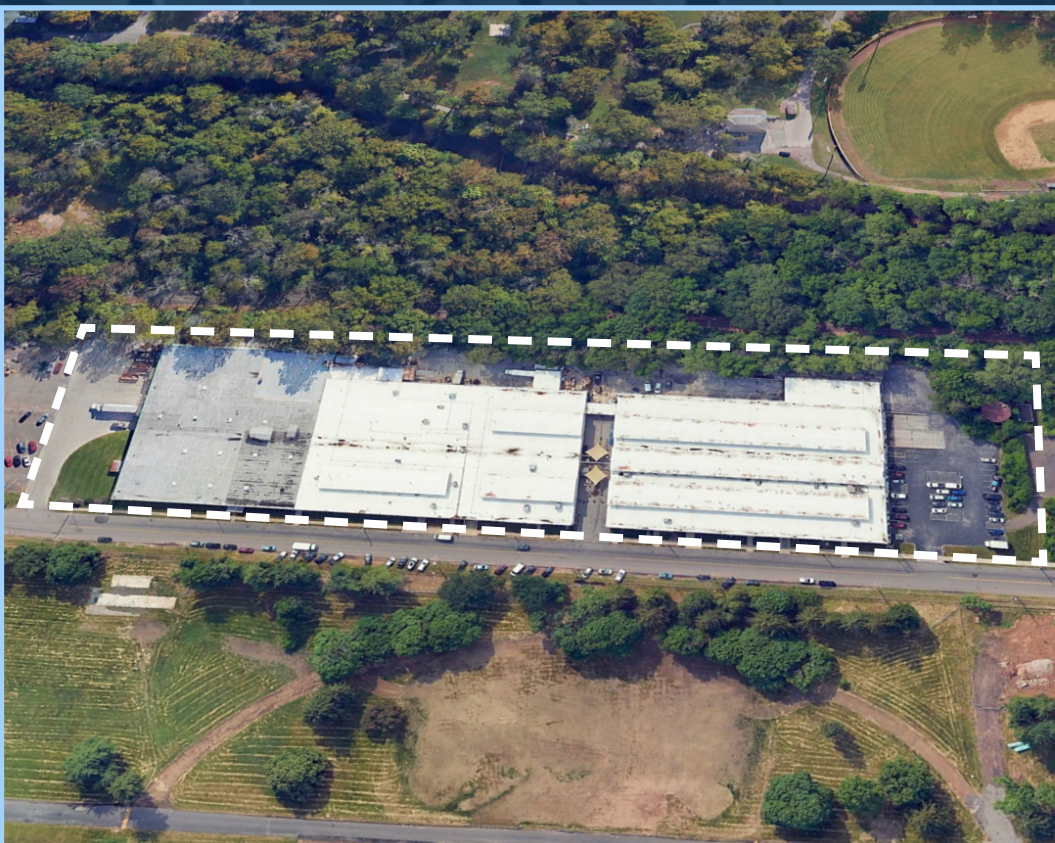
BRIDGES

BEN FRANKLIN
(21 MILES)
BETSY ROSS
(21 MILES)

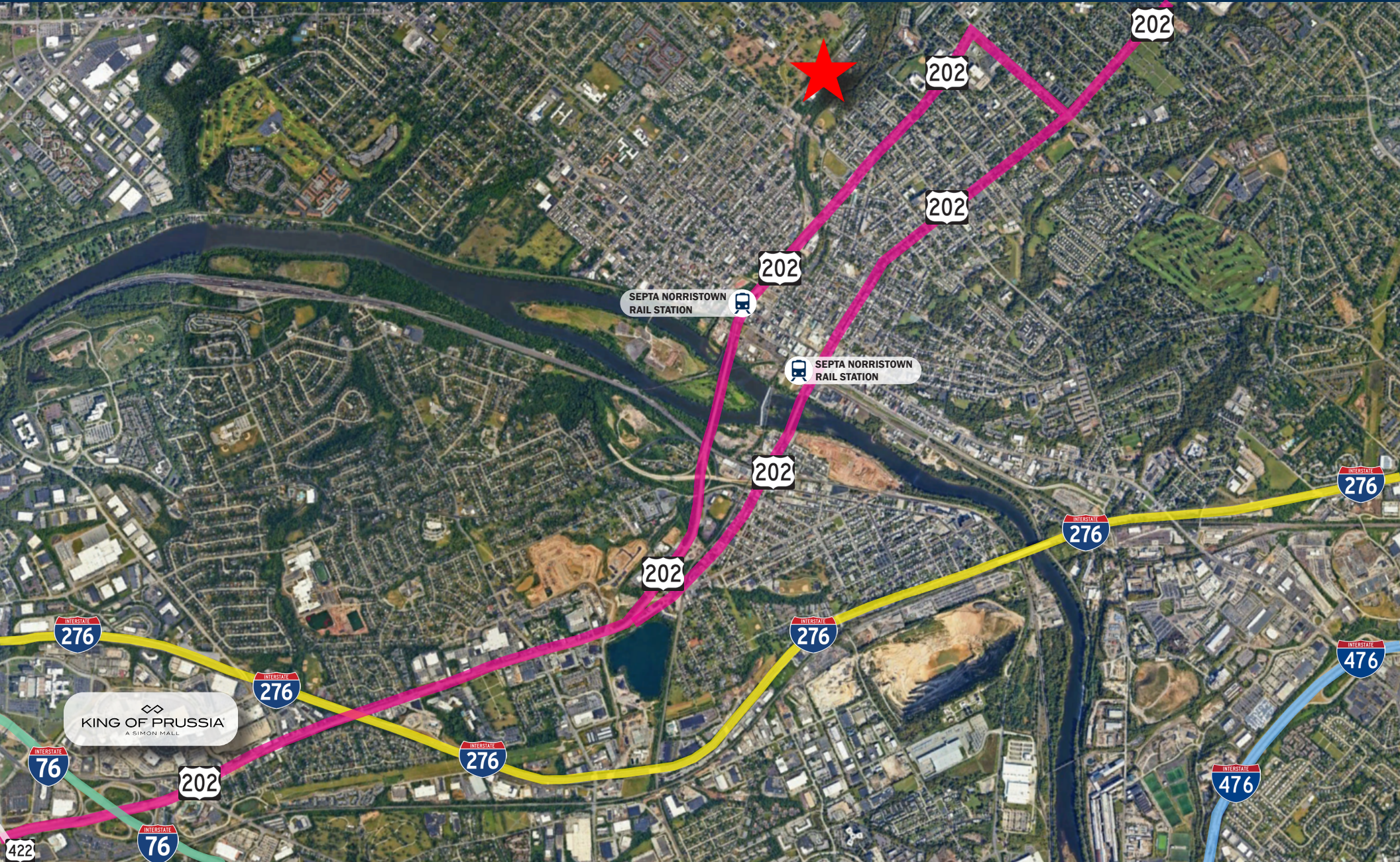


AIRPORT

PHILADELPHIA
INTERNATIONAL AIRPORT
(29 MILES)



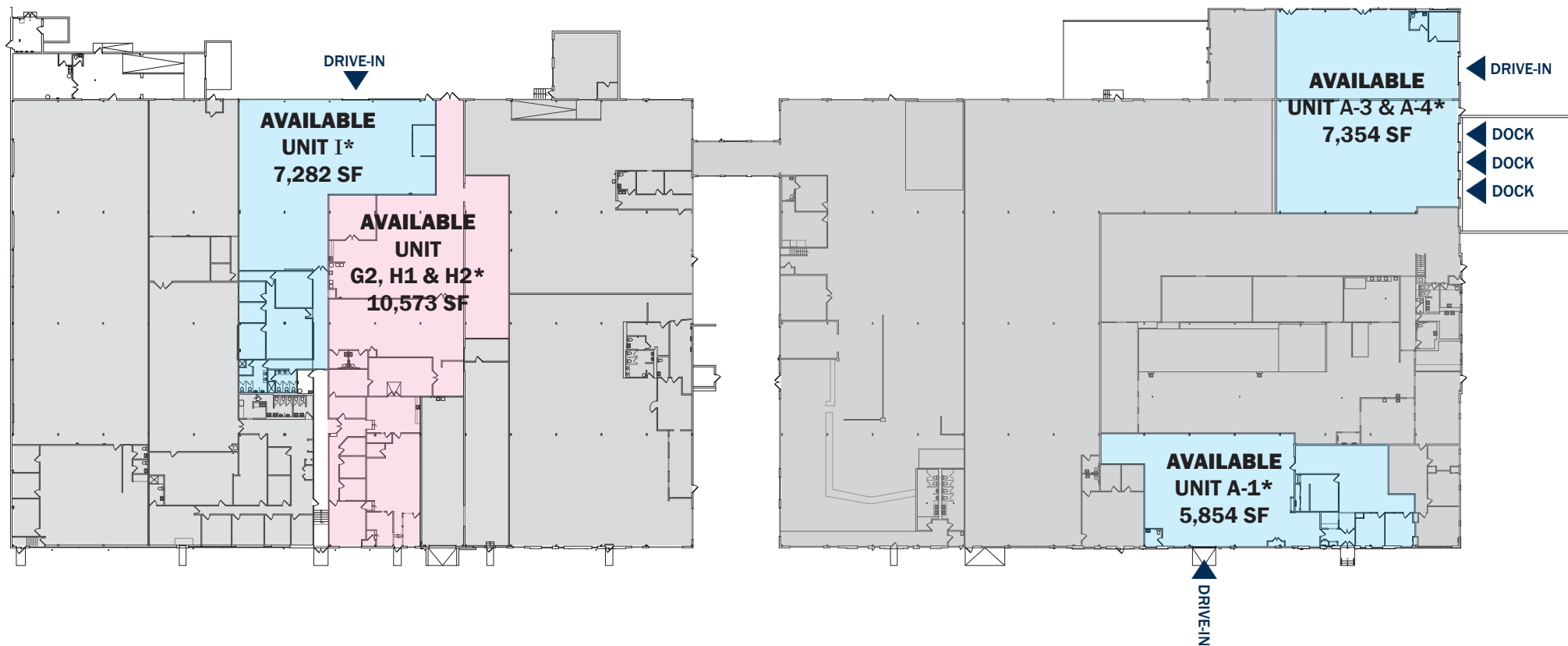
PROPERTY AERIAL



FLOOR PLAN - EXISTING



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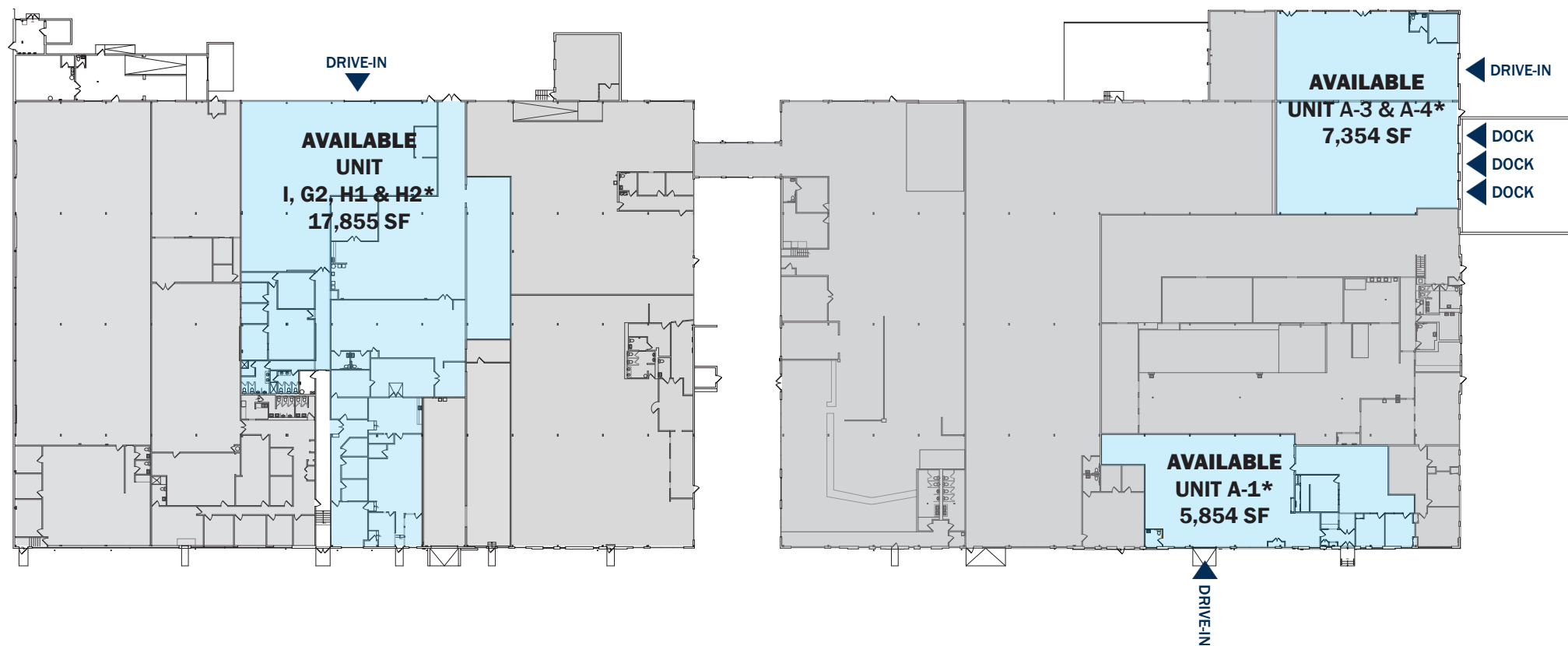


***ALL UNITS AVAILABLE 7/1/2026**

FLOOR PLAN - COMBINED OPTION



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***ALL UNITS AVAILABLE 7/1/2026**

PHOTOS



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ABOUT VELOCITY



VELOCITY VENTURES



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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