

**AVAILABLE FOR
LEASE**

**OUTDOOR STORAGE
±5.4 ACRES**



VELOCITY VENTURES

**2750 MORRIS ROAD
LANSDALE, PA**



300+ STRIPED SURFACE PARKING SPACES



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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



AGGREGATE STORAGE AREA

+/- 5.4 ACRES

PARKING SPACES

+/- 330 STRIPED SURFACE SPACES

ZONING

I - INDUSTRIAL

SECURITY

SECLUDED & ILLUMINATED LOTS

LOT CONDITIONS

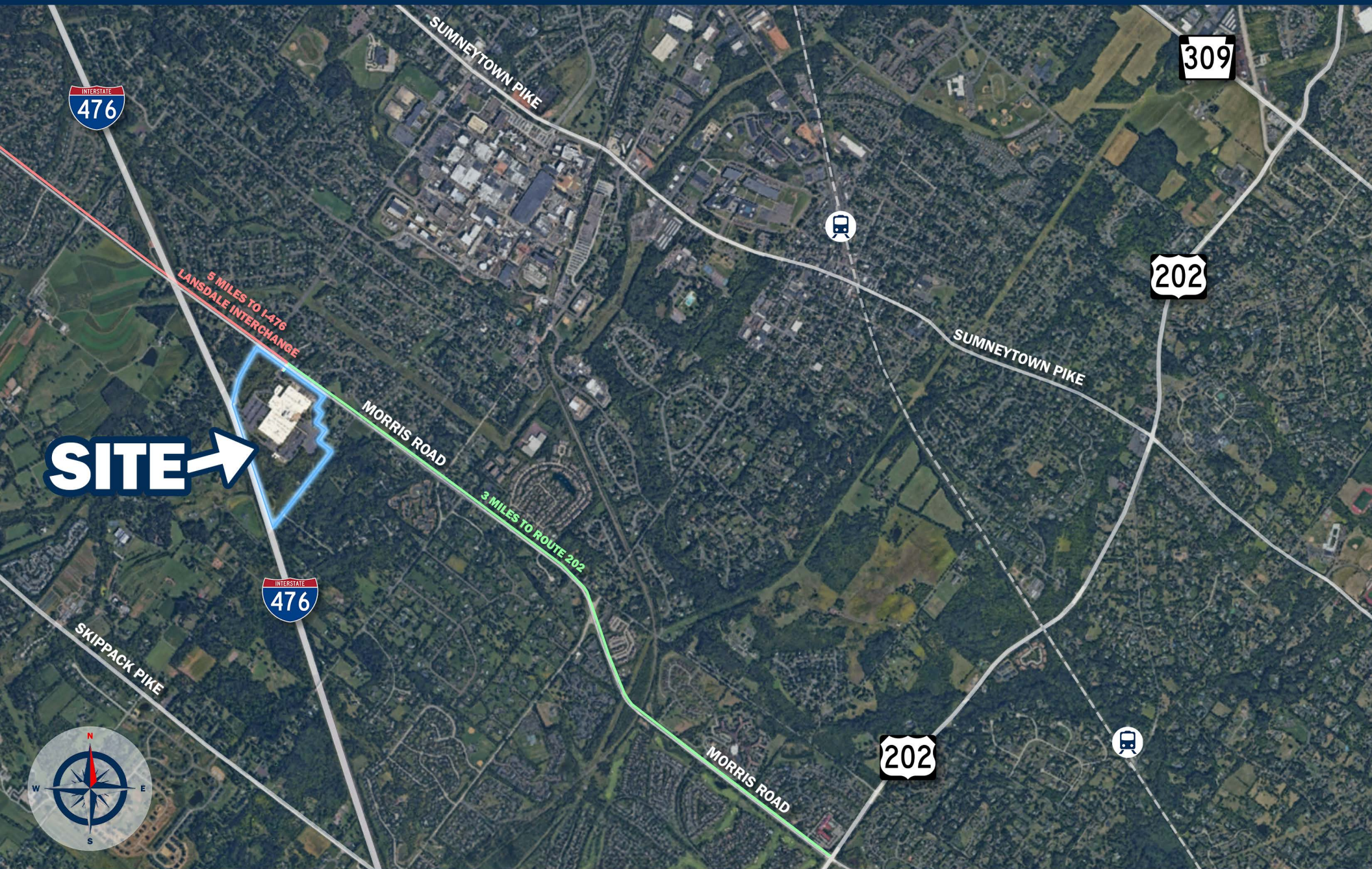
- RECENTLY RESURFACED ASPHALT
- FULLY STRIPED
- ILLUMINATED 24/7

- Significant surface lot space suitable for trailer and/or fleet vehicle parking/storage
- Private lots tucked behind the main building, offering seclusion and natural surroundings
- Effortless access to Morris Road and other local transportation arteries

- Immediate proximity to major interstates and arteries:

- PA Route 73/Skipack Pike (1.8 Miles)
- US Route 202 (3 Miles)
- I-476/NE Extension (4.6 Miles)
- PA Route 309 (5.7 Miles)
- I-276/PA Turnpike (9.5 Miles)

PROPERTY AERIAL



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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