

AVAILABLE FOR
LEASE | **INDUSTRIAL**
5,000 - 16,073



VELOCITY VENTURES

VELOCITY INNOVATION PARK

201 - 375 PHEASANT RUN | NEWTOWN PA



**AVISON
YOUNG**

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PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
48,000 SF



ACREAGE
2.40 ACRES



ZONING
LI - LIGHT INDUSTRIAL



- BUILDING CONDITIONS**
- CLASS A SPACE FOR LIGHT INDUSTRIAL, PHARMACEUTICAL, AND TECHNOLOGY COMPANIES
 - RECENTLY UPGRADED LANDSCAPING



LOADING

TAILGATE LOADING DOCKS
(SUITES 305 & 307 - 1 SERVING EACH)
POTENTIAL DOCK CAN BE ADDED
TO SUITE 205
POTENTIAL DOCK CAN BE ADDED
TO SUITE 300



CEILING HEIGHT
14'5"



SEWER & WATER SERVICE
PUBLIC

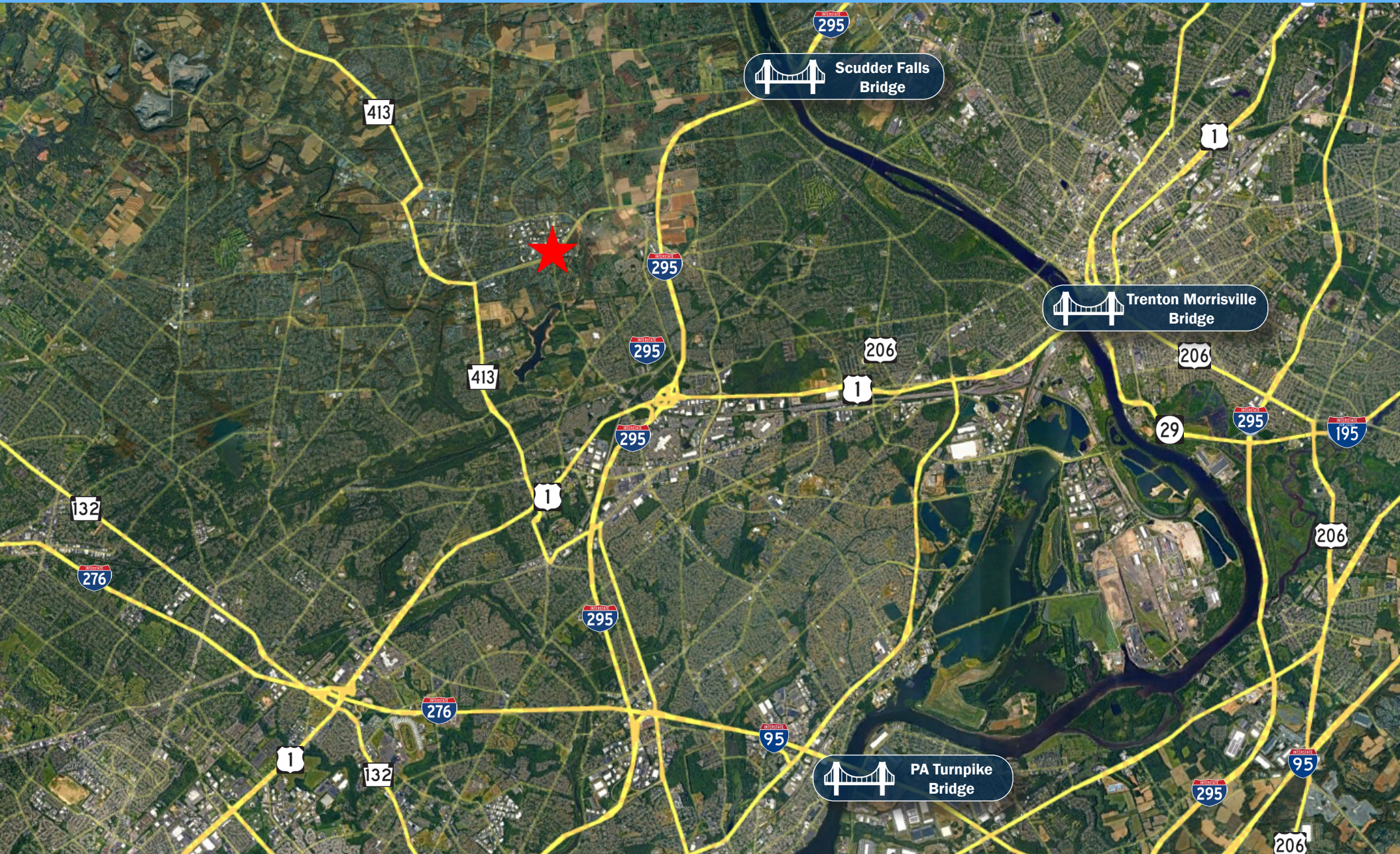
TRANSPORTATION ARTERIES



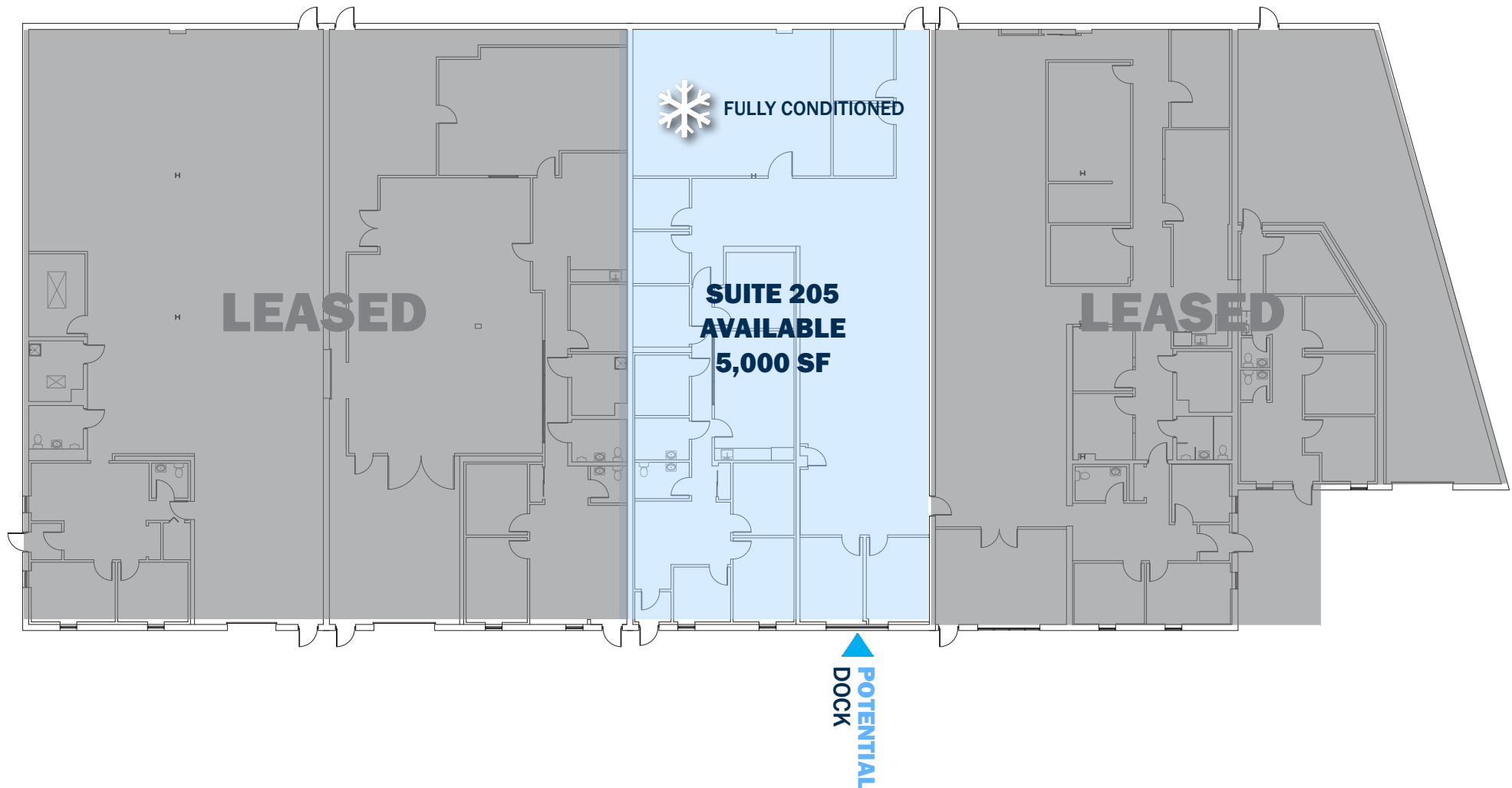
INTERSTATES

- ROUTE 322 (.3 MILES)
- ROUTE 1 (4.9 MILES)
- I 295 (2.1 MILES)
- I-95 (10 MILES)

PROPERTY AERIAL



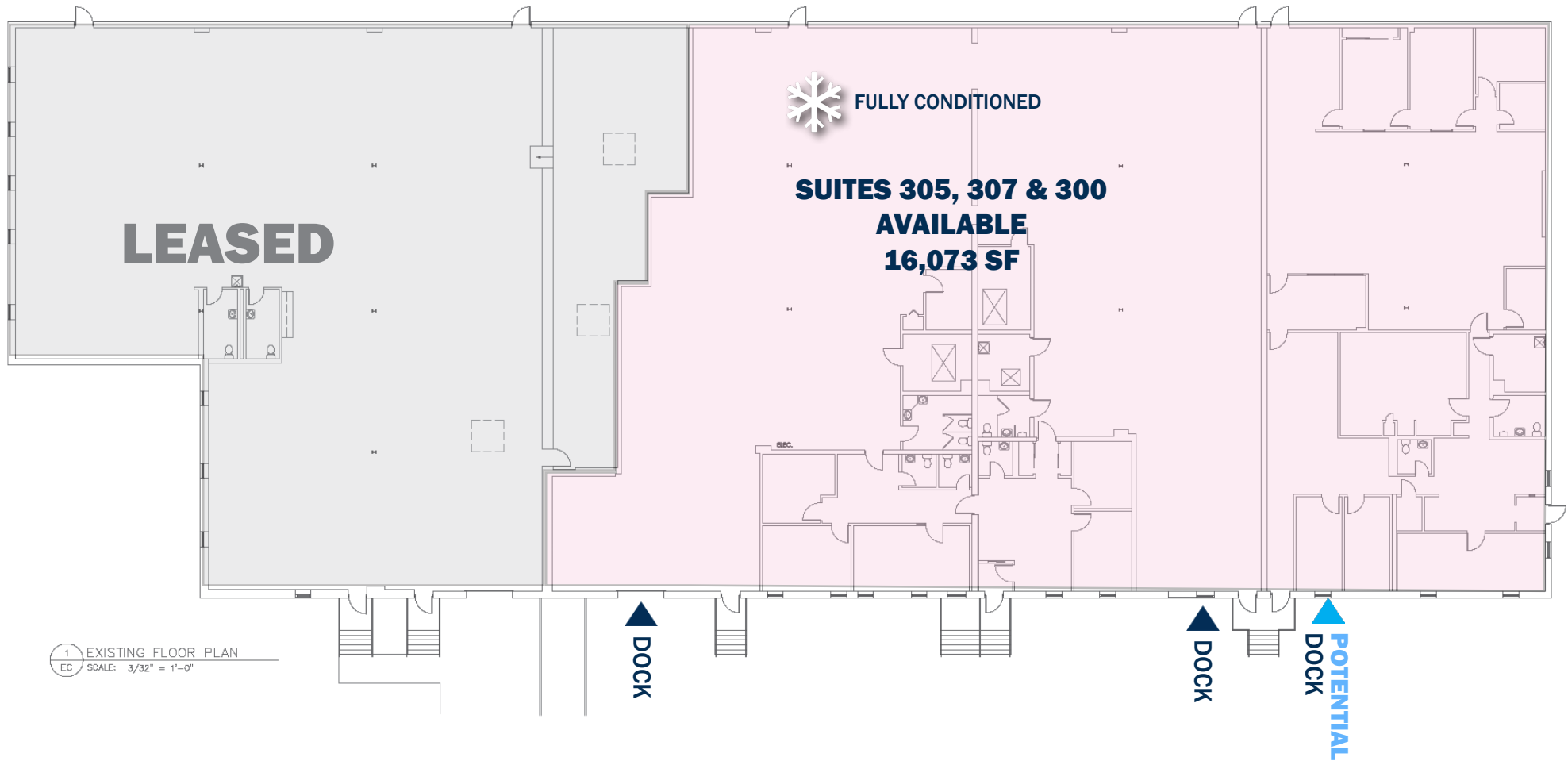
FLOOR PLAN SUITE 205



*Office square footage can be pared back

FLOOR PLAN SUITES 305 - 307

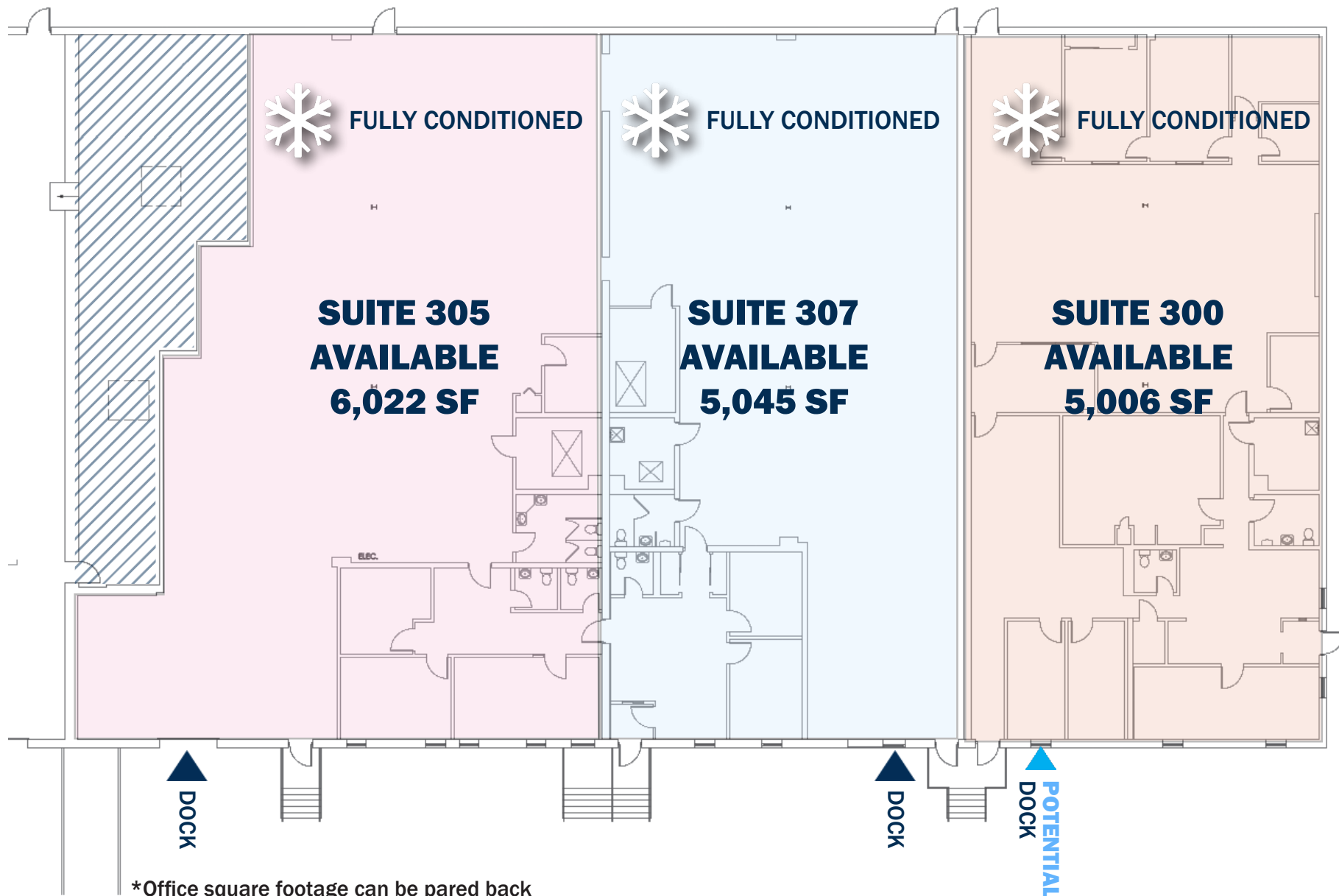
OPTION 1 - COMBINED*



*Office square footage can be pared back

FLOOR PLAN SUITES 305 - 307

OPTION 2 - DEMISED*



*Office square footage can be pared back

PHOTOS



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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