

**AVAILABLE FOR
LEASE**

INDUSTRIAL
3,712 - 5,730 SF



VELOCITY VENTURES

**2460 GENERAL ARMISTEAD AVENUE
NORRISTOWN, PA**

5 MILES FROM KING OF PRUSSIA



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PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 38,669 SF

ACREAGE

+/- 5.45 ACRES

ZONING

LC&I - LIMITED COMMERCIAL & INDUSTRIAL

CLEAR HEIGHT

14'5" - 16'9"

LOADING

7 LOADING DOCKS, 3 DRIVE-IN DOORS
2 LOADING DOCKS SERVING AVAILABILITIES

SEWER & WATER SERVICE

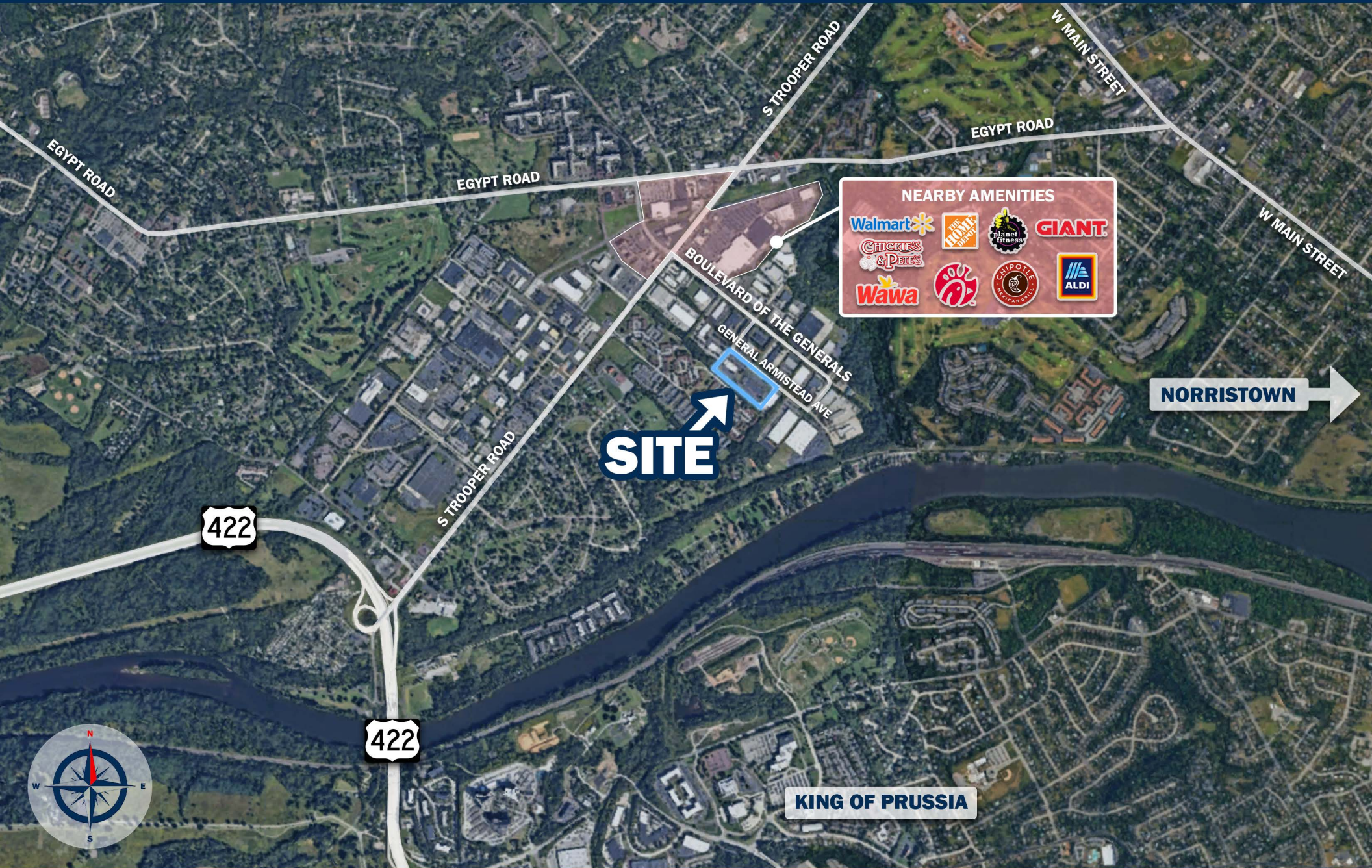
PUBLIC

BUILDING CONDITIONS

WHITEBOXED INTERIOR WITH LED LIGHTING THROUGHOUT, PRIVATE RESTROOMS, AND DEDICATED LOADING PER UNIT

- Strategically located less than 10 minutes from King of Prussia
- Nestled in a light industrial neighborhood, providing ease of logistics and public transportation options
- Ample striped surface parking available for employees, customers, and/or fleet parking
- Immediate proximity to major interstates and arteries:
 - US Route 422 (< 2 Miles)
 - US Route 202 (3.9 Miles)
 - I-76 (4.7 Miles)
 - I-276/PA Turnpike (6.7 Miles)
 - I-476/NE Extension (9.5 Miles)

PROPERTY AERIAL



NEARBY AMENITIES

- Walmart
- Chickies & Pets
- Wawa
- The Home Depot
- Planet Fitness
- Giant
- SoulCycle
- Chipotle Mexican Grill
- Aldi

SITE

NORRISTOWN

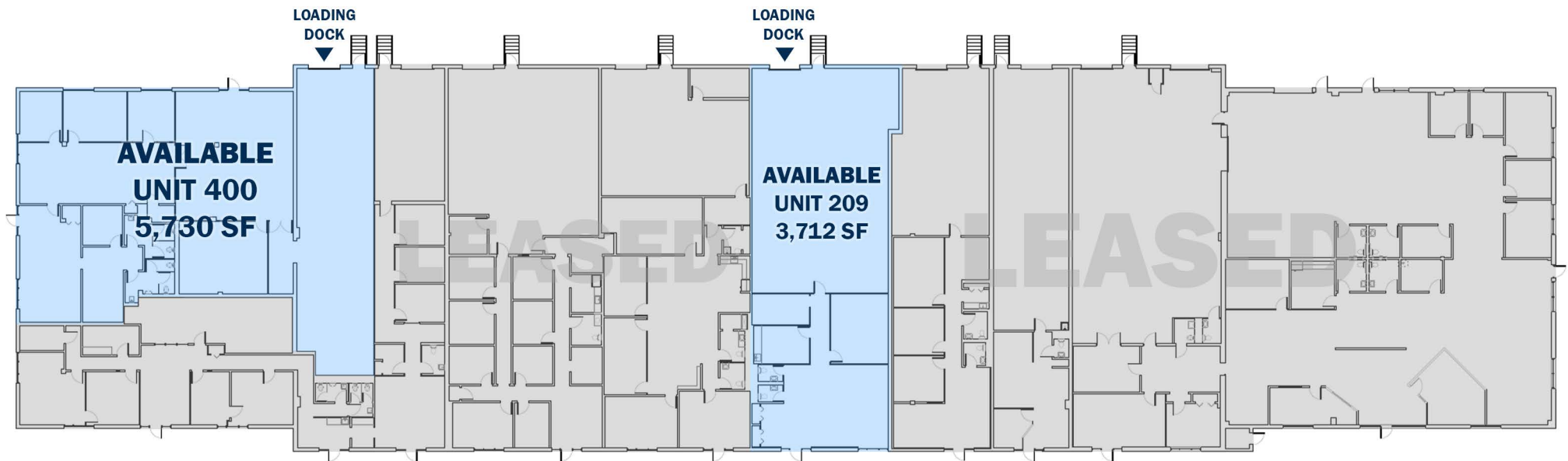
KING OF PRUSSIA

422

422



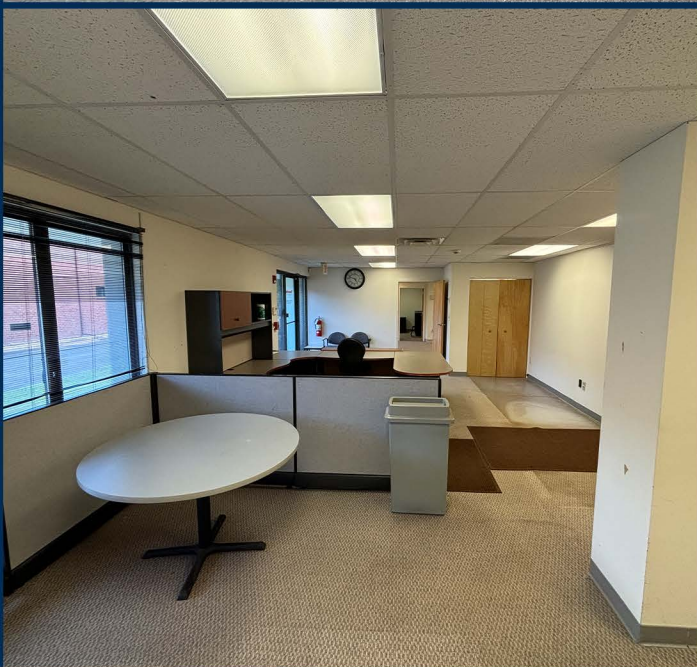
FLOOR PLAN - 2460



PHOTOS



VELOCITY VENTURES



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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