



Velocity Innovation Park

201-375 Pheasant Run

Newtown, PA

Newly Renovated



Multiple Units Available (5,000 - 20,000 sf)

Flex | Office | Laboratory | Warehouse

Get more
information



Jim Scott, Principal
D +1 610 557 0511
M +1 215 932 1157
jim.scott@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428
+1 610 276 1080



Velocity Innovation Park

201-375 Pheasant Run

Newtown, PA

Newly Renovated

Highlights

- **Exterior**
 - New Roof – Building #1 (2019)
 - Metal Entrance Roofs (2022)
 - Exterior Paint (2022)
 - LED Parking Lights (2022)
 - Refreshed Landscape (2022)
 - New Tailgate Door (2021)
- **Interior**
 - New High-Efficiency Furnaces (2022)
 - Renovated Offices (2022)
 - Newly Painted (2021)
 - LED Lighting (2021)
- **More to Come!**
 - Sealed / Epoxy Warehouse Floors
 - Property & Tenant Signage
 - Additional improvements to Tenant specifications

Get more information

Jim Scott, Principal
D +1 610 557 0511
M +1 215 932 1157
jim.scott@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428
+1 610 276 1080

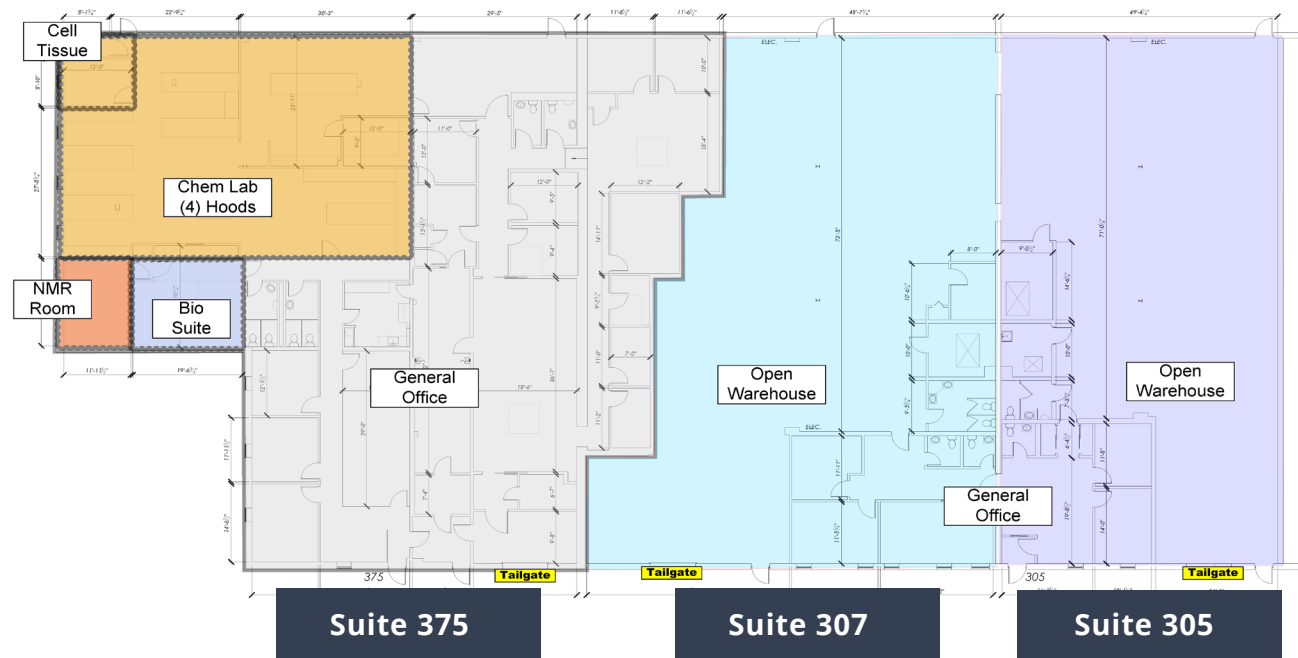
**AVISON
YOUNG**

Property Overview

Velocity Innovation Park

201-375 Pheasant Run

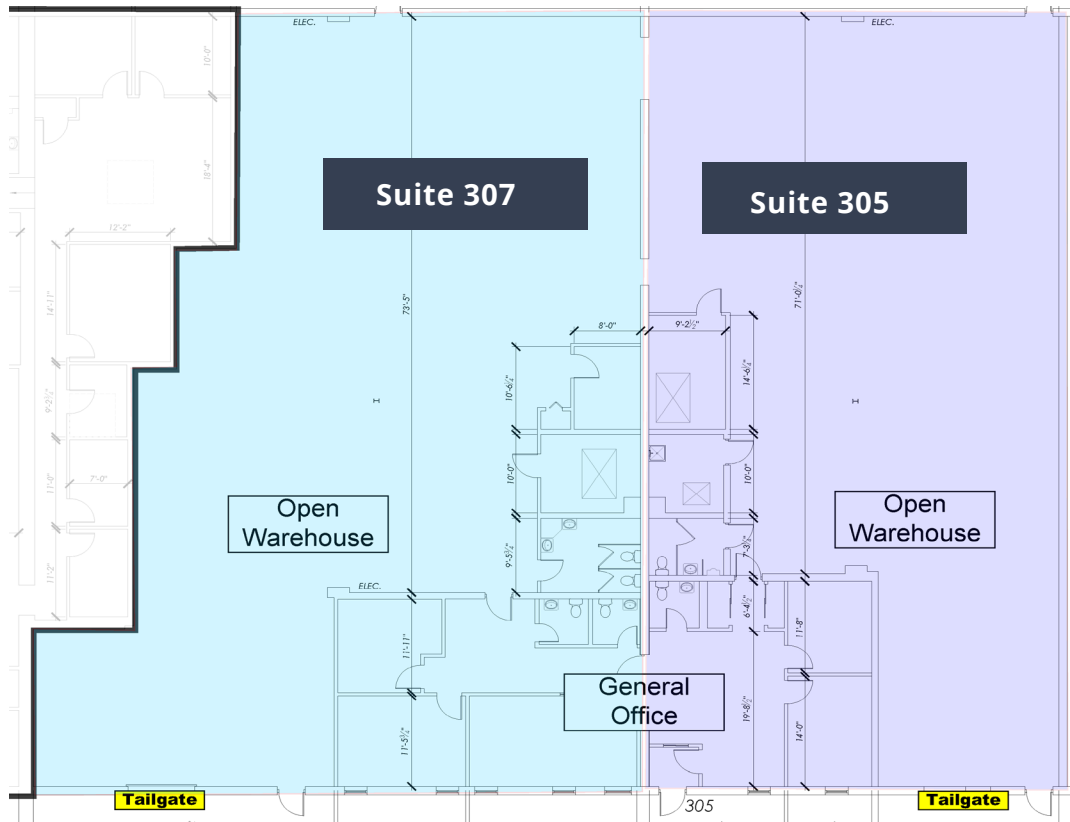
Newtown, PA



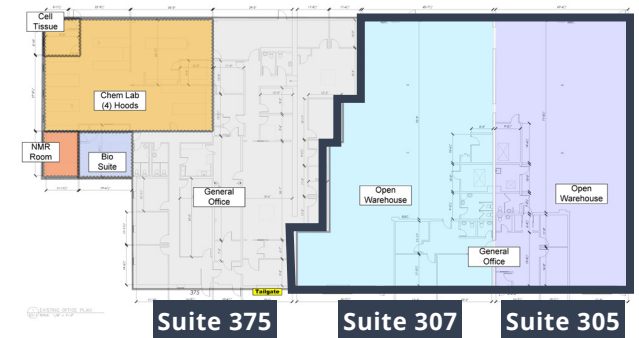
Multiple units available ranging from 5,000 to 20,602 square feet with renovations underway

- The Velocity Innovation Park totals 48,000 sf and offers class A space for light industrial, pharmaceutical, and technology companies
- The Park offers expansive parking, tailgate, and drive-in loading for a variety of warehouse, office, and finished lab space
- Premier location due to excellent highway access, access to highly skilled labor, and more
- The first class amenities within the parking include a Hilton-branded hotel, 250,000 sf NAC athletic club, Newtown Brewing Company, and Francesca's restaurant
- Additionally, the Velocity Innovation Park sits only two miles from Newtown Borough and its multitude of amenities
- New ownership with major planned capital improvements to exterior aesthetics

**AVISON
YOUNG**



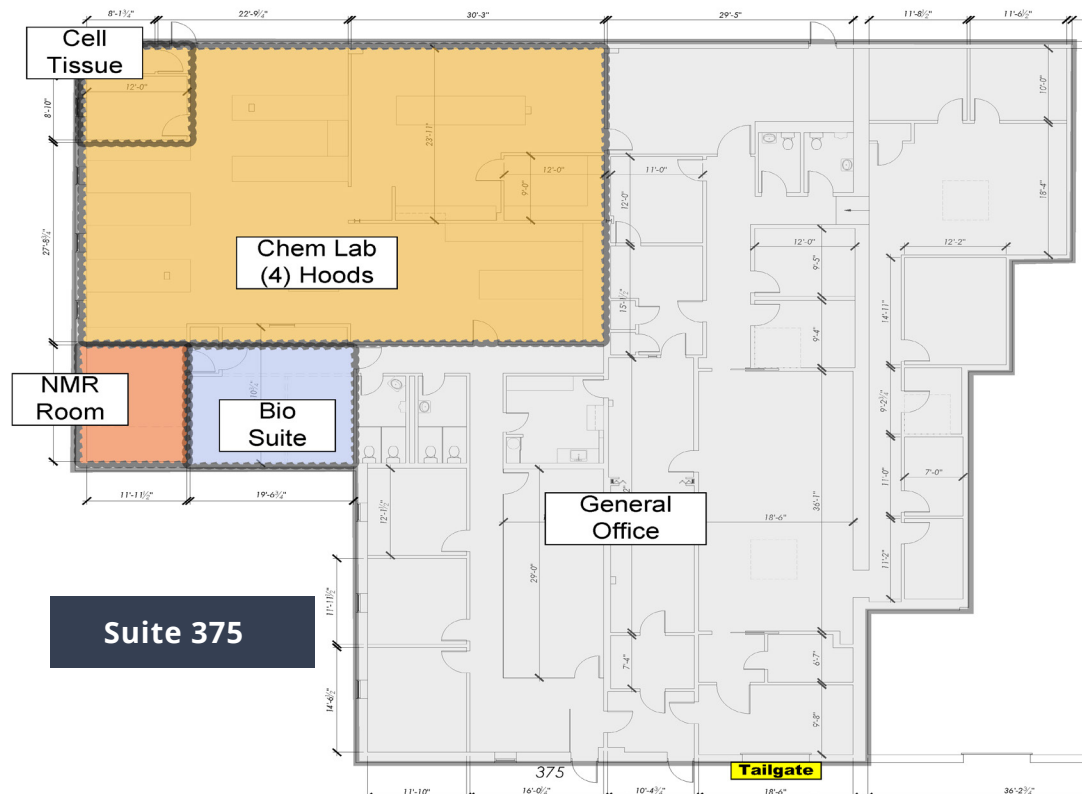
Full Plan



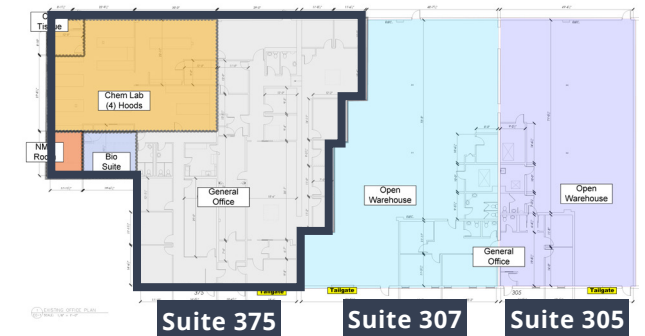
Features

- Newly renovated
- Divisible to two units of approximately 5,000 sf
- LED lighting
- Epoxy floor, freshly painted warehouse
- 14'5" clear ceiling height
- One (1) tailgate door (expansion capability for additional door)
- Approximately 10% office - additional office can be built to tenant specifications
- Full air-conditioned
- Abundant parking

Suites 305-307 and Suite 375 Space can be combined with Suite 375 for a total of 20,602 sf



Full Plan



Features

- Includes approximately 4,000 sf of turn-key lab space
- Three (3) Chemical Fume Hoods, two (2) vented solvent cabinets, one (1) solvent waste cabinet, one (1) lab vacuum, and one (1) on-site back-up generator
- Benches are multipurpose, epoxy resin top bench cabinetry conducive to Chemistry and/or Biology Wet Lab
- Overhead glassware shelving and power strings
- House vacuum plumbing, liquid nitrogen plumbing to Tissue culture suite
- Designated incoming air HVAC manufacturing suite with anti-room
- QC Lab with DI Plumbing
- Lab wired Cat5
- Various alarm contacts for pressure and temperature setting which tie into main alarm panel
- Beautiful executive offices and conference room
- Furniture systems potentially available
- Tailgate loading access
- Private, hardscaped outside break/lounge area
- Abundant parking



Map Key

- | | | | |
|---|-----------------------|----|------------------------------|
| 1 | Subject Property | 7 | Goddard Daycare |
| 2 | Newtown Athletic Club | 8 | Kindercare |
| 3 | Marriott Suites Hotel | 9 | Daycare |
| 4 | Francesca's Pizzeria | 10 | Montessori School |
| 5 | Newtown Brew Pub | 11 | Optimal Sport Fitness Center |
| 6 | Sir Speedy's Print | | |





Newtown Borough

1.5 miles away

- Starbucks
- Einstein Brothers
- The Coffee Room
- Edgewood Cafe
- Turning Point
- Dunkin'
- Corner Bakery
- Chick-fil-A
- Wendy's
- Saladworks
- Smoothie King
- Jules Pizza
- Chipotle
- Solstice
- The Melt Shop
- Applebee's
- La Stalla
- Piccolo Trattoria
- Vecchia Osteria
- Harvest
- Oishi
- KO Modern Korean
- Ota-Ya Japanese
- Ginger Wok
- Isaac Newton's
- Iron Hill Brewery
- Green Parrot Pub
- Rocco's Steakhouse
- Rita's Water Ice

5

6

10

11

About Velocity Ventures



VELOCITY VENTURES

Velocity is a Philadelphia-based developer of industrial and flex properties. The firm was founded in 2017 by Gloucester County native Tony Grelli and Montgomery County native Zach Moore. Velocity currently owns and manages over four million square feet in Southern New Jersey and Southeastern Pennsylvania. Velocity raises acquisition capital from institutional and high-net-worth investors as well as family office throughout the United States. For more information or to contact the team, please visit www.velocityinv.com

Velocity Portfolio



**8600 River Road
Pennsauken, NJ 08110**

The Pennsauken Logistics Center is a 355,000 warehouse building situated on 19.38 acres. The building features 20'-22' clear heights and 28 loading docks.



**965 Bethel Avenue
Pennsauken, NJ 08110**

A 45,013 sf warehouse building located a premium location with access to major transportation arteries via the Betsy Ross Bridge and Ben Franklin Bridge.



**436 Commerce Lane
West Berlin, NJ 08091**

A single-story 48,000 sf class A industrial building sitting on 2.66 acres within close proximity to Routes 73 and 30. The building bolsters ample parking and 18' clear ceilings.



**443 Commerce Lane
West Berlin, NJ 08091**

A 16,000 sf, single-story industrial/flex building with three drive-in doors and ample parking.



**100 Larwin Road
Cherry Hill, NJ 08034**

A 20,000 sf building that is currently demised into five 2,500 sf flex units and one 5,000 sf office units - all with updated LED lighting.



**2727 Philmont Avenue
Huntingdon Valley, PA 19006**

A large, three-building complex comprising of a 54,814 sf warehouse, 42,106 sf flex building, and a 12,500 sf office building.



**780 5th Avenue
King of Prussia, PA 19406**

A two-story flex building equipped with seven loading docks and six drive-in doors. Extremely well-located within the King of Prussia Business Park.

**Get more
information**

Jim Scott, Principal
D +1 610 557 0511
M +1 215 932 1157
jim.scott@avisonyoung.com

300 Barr Harbor Drive
 Suite 150
 West Conshohocken, PA 19428
 +1 610 276 1080