

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
3,233 SF**



VELOCITY VENTURES

**1210 STANBRIDGE STREET
NORRISTOWN, PA**



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

 (610) 731-7080
 robert@velocityinv.com

PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 130,000 SF

ACREAGE

+/- 6.93 ACRES

ZONING

LI - LIGHT INDUSTRIAL

CLEAR HEIGHT

16"

LOADING

1 DRIVE-IN DOOR
(SERVING AVAILABILITY)

SEWER & WATER SERVICE

PUBLIC

SPRINKLER SYSTEM

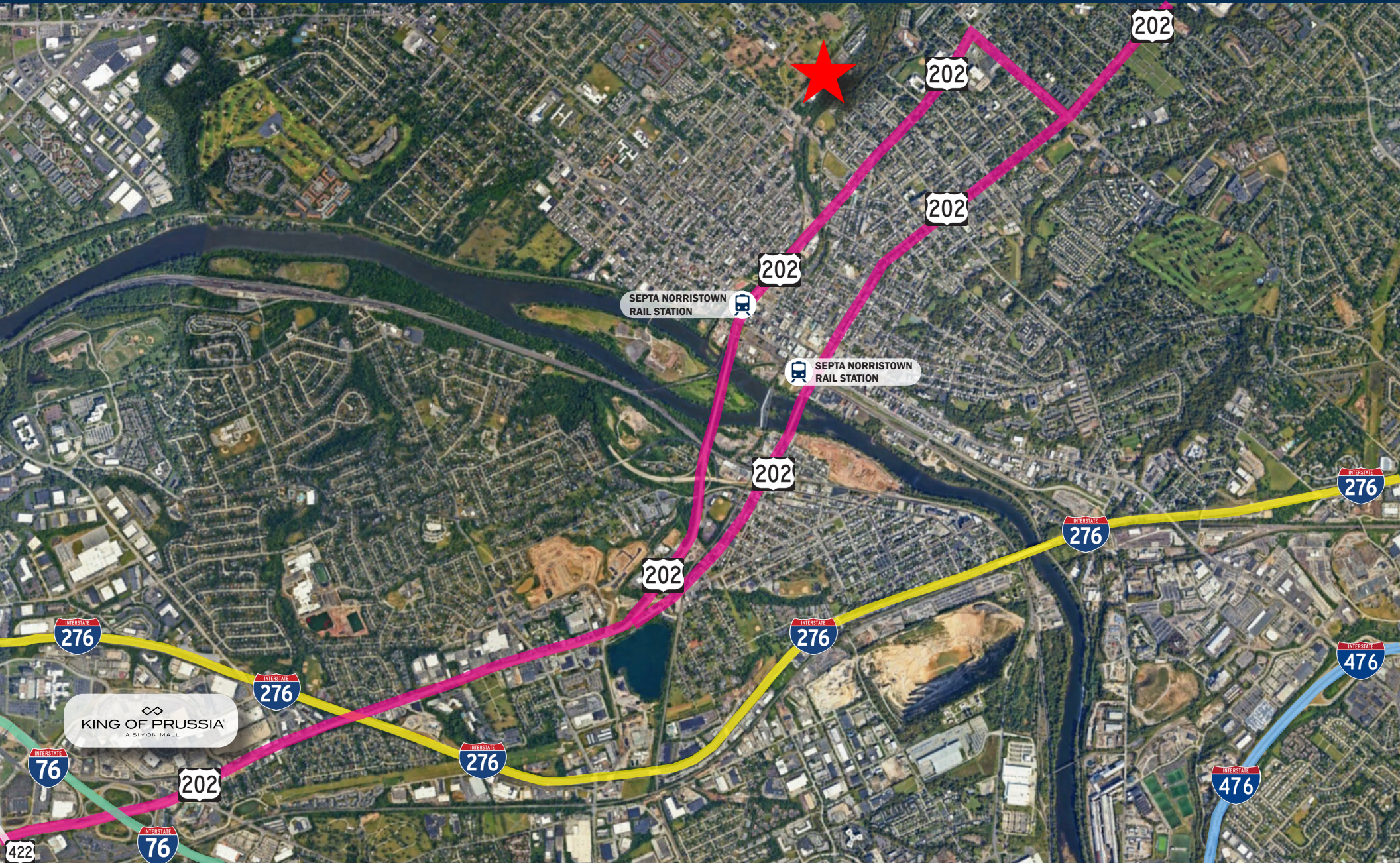
WET SYSTEM THROUGHOUT

BUILDING CONDITIONS

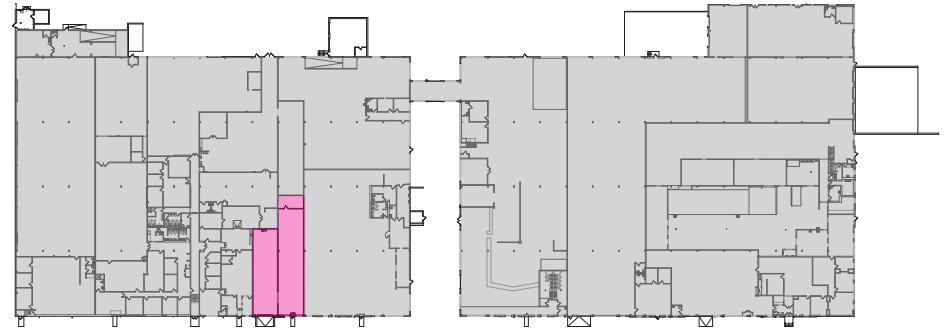
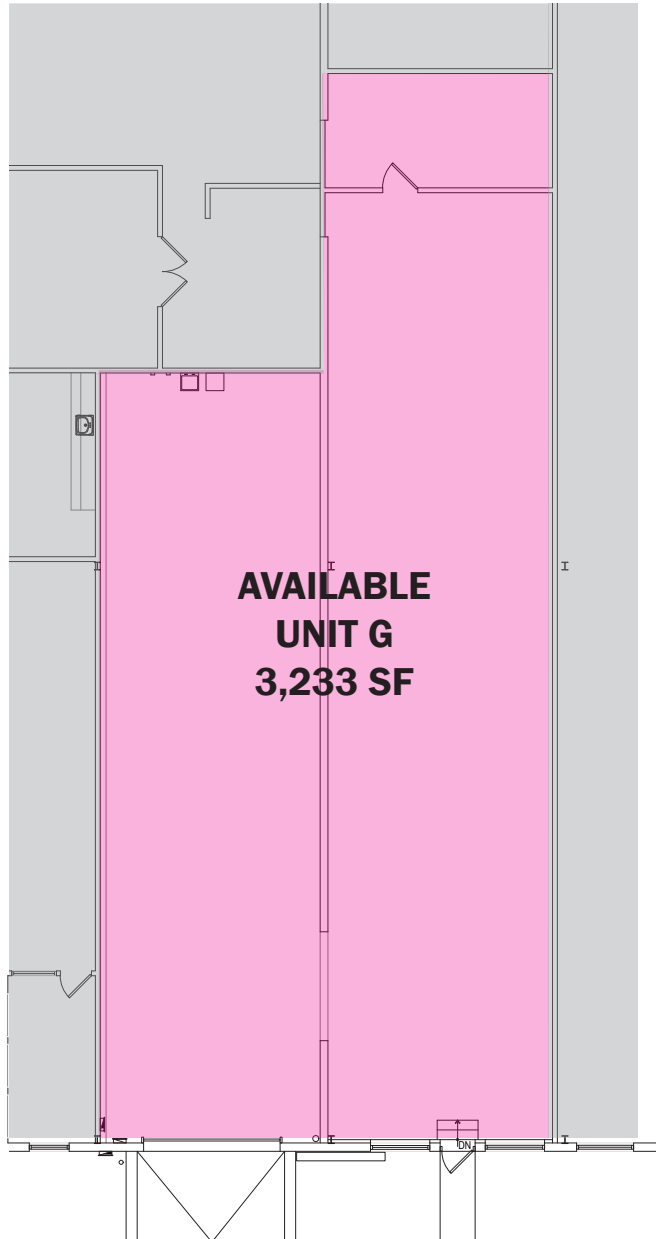
NEW PARKING LOT, NEW ROOF,
RENOVATED EXTERIOR, LOADING
DOORS & LANDSCAPING

- Site-wide renovations completed
- Equidistant to King of Prussia and Mid County Interchanges of the PA Turnpike
- Adjacent to King of Prussia - mall, retail conveniences.
- Located off DeKalb Pike at the heart of the King of Prussia submarket. Unique confluence of major roadways
- Immediate proximity to major interstates and arteries:
 - PA Route 202 (.43 Miles}
 - PA Turnpike I-276 (2.32 Miles}
 - I-76 (4.34 Miles}
 - I-476 (3.81 Miles}
 - Philadelphia (15 Miles}

PROPERTY AERIAL



FLOOR PLAN - UNIT G



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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

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