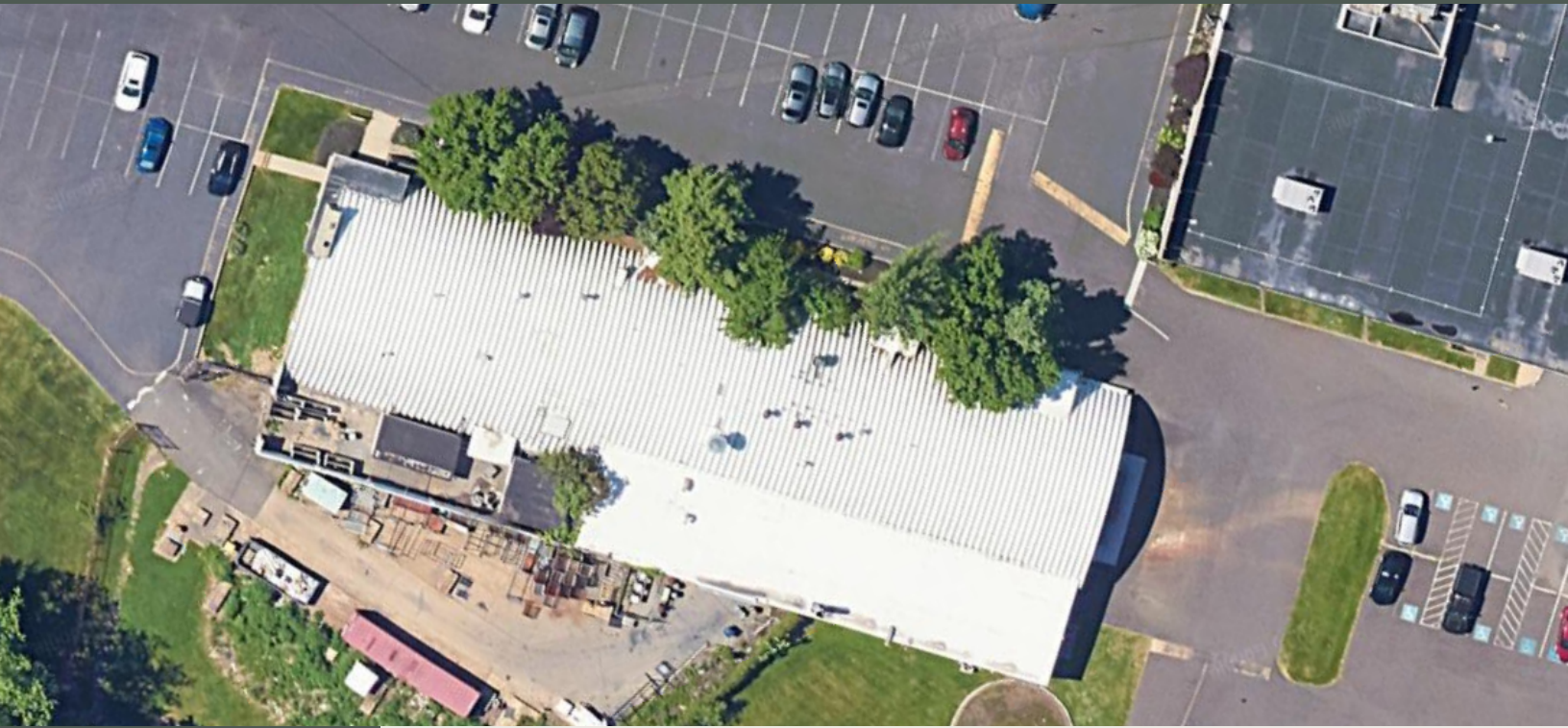


101-163 COUNTY LINE ROAD | WARMINSTER, PA

VELOCITY COMMERCE CENTER

BUILDING 163



**REPRESENTED BY
THE FLYNN COMPANY**

MICHAEL BORSKI, JR., SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
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ANDREW PANCOAST
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215-561-6565 X 125

**16,177 SF STANDALONE INDUSTRIAL
BUILDING AVAILABLE FOR LEASE**

CAMPUS HIGHLIGHTS

-→ 430,000 SF Multi-Tenant Campus
-→ Options from 4,000 to 155,903 SF
-→ 3 Miles to PA Turnpike Interchange
-→ Exclusive Amenity Center



The
Flynn
Company

PROPERTY OVERVIEW



- 16,177 SF STANDALONE INDUSTRIAL BUILDING
- HEAVY POWER
- AMPLE PARKING
- POTENTIAL FOR INDUSTRIAL OUTSIDE STORAGE
- AVAILABLE Q1 2027
- ONE LOADING DOCK
- ONE DRIVE-IN DOOR
- ACCESS TO EXCLUSIVE AMENITY CENTER AS PART OF VELOCITY COMMERCE CENTER



16,177 SF

EXCLUSIVE AMENITY CENTER



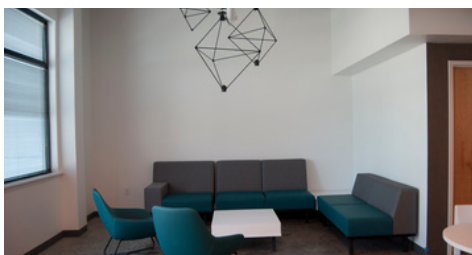
GRAB 'N' GO CAFE

24/7/365 FITNESS CENTER

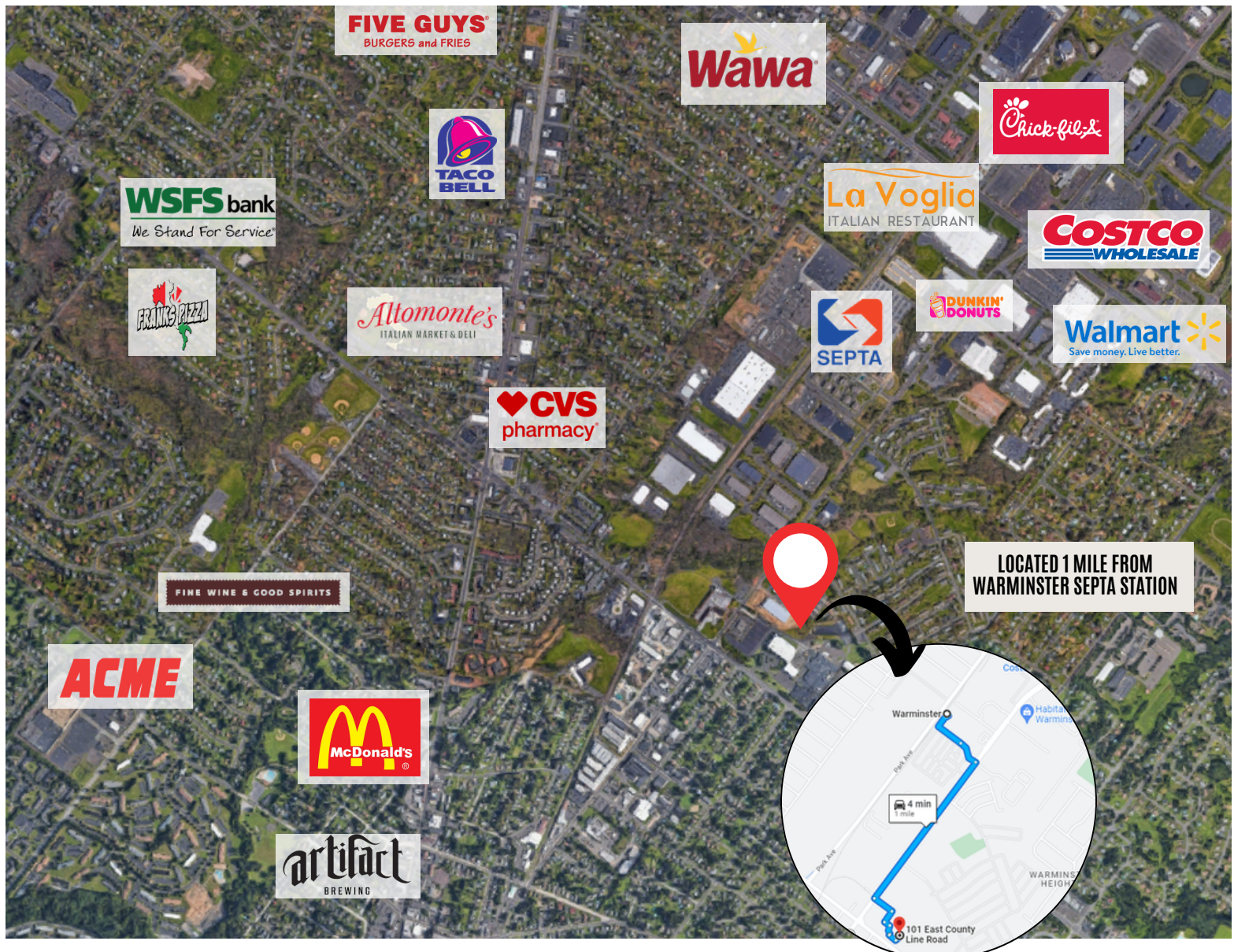
**LOCKER ROOMS &
SHOWERS**

**32 SEAT
MEETING/TRAINING
ROOM**

**20 SEAT PRIVATE BOARD
ROOM**



LOCATION



FOR MORE INFORMATION

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