



VELOCITY VENTURES

LANSDALE INDUSTRIAL AVAILABILITIES

AVAILABLE FOR LEASE

200 W. 8TH STREET

**21,644 SF INDUSTRIAL BUILDING
(DIVISIBLE TO 7,971 - 13,873 SF)**



AVAILABLE FOR LEASE

821 W. 5TH STREET

1,000 - 28,665 SF

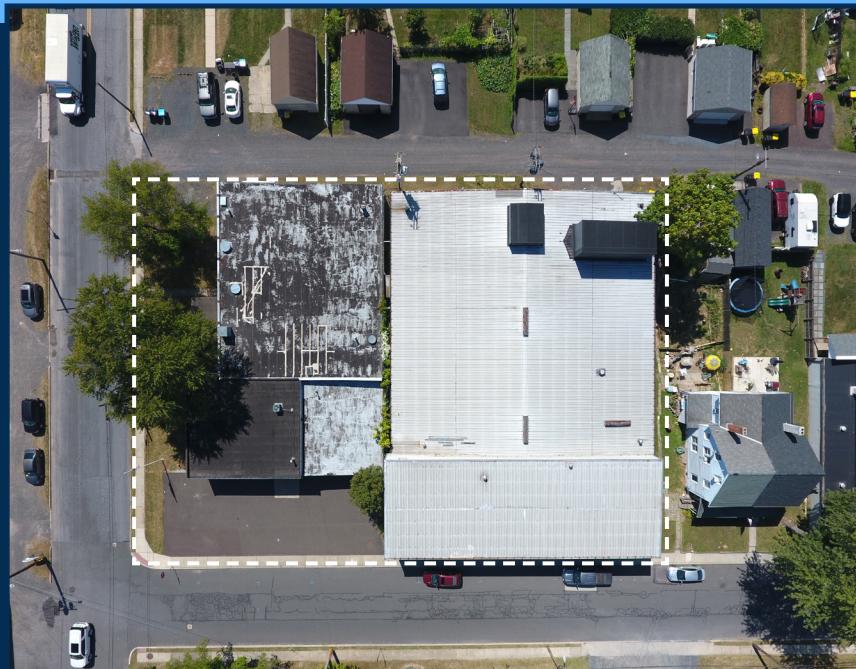
**SMALL BAY WAREHOUSE & SELF
STORAGE UNITS AVAILABLE**



**ROB FONTANELLA | LEASING & ACQUISITIONS ASSOCIATE
VELOCITY VENTURE PARTNERS**

(610) 731-7080
robert@velocityinv.com

PROPERTY OVERVIEW & SPECS



BUILDING SIZE

+/- 21,644 SF (DIVISIBLE to 7,971 - 13,873 SF)

LOT SIZE

.72 ACRE

CLEAR HEIGHT

MAIN SECTION: 14' - 18'

LOADING

MAIN SECTION: 18' W X 15' H HIGH GRADE LEVEL DRIVE-IN DOOR

SMALLER SECTION: 10'W x 12'H GRADE LEVEL DRIVE-IN DOOR TO 8TH STREET

10' X 10' GRADE LEVEL DRIVE-IN DOOR TO ALLEY

UTILITIES

PECO GAS, LANSDALE BOROUGH ELECTRIC

FIRE SUPPRESSION

100% SPRINKLER

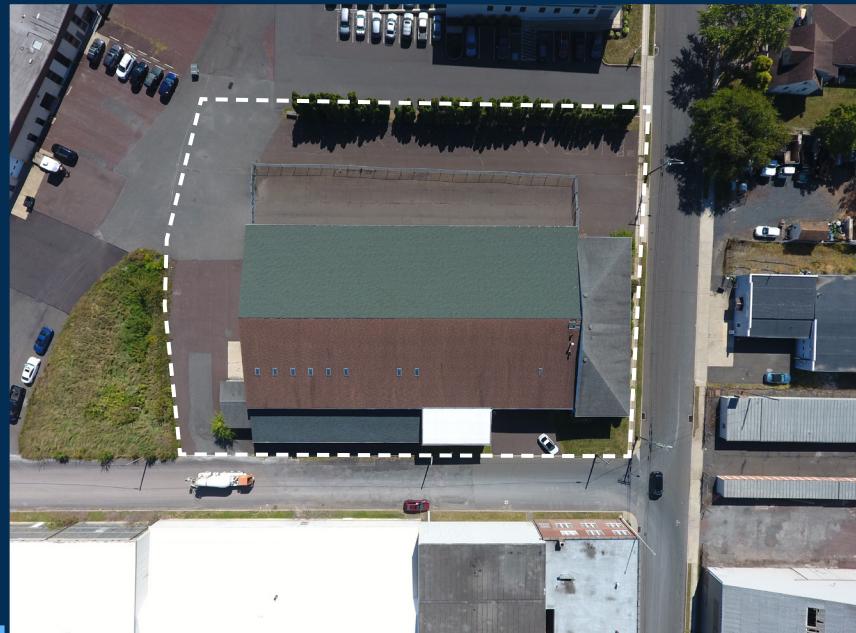
POWER

3 PHASE/480V

BUILDING CONDITION

WHITEBOXED INTERIOR WITH NEW LED LIGHTING, EXTERIOR PAINTING & LANDSCAPING UPGRADES

200 W. 8TH STREET



BUILDING SIZE

28,665 SF (DIVISIBLE)

LOT SIZE

1.27 ACRES

CLEAR HEIGHT

18'

LOADING

2 LOADING DOCKS

3 DRIVE-IN DOORS

ADDITIONAL LOADING CAN BE ADDED

COLUMN SPACING

20'X39'

UTILITIES

PECO GAS

POWER

3 PHASE/480V

BUILDING CONDITION

WHITEBOXED INTERIOR WITH NEW LED LIGHTING, EXTERIOR PAINTING & LANDSCAPING UPGRADES

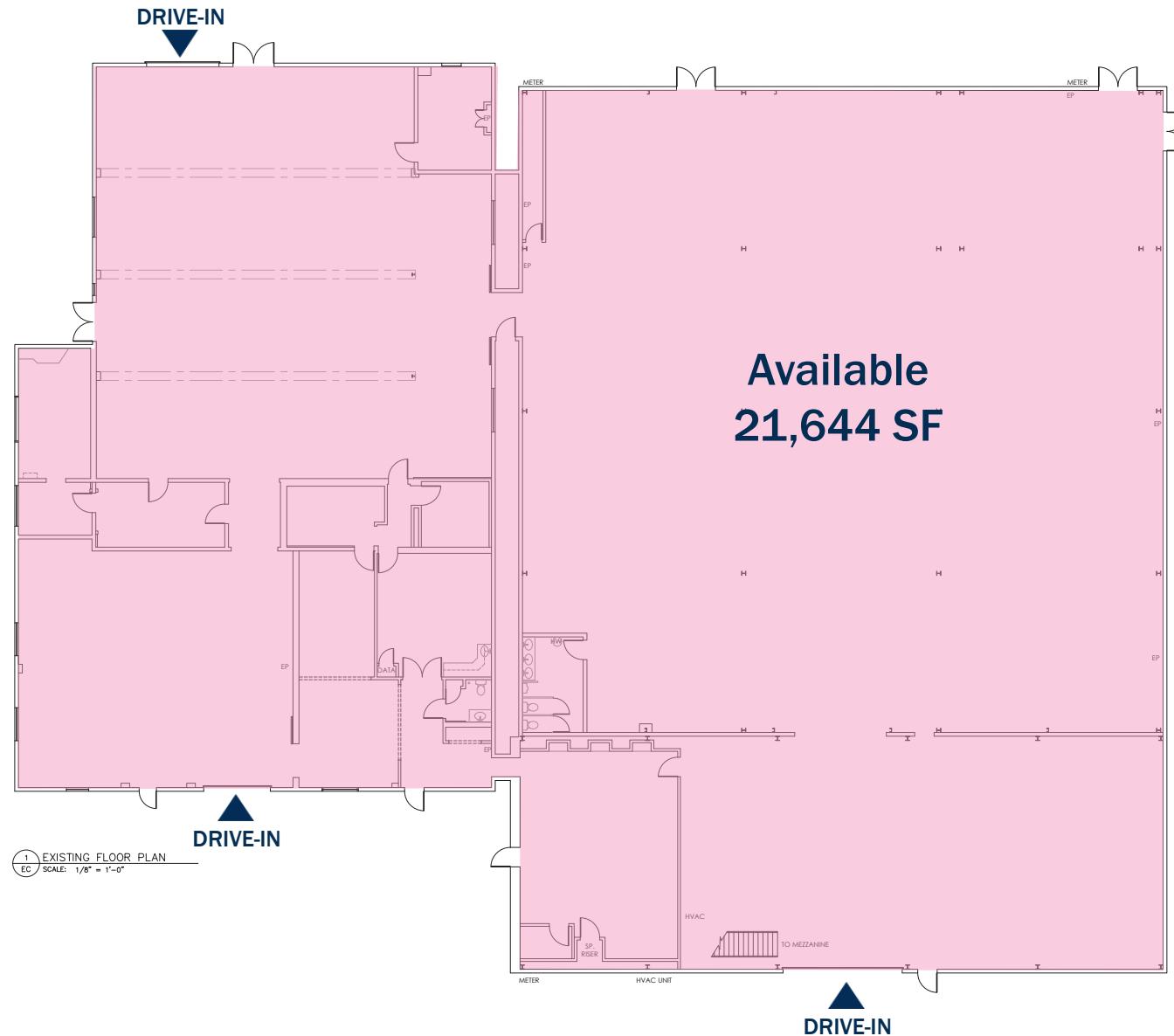
821 W. 5TH STREET



PROPERTY AERIAL



FLOOR PLAN | 200 W. 8TH STREET EXISTING CONDITIONS

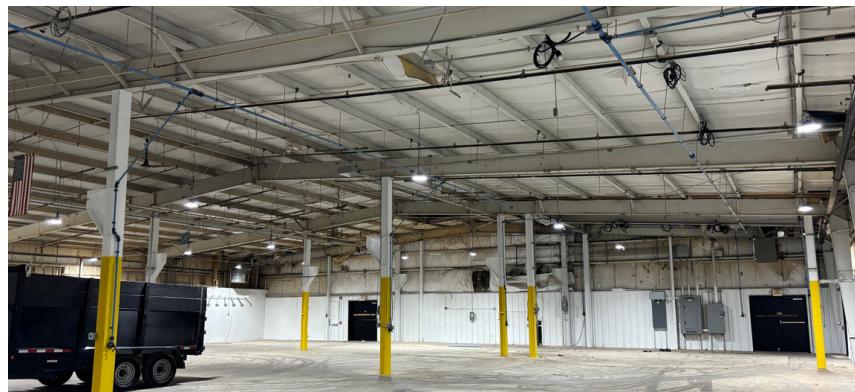
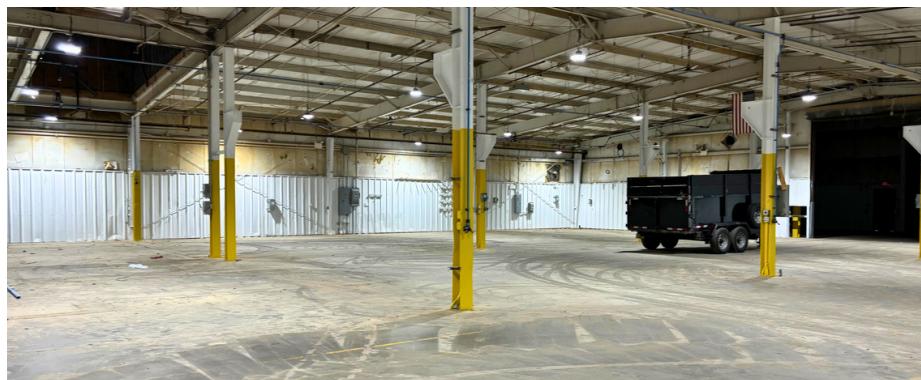
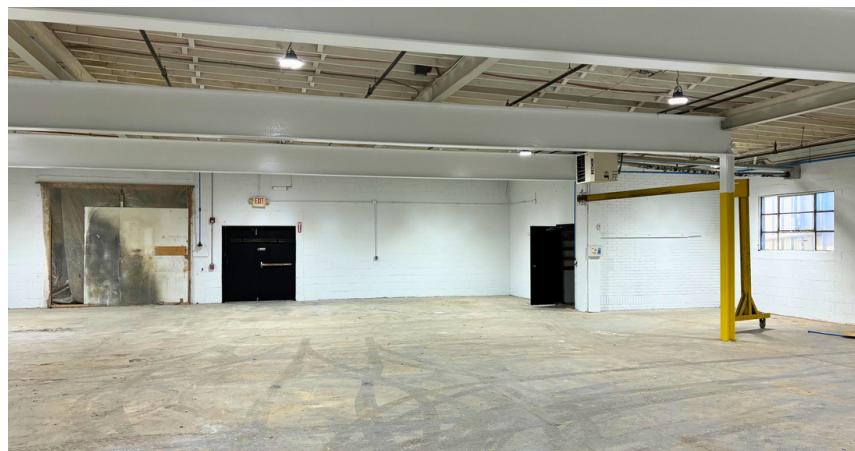


FLOOR PLAN

200 W. 8TH STREET DEMISED OPTION

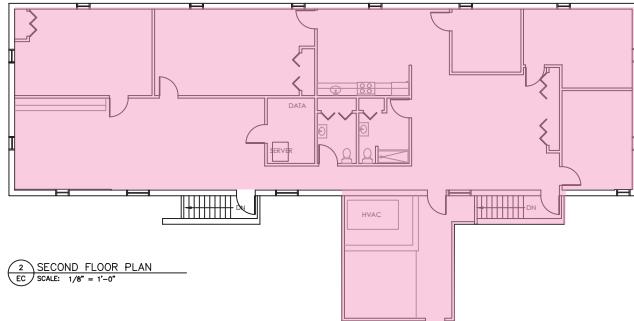


PHOTOS | 200 W. 8TH STREET

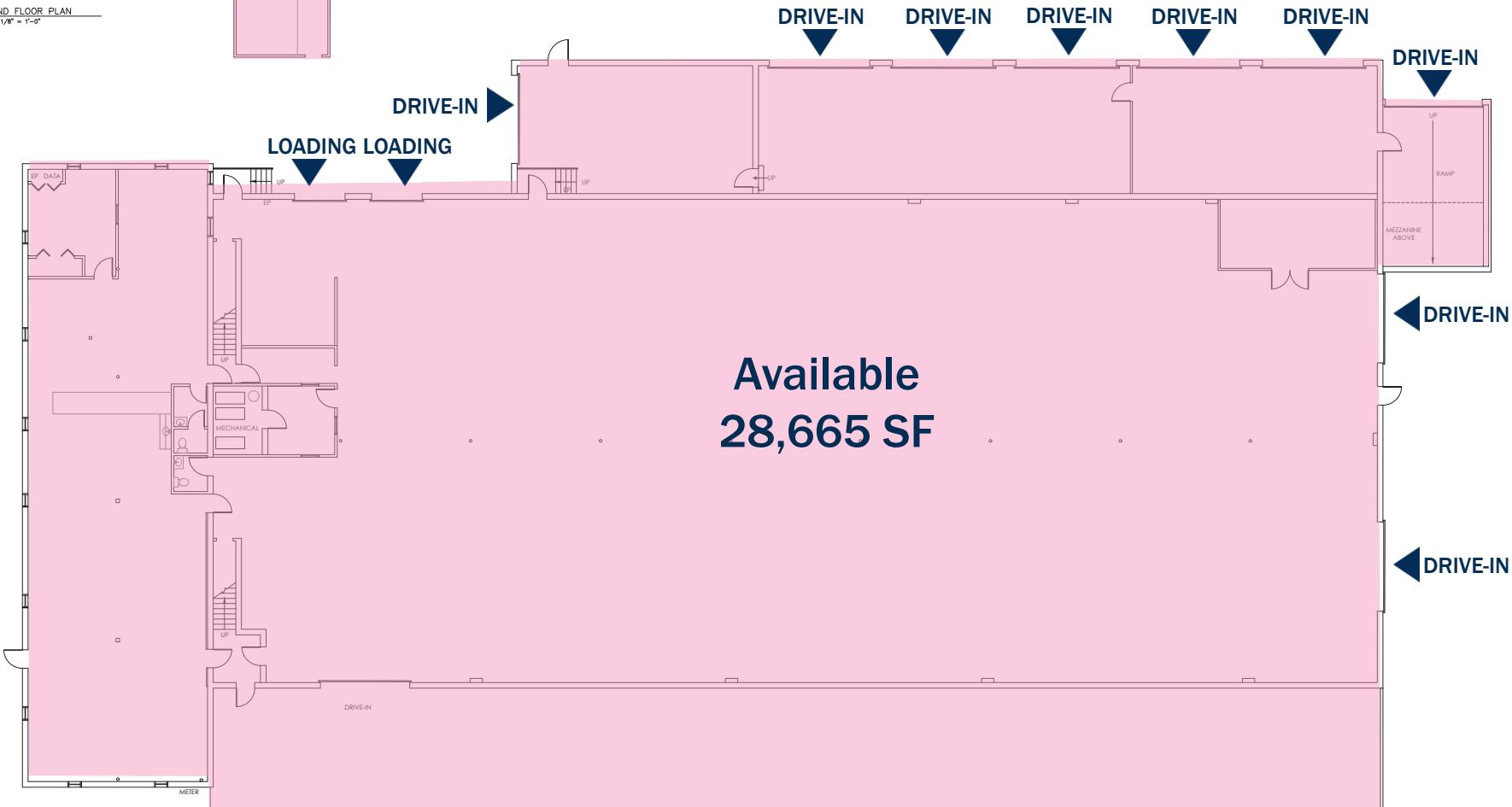


FLOOR PLAN

821 W. 5TH STREET EXISTING CONDITIONS



SECOND FLOOR PLAN
EC SCALE: 1/8" = 1'-0"



Available
28,665 SF

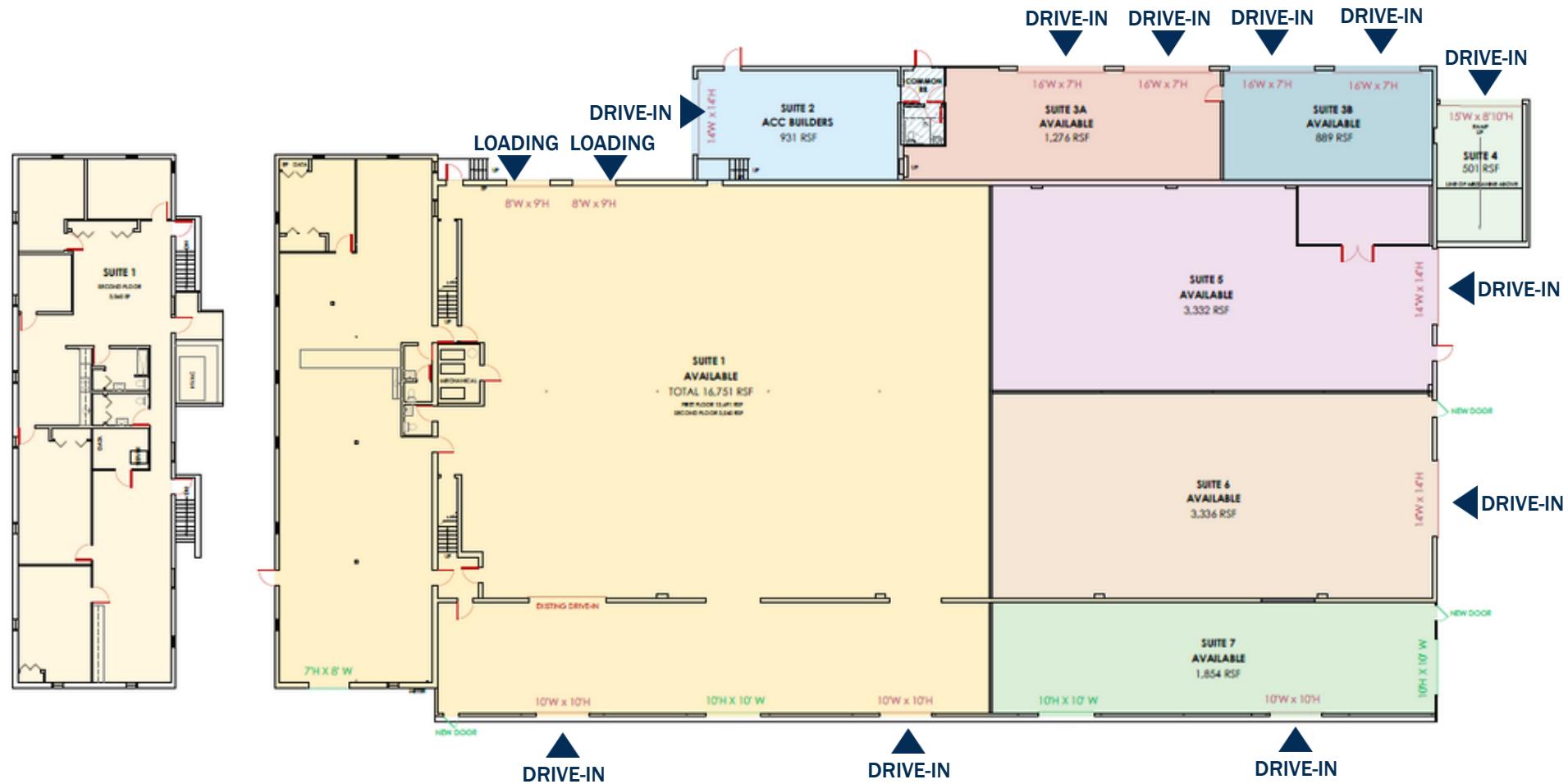
DRIVE-IN

DRIVE-IN

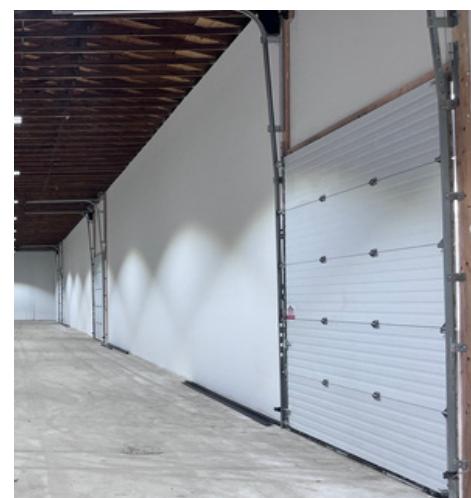
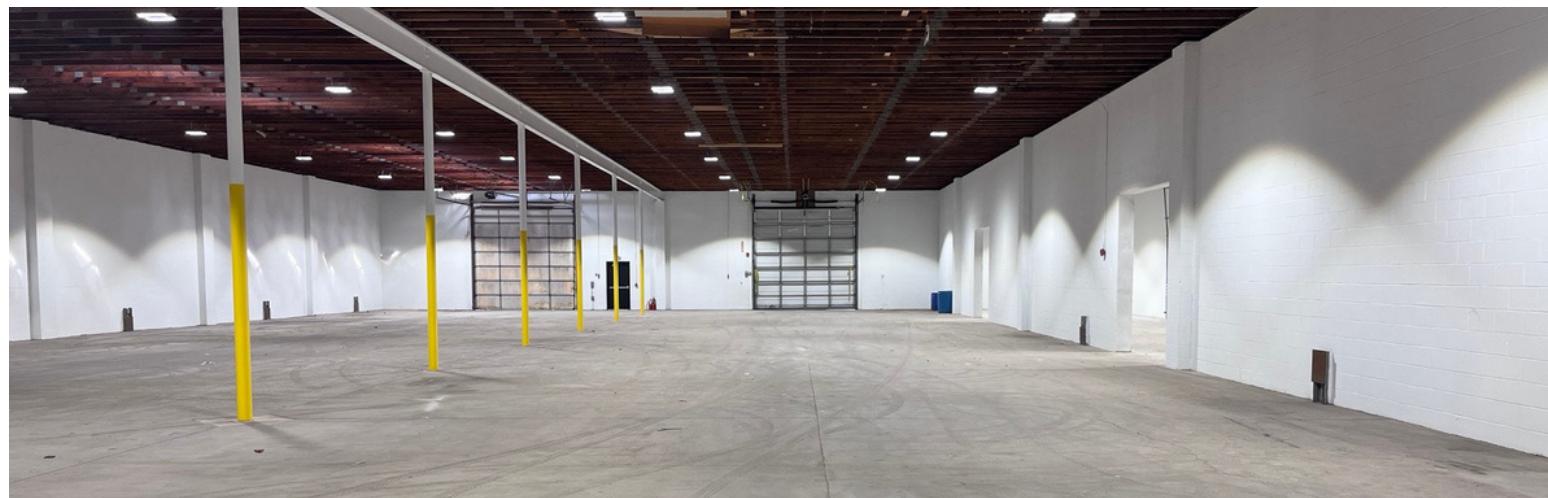
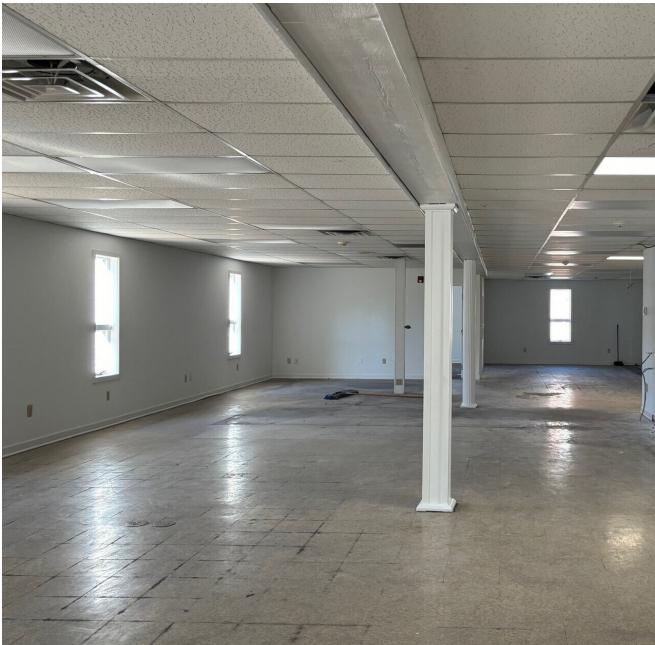
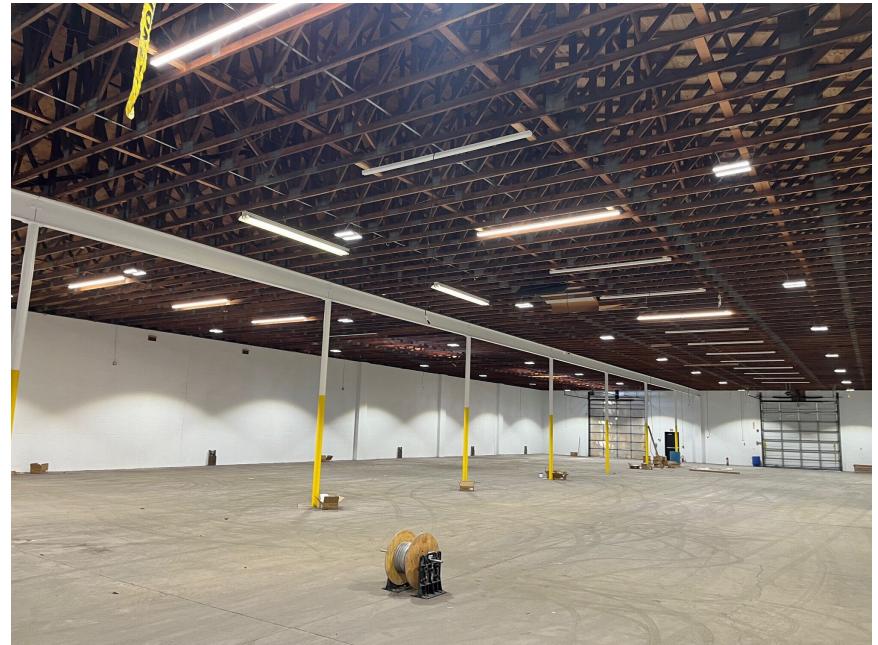
DRIVE-IN

FLOOR PLAN

821 W. 5TH STREET DEMISED OPTION



PHOTOS | 821 W. 5TH STREET



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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