

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
4,660 - 13,087 SF**




VELOCITY VENTURES

**725 COUNTY LINE ROAD  
HUNTINGDON VALLEY, PA**



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

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# PROPERTY OVERVIEW & SPECS



**TOTAL BUILDING AREA**  
+/- 125,493 SF



**ACREAGE**  
+/- 10.13 AC



**ZONING**  
I (INDUSTRIAL)



**CEILING HEIGHT**  
13'4"



**LOADING**  
2 DRIVE-IN DOORS  
(10' x 11'4")



**SPRINKLER SYSTEM**  
WET SYSTEM  
THROUGHOUT



**SEWER & WATER SERVICE**  
PUBLIC



**BUILDING CONDITIONS**  
AVAILABILITIES TO BE DELIVERED IN  
WHITEBOX CONDITION AND NEW LED LIGHTING

## TRANSPORTATION ARTERIES



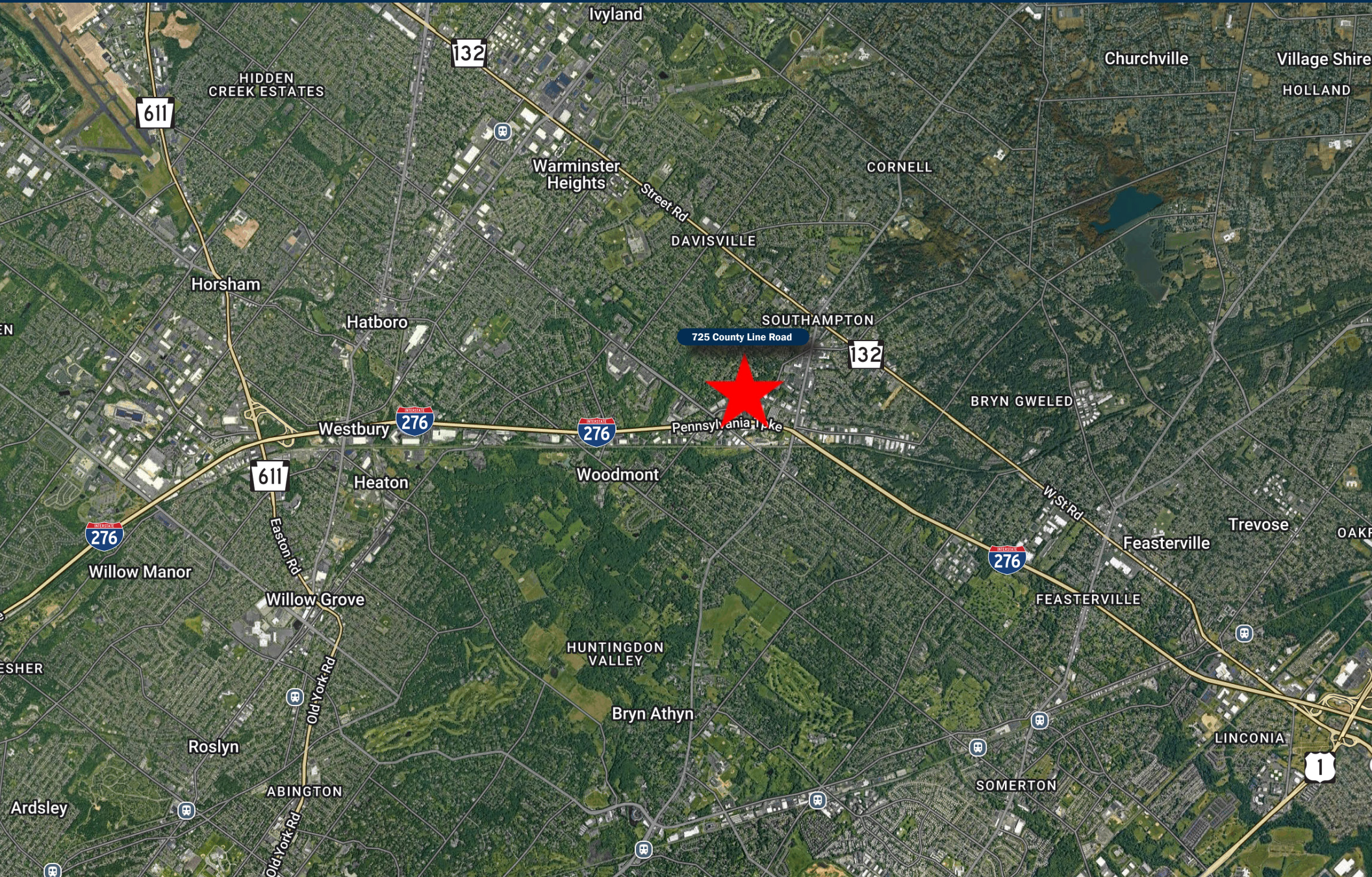
**INTERSTATES**

- ROUTE 132 (1 MILE)
- ROUTE 611 (3.5 MILES)
- PA TURNPIKE (3.6 MILES)
- ROUTE 1 (5.1 MILES)
- PHILADELPHIA (15 MILES)

# PROPERTY AERIAL



VELOCITY VENTURES



725 County Line Road

Pennsylvania Pike

SOUTHAMPTON

DAVISVILLE

Ivyland

Warminster Heights

HIDDEN CREEK ESTATES

Horsham

Hatboro

Westbury

Heaton

Willow Manor

Willow Grove

HUNTINGDON VALLEY

Bryn Athyn

Roslyn

ABINGTON

Ardsley

CORNELL

Churchville

Village Shire

HOLLAND

132

BRYN GWELED

276

FEASTERVILLE

Feasterville

Trevose

OAKF

LINCONIA

SOMERTON

1

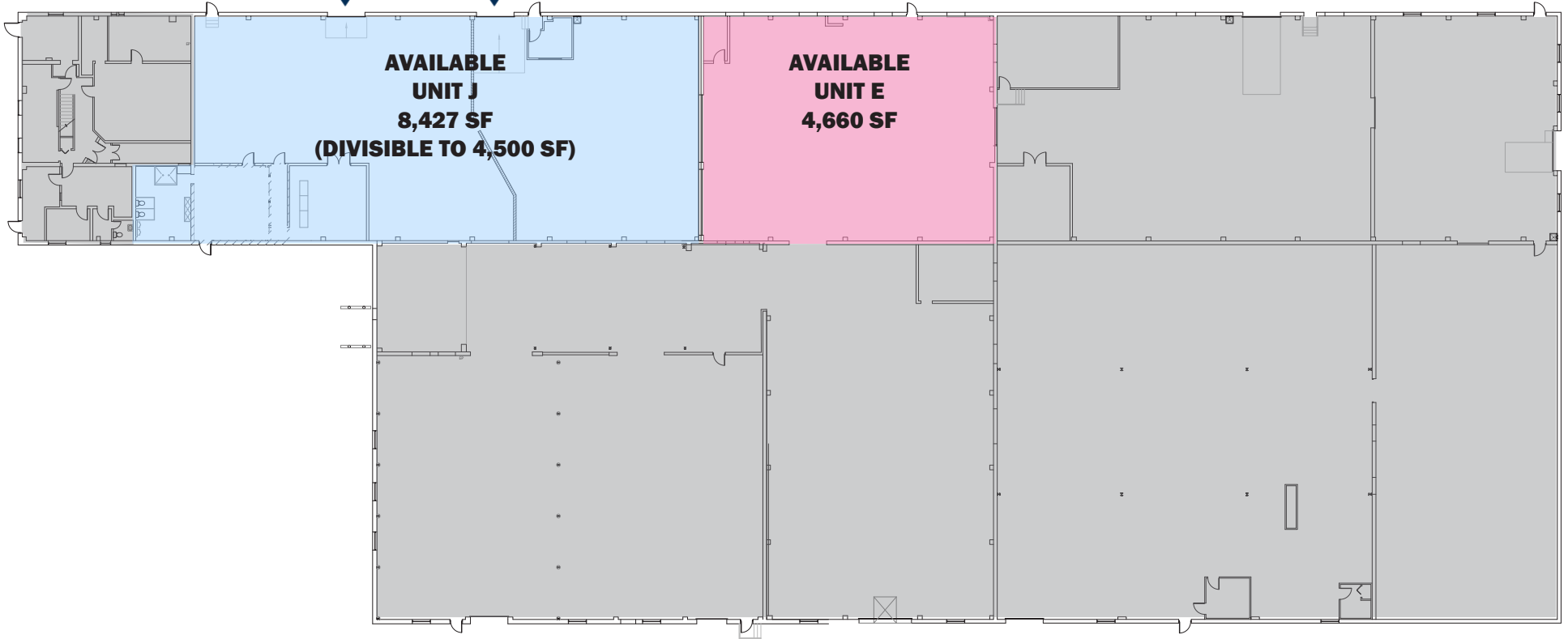
# FLOOR PLAN



**UNITS CAN BE COMBINED  
13,087 SF**

**DRIVE-IN**  
▲

**DRIVE-IN**  
▲



**AVAILABLE  
UNIT J  
8,427 SF  
(DIVISIBLE TO 4,500 SF)**

**AVAILABLE  
UNIT E  
4,660 SF**

# 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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