

AVAILABLE FOR
LEASE

INDUSTRIAL
10,220 SF



VELOCITY VENTURES

**3425 BETHLEHEM PIKE
SOUDERTON, PA**



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

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PROPERTY OVERVIEW & SPECS



- Freestanding industrial building
- Ample parking in dedicated lot
- Retail & restaurants within close proximity including Jessie's BBQ
- Ideal for distribution, warehouse or other small bay users
- Immediate proximity to major interstates and arteries:
 - Located 0.8 miles from Route 309
 - Located 5.7 miles from I-476 (Kulpsville Interchange -PA Turnpike)

**AGGREGATE
BUILDING AREA**

10,220 SF

ACREAGE

1.01 ACRES

ZONING

LI - INDUSTRIAL

CLEAR HEIGHT

15'6"

LOADING

2 DRIVE-INS, 1 DOCK SERVING
AVAILABILITY (EXPANDABLE)

SEWER & WATER SERVICE

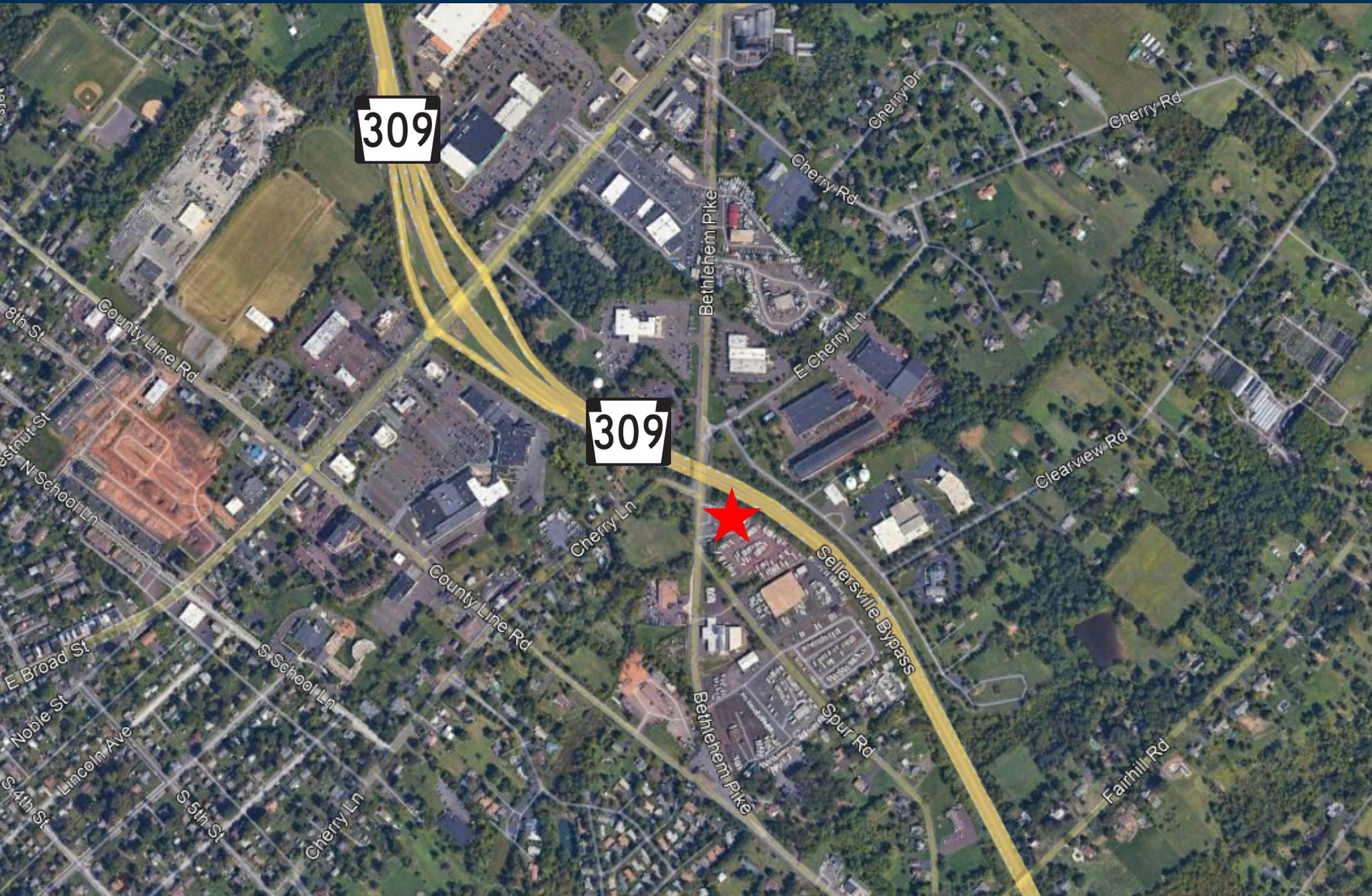
PUBLIC

**BUILDING CONDITIONS
(UNDERWAY)**

BRAND NEW EXTERIOR
PAINT, INTERIOR WHITEBOX
CONDITION, & LED LIGHTING
THROUGHOUT



PROPERTY AERIAL



RT 309 CONNECTOR PROJECT

ABOUT THE PROJECT

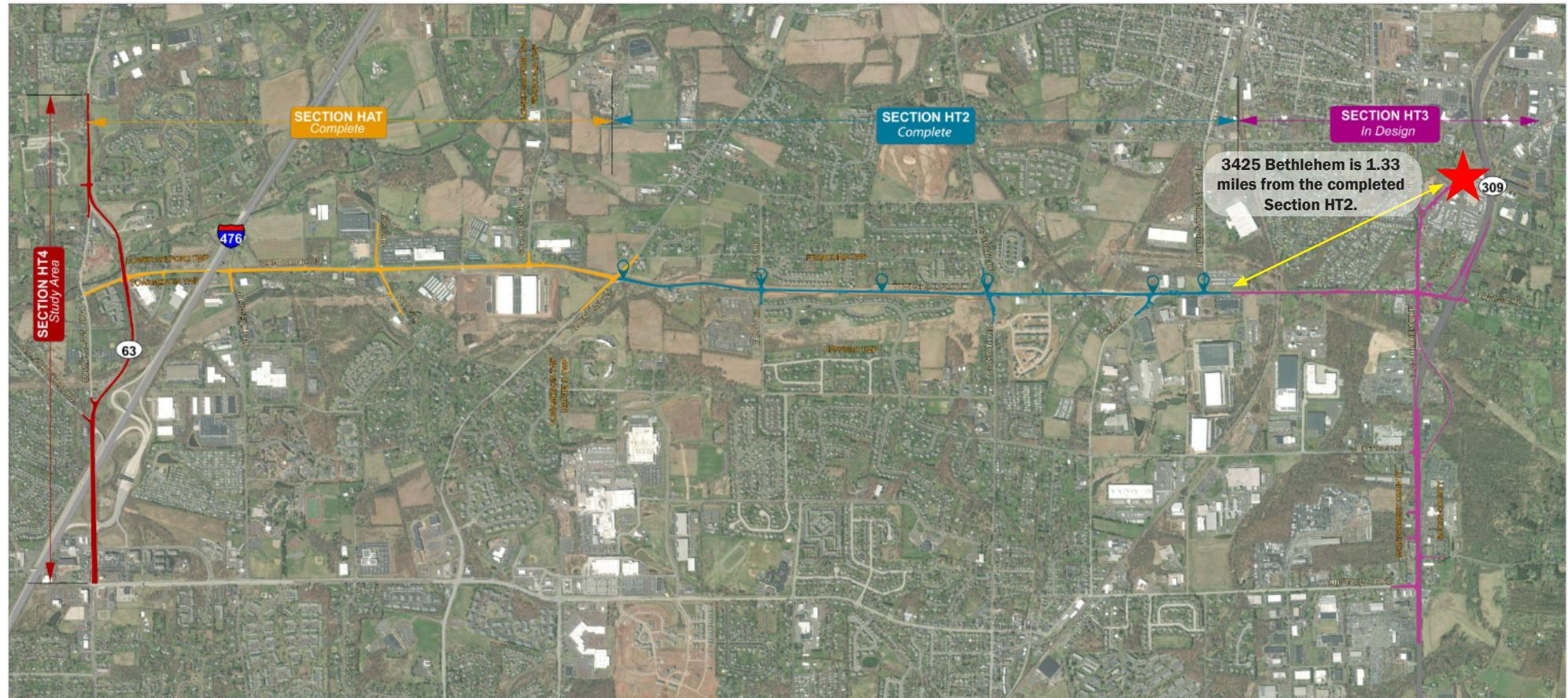
The purpose of the PA 63 (Sumneytown Pike)/PA 309 Connector Program is to provide improved system connectivity between Sumneytown Pike just north of the Pennsylvania Turnpike's Lansdale Interchange to PA 309, encompassing a five-mile corridor located in Montgomery and Bucks Counties, PA. As part of the program, a series of projects are being developed to address traffic congestion, safety, and roadway deficiencies. The projects will enhance overall quality of life by reducing congestion, supporting economic development initiatives, and fulfilling the region's transportation goals.

SECTION HT1 and **SECTION HT2** are complete. **HT2** opened October 2025.

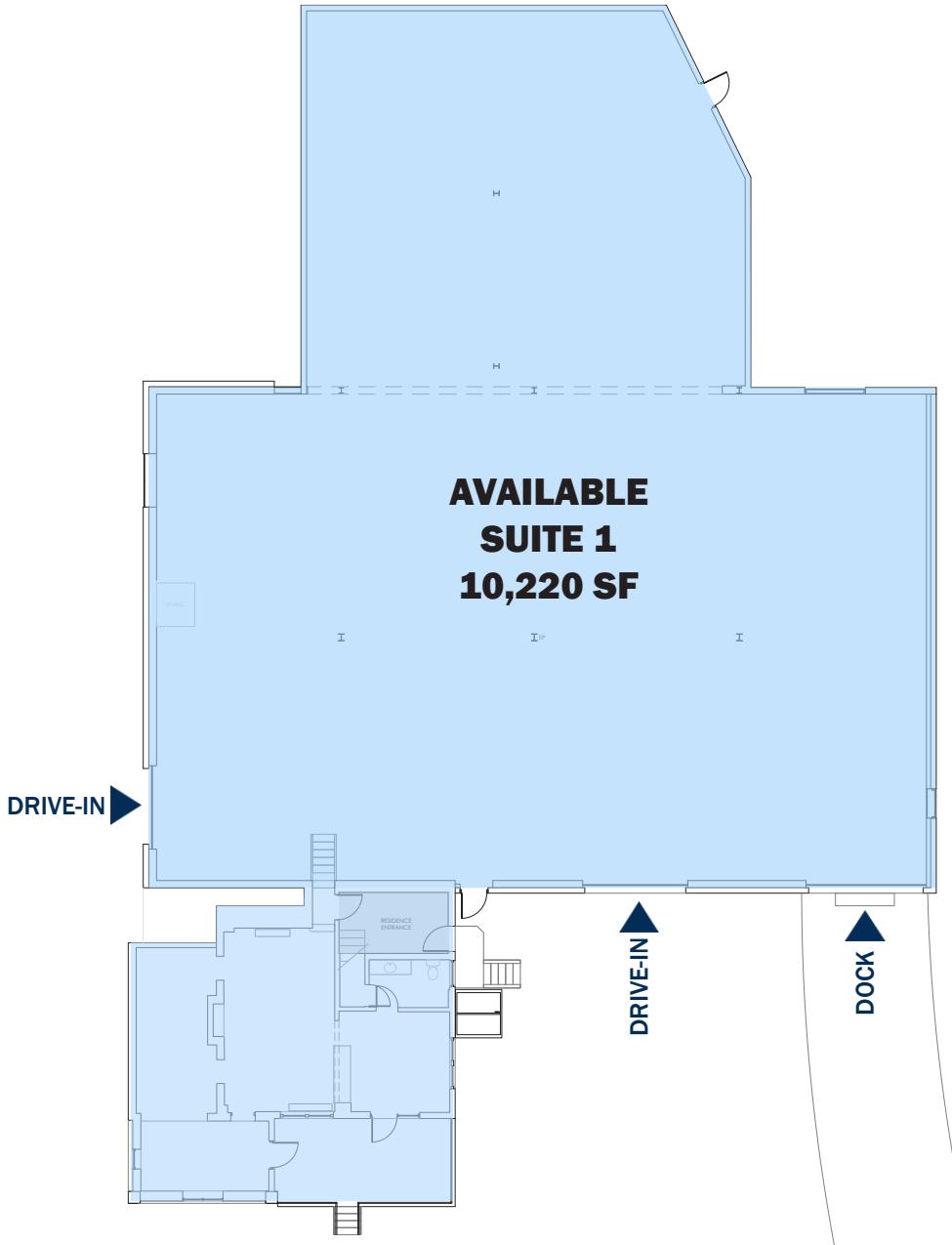
PA 63 (SUMNEYTOWN PIKE)/PA 309 CONNECTOR SECTION HT3 (PHASE III) - CURRENTLY IN FINAL DESIGN

STATUS UPDATE

The anticipated let date for construction on Sumneytown Pike/PA 309 Connector HT3 is December 2026, and right-of-way is expected to be cleared by mid 2026. **When completed, 3425 Bethlehem Pike will have immediate access to the 309 Connector.**



FLOOR PLAN



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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