

**AVAILABLE FOR
LEASE**

INDUSTRIAL
4,660 - 13,087 SF



VELOCITY VENTURES

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



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VELOCITY VENTURE PARTNERS

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



AGGREGATE BUILDING AREA
+/- 125,493 SF

ACREAGE
+/- 10.13 ACRES

ZONING
I - INDUSTRIAL

CLEAR HEIGHT
13'4"

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

SEWER & WATER SERVICE
PUBLIC

SPRINKLER SYSTEM
WET SYSTEM THROUGHOUT

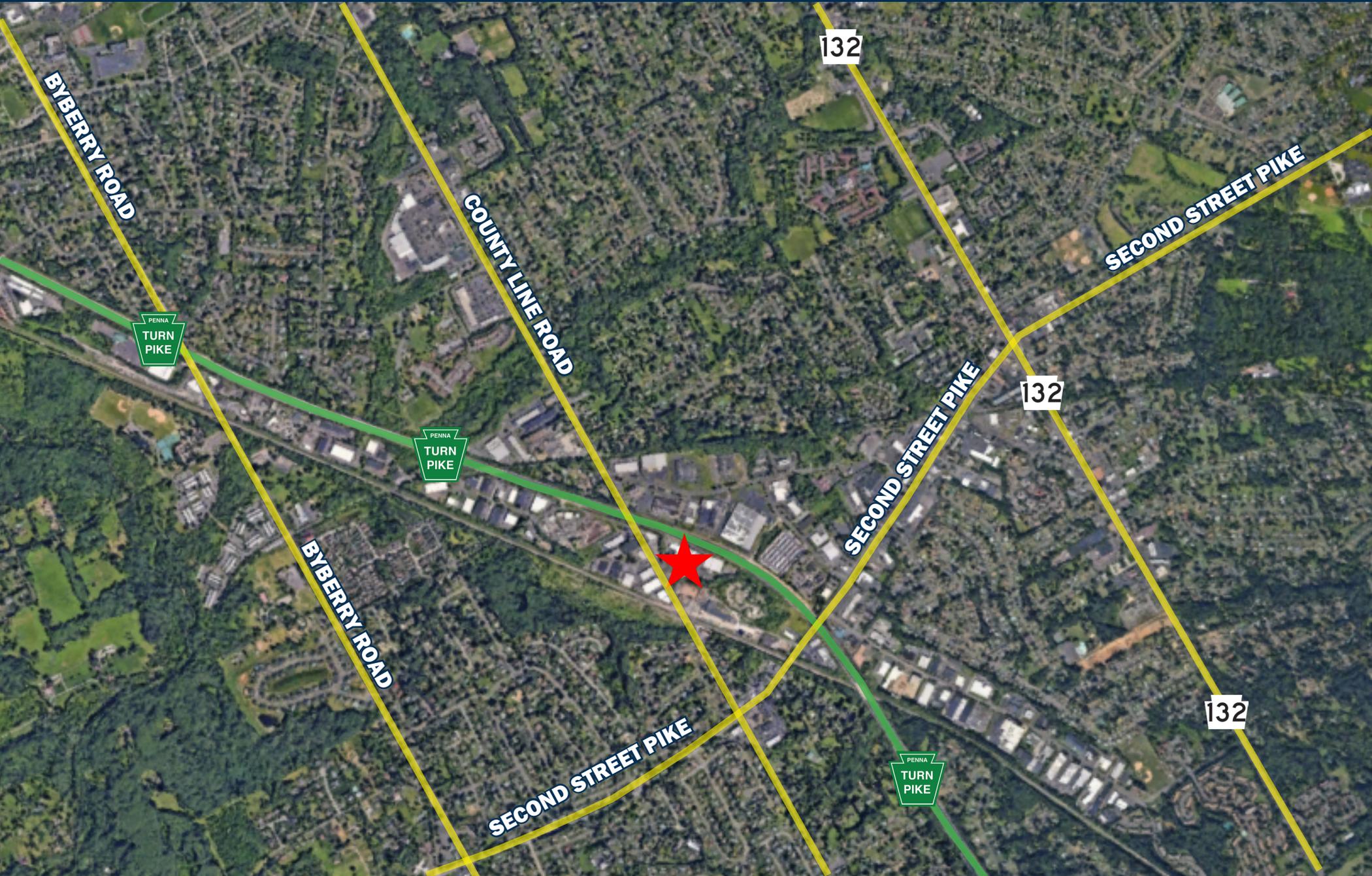
BUILDING CONDITIONS
AVAILABILITIES TO BE DELIVERED IN WHITEBOX CONDITION AND NEW LED LIGHTING

- Located less than 4 miles from the nearest entrance to the PA Turnpike
- The park features 70 surface parking spaces with opportunity for outdoor storage
- Immediate proximity to major interstates and arteries:
 - 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



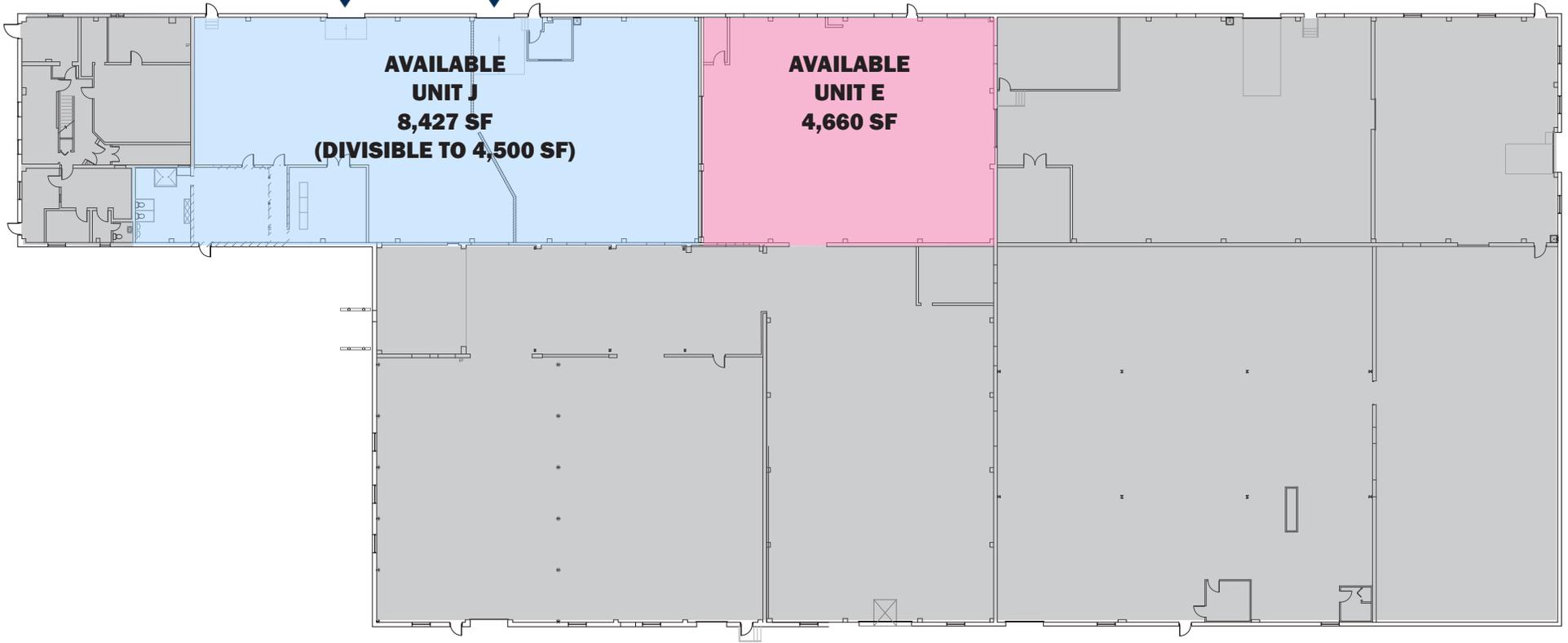
FLOOR PLAN



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

DRIVE-IN
▲

DRIVE-IN
▲



ABOUT VELOCITY



VELOCITY VENTURES



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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