

**AVAILABLE FOR  
SALE <sup>or</sup> LEASE**

**INDUSTRIAL**  
**4,810 - 29,481 SF**



VELOCITY VENTURES

**771 5<sup>TH</sup> AVENUE  
KING OF PRUSSIA, PA**



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# PROPERTY OVERVIEW & SPECS



## PROPERTY OVERVIEW

771 Fifth Avenue, King of Prussia, PA – a premier opportunity well suited for owner-users in manufacturing, distribution, medical, office and R&D sectors. The site offers a strategic location with excellent connectivity to major highways (422, 76, PA Turnpike and the Northeast Extension). Boasting a spacious and flexible layout that naturally demises into six (6) units, it can easily accommodate a wide range of industrial, flex and commercial uses. The property also features over 80 parking spots and 5 loading docks, ensuring efficient loading capabilities and accessibility. This exceptional opportunity to elevate your business is located in the one of the strongest commerce hubs in the Philadelphia MSA.

## ZONING & PERMITTED USES

### SM - Suburban Metropolitan (not limited to)

- Offices for administrative, executive, professional, sales and other similar uses
- Medical office
- Laboratory for scientific, agricultural or industrial research and development
- Light manufacturing
- Wholesaling, warehousing and distribution
- Bank; hotel; private indoor athletic facility
- Passenger station terminal for public transportation
- Municipal uses
- Personal care facility

## SPECIFICATIONS

YEAR CONSTRUCTED: **1978**

ACRES: **8.39**

# OF FLOORS: **1**

FLOORS: **REINFORCED CONCRETE**

CONSTRUCTION: **MASONRY**

ROOF: **MEMBRANE ROOF (REPLACED 2018)**

FIRE SUPPRESSION: **WET SYSTEM**

ZONING: **SM - SUBURBAN METROPOLITAN**

TOWNSHIP: **UPPER MERION**

CEILING HEIGHT: **18' CLEAR HEIGHT**

LOADING: **5 DOCK DOORS (8' x 9')**

SEWER SERVICE: **PUBLIC SEWER**

WATER SERVICE: **PUBLIC WATER**

PARKING: **80 PARKING SPACES**



# PROPERTY AERIAL



 City of Philadelphia  
± 19 MILES





# ZOOM AERIAL



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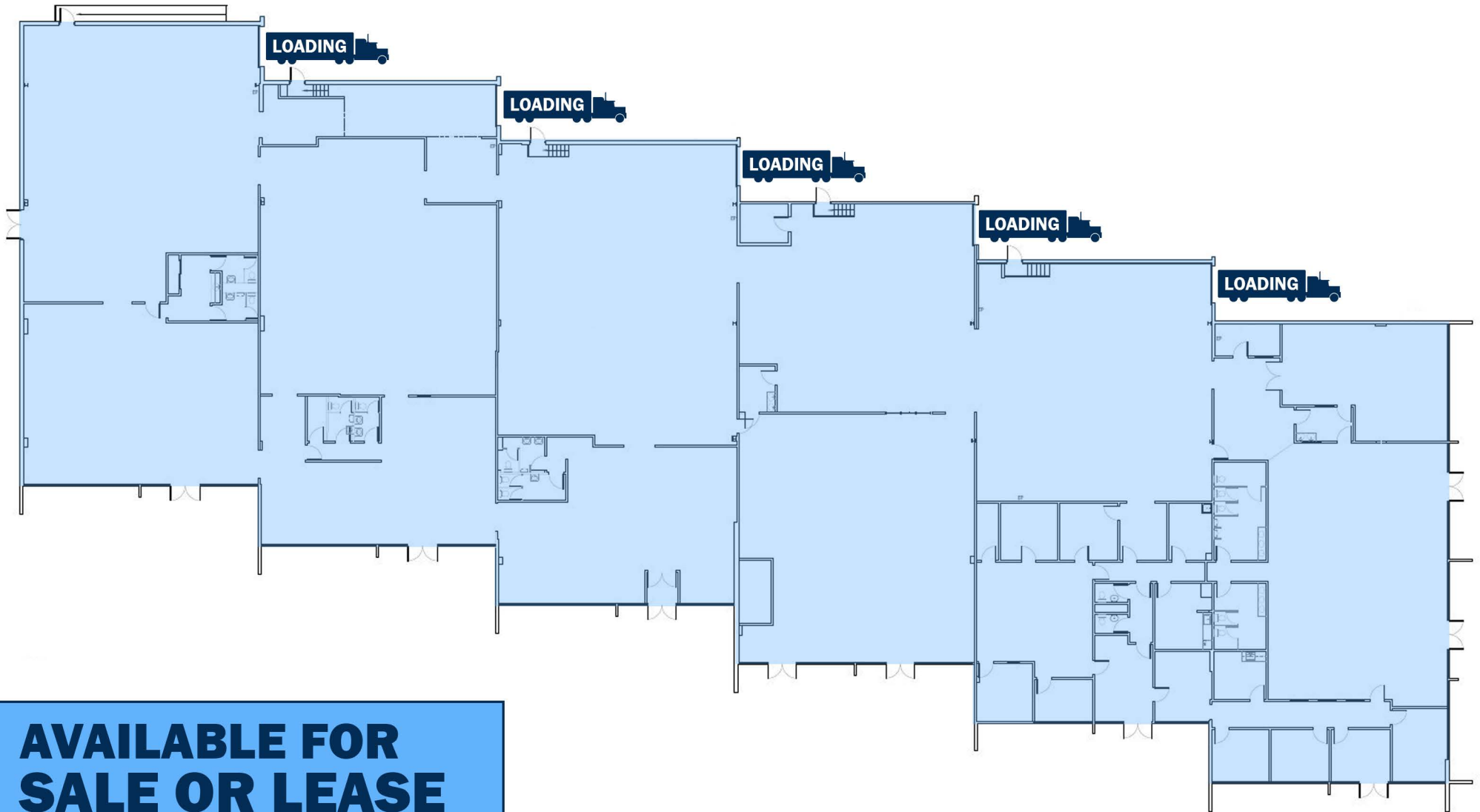




# FLOOR PLAN - FULL BUILDING



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**TOTAL: 29,481 SF**

# FLOOR PLAN - SUITE OPTIONS



**AVAILABLE FOR  
LEASE ONLY**  
(UNITS CAN BE COMBINED)



# EXTERIOR PHOTOS





# INTERIOR PHOTOS



VELOCITY VENTURES





# 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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