

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL**  
**2,240 - 26,188 SF**



VELOCITY VENTURES

**220 N MAIN STREET  
SELLERSVILLE, PA**

**PREMIER DOWNTOWN LOCATION**



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

 (610) 731-7080  
 [robert@velocityinv.com](mailto:robert@velocityinv.com)



# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 60,143 SF

## ACREAGE

+/- 2.82 ACRES

## ZONING

BC - BOROUGH CORE  
(SELLERSVILLE)

## CLEAR HEIGHT

UP TO 12'10"

## LOADING

2 LOADING DOCKS, 4 DRIVE-IN DOORS  
(2 DOCKS, 3 DRIVE-INS SERVING AVAILABILITIES)

## SEWER & WATER SERVICE

PUBLIC

## SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

## BUILDING CONDITIONS

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

- Under new ownership with site-wide renovations completed
- Prime location in downtown Sellersville neighboring the Sellersville Theater & The Washington House Hotel & Restaurant
- Flexible zoning providing numerous potential uses
- Immediate proximity to major interstates and arteries:
  - PA Route 309 (1.5 Miles)
  - PA Route 113 (2.2 Miles)
  - PA Route 313 (4.7 Miles)
  - 1-476 / NE Extension (10 Miles)
  - Downtown Philadelphia (15 Miles)

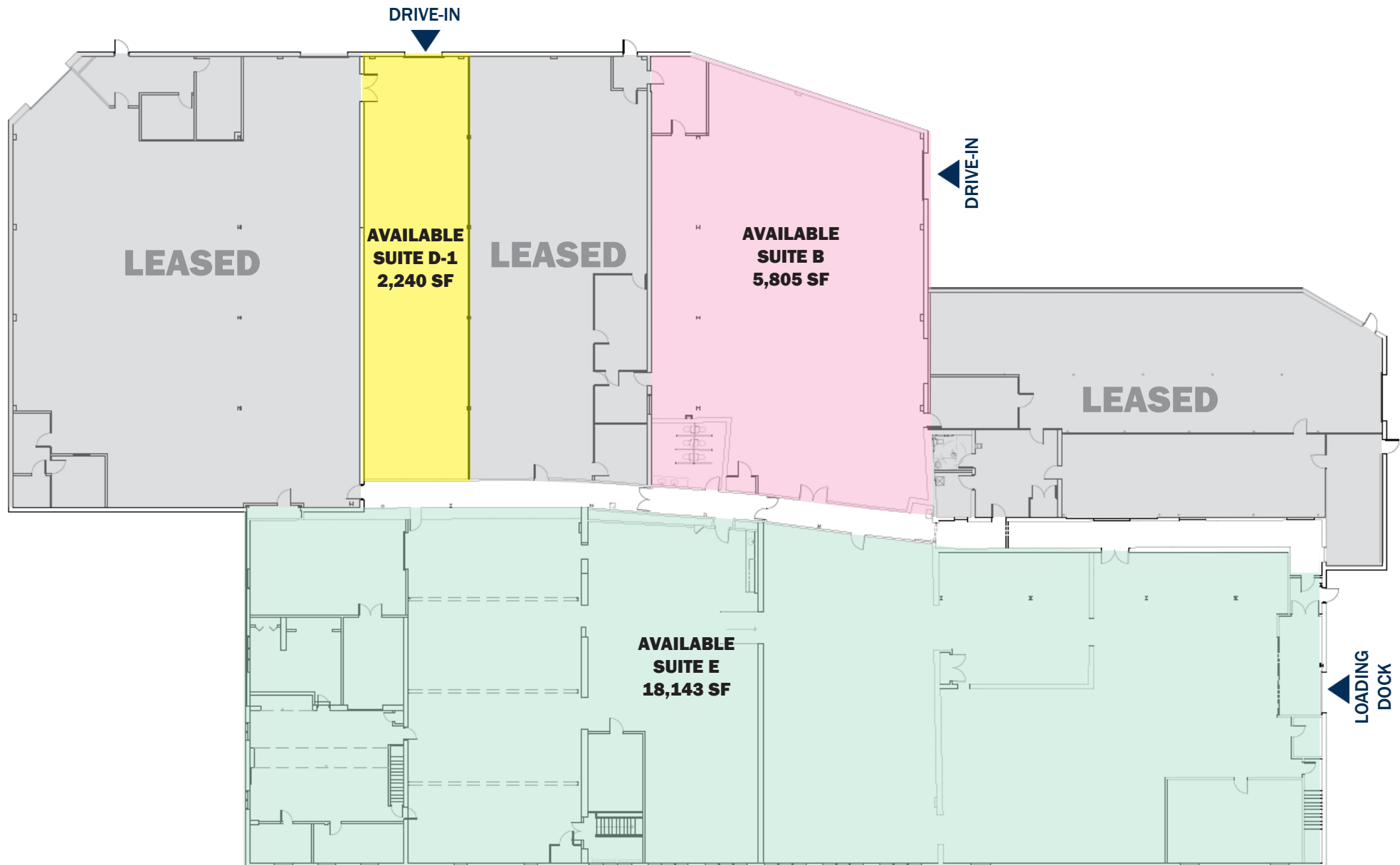


# PROPERTY AERIAL

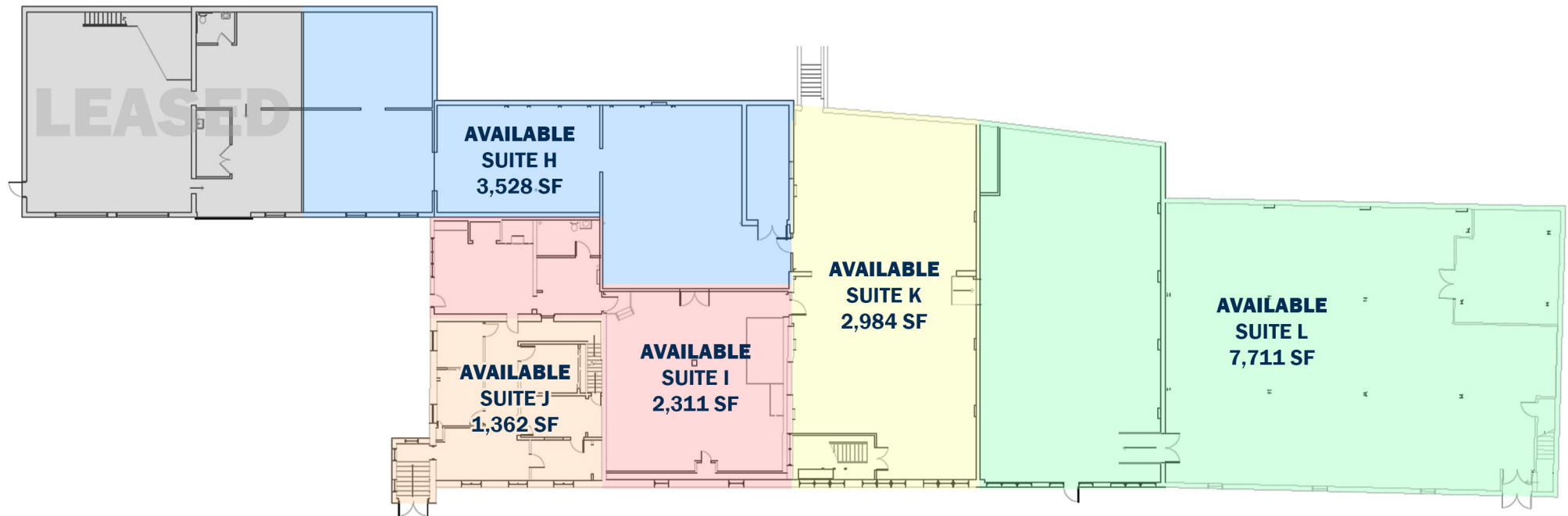




# FLOOR PLAN - UPPER FLOOR



# FLOOR PLAN - LOWER FLOOR



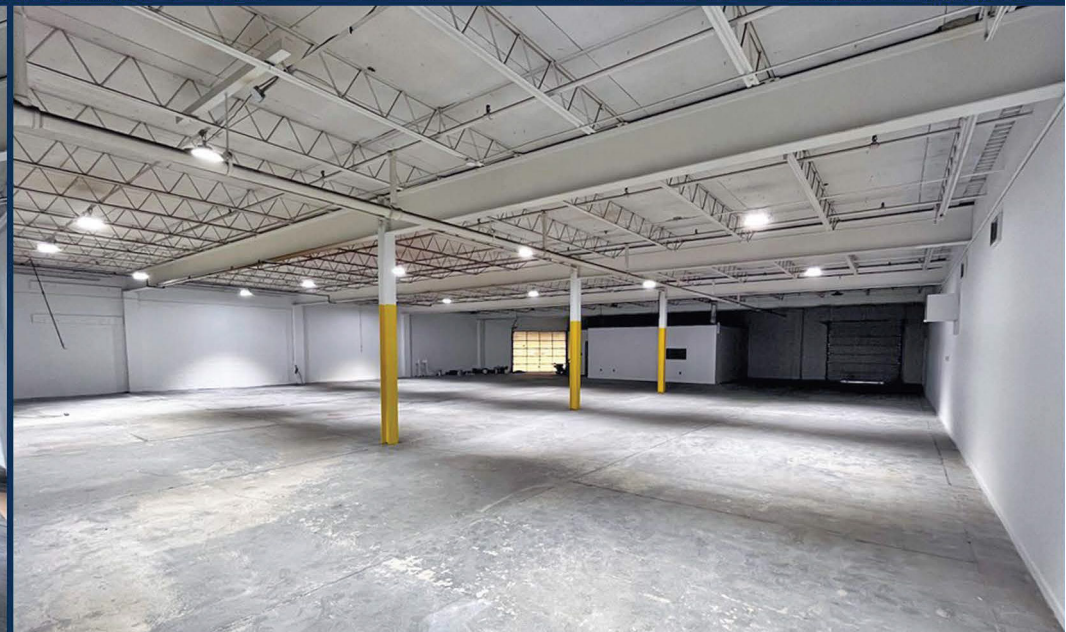
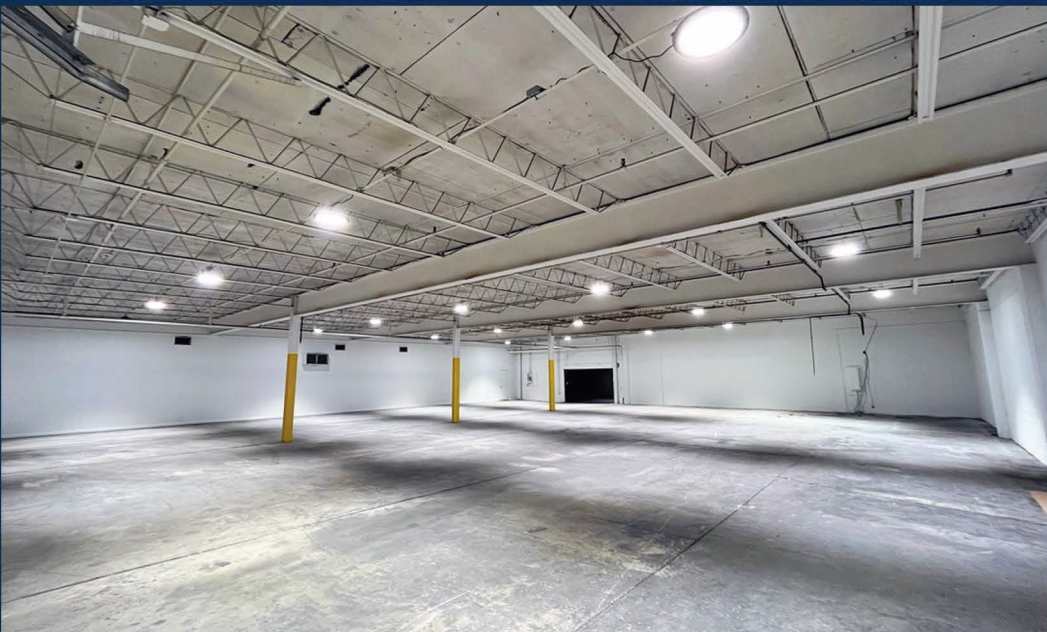


# PROPERTY AERIAL





# PHOTOS





# 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.

**VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400**

This brochure is intended for marketing purposes only, is not intended to be complete in all respects, and is provided solely as a convenience for the recipient. Any and all statements, information, and/or drawings contained herein should be independently verified by any recipient of the brochure wishing to rely on same. Neither Velocity Venture Partners LLC ("VVP") nor its owners, principals, subsidiaries, affiliates, members, employees, representatives, or agents (collectively, the "WP Parties") make any claim as to the truth, completeness, and/or accuracy of the contents herein and all VVP Parties hereby expressly disclaim any and all such representations and warranties, both express and implied. The recipient of this brochure waives any and all claims against the VVP Parties arising from and/or relating to the brochure. Any and all intellectual property rights pertaining to any statements, information, and/or drawings in this brochure created by or on behalf of VVP are the sole and exclusive property of VVP. This brochure and the contents herein including, but not limited to, any drawings may not be duplicated, published sold, and/or distributed in part or in whole without the prior written consent of WP.