

AVAILABLE FOR LEASE | INDUSTRIAL 2,240 - 26,188 SF

220 N MAIN STREET
SELLERSVILLE, PA

PREMIER DOWNTOWN LOCATION



ROB FONTANELLA | LEASING & ACQUISITIONS ASSOCIATE
VELOCITY VENTURE PARTNERS

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VELOCITY VENTURES

PROPERTY OVERVIEW & SPECS



- 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)

**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**

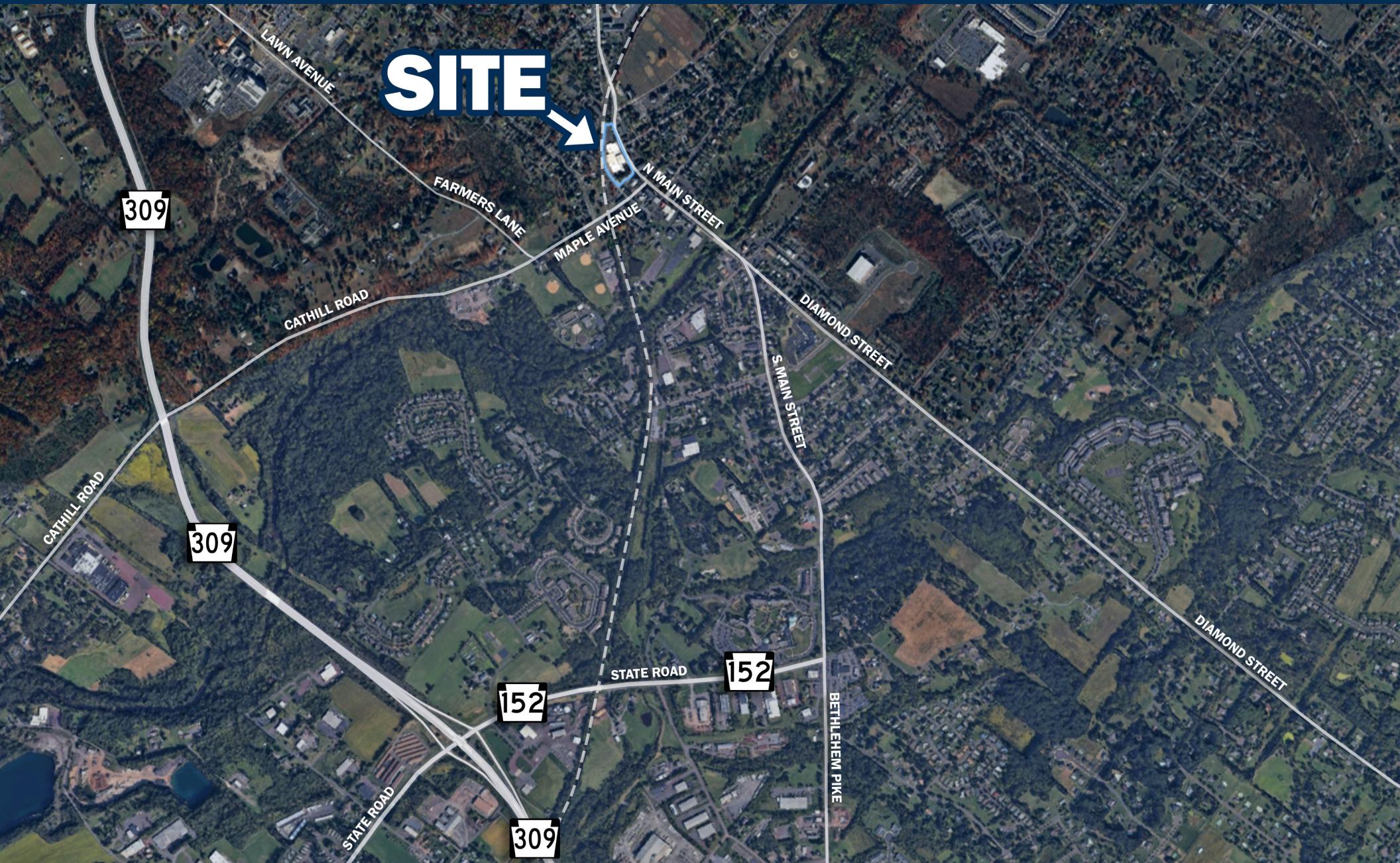
**SPRINKLER SYSTEM
WET SYSTEM THROUGHOUT**

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

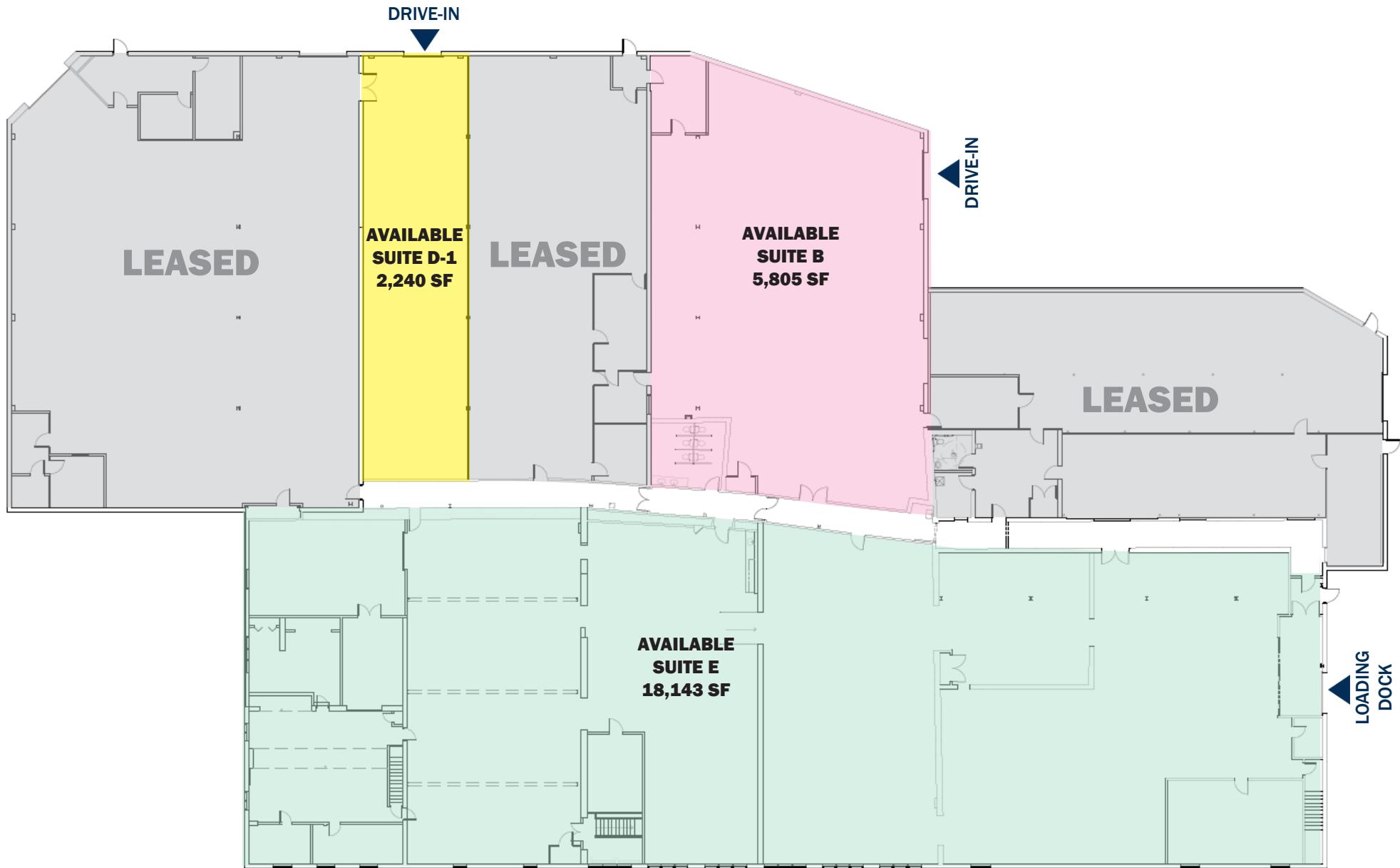


VELOCITY VENTURES

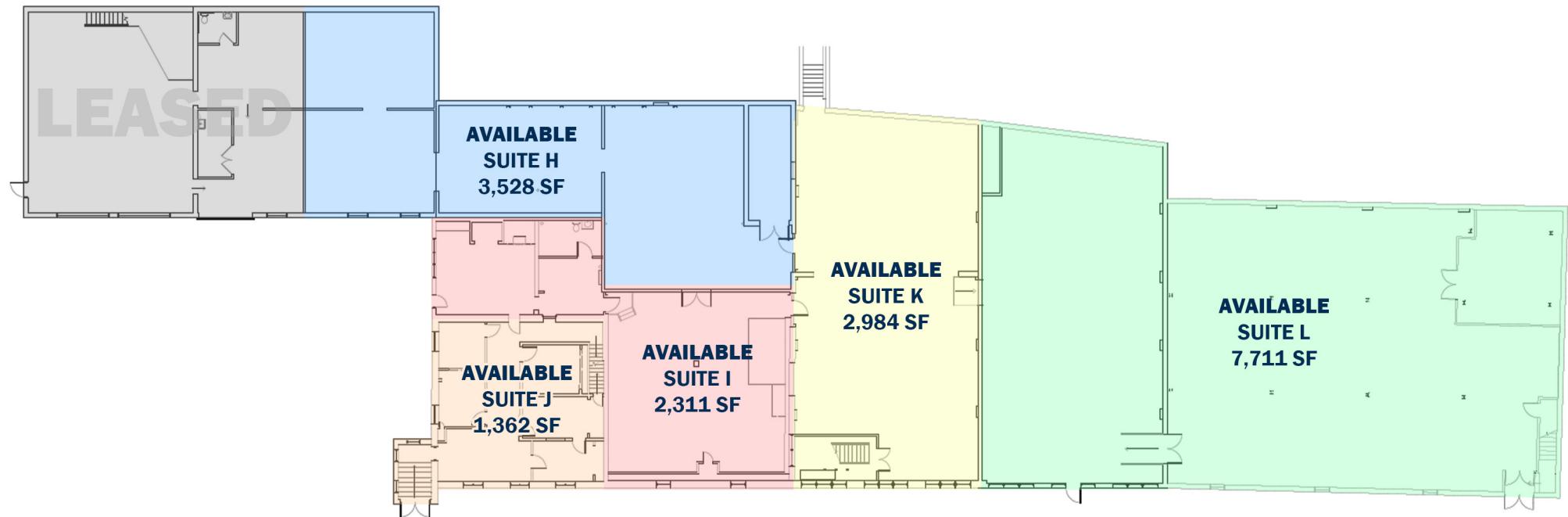
PROPERTY AERIAL



FLOOR PLAN - UPPER FLOOR



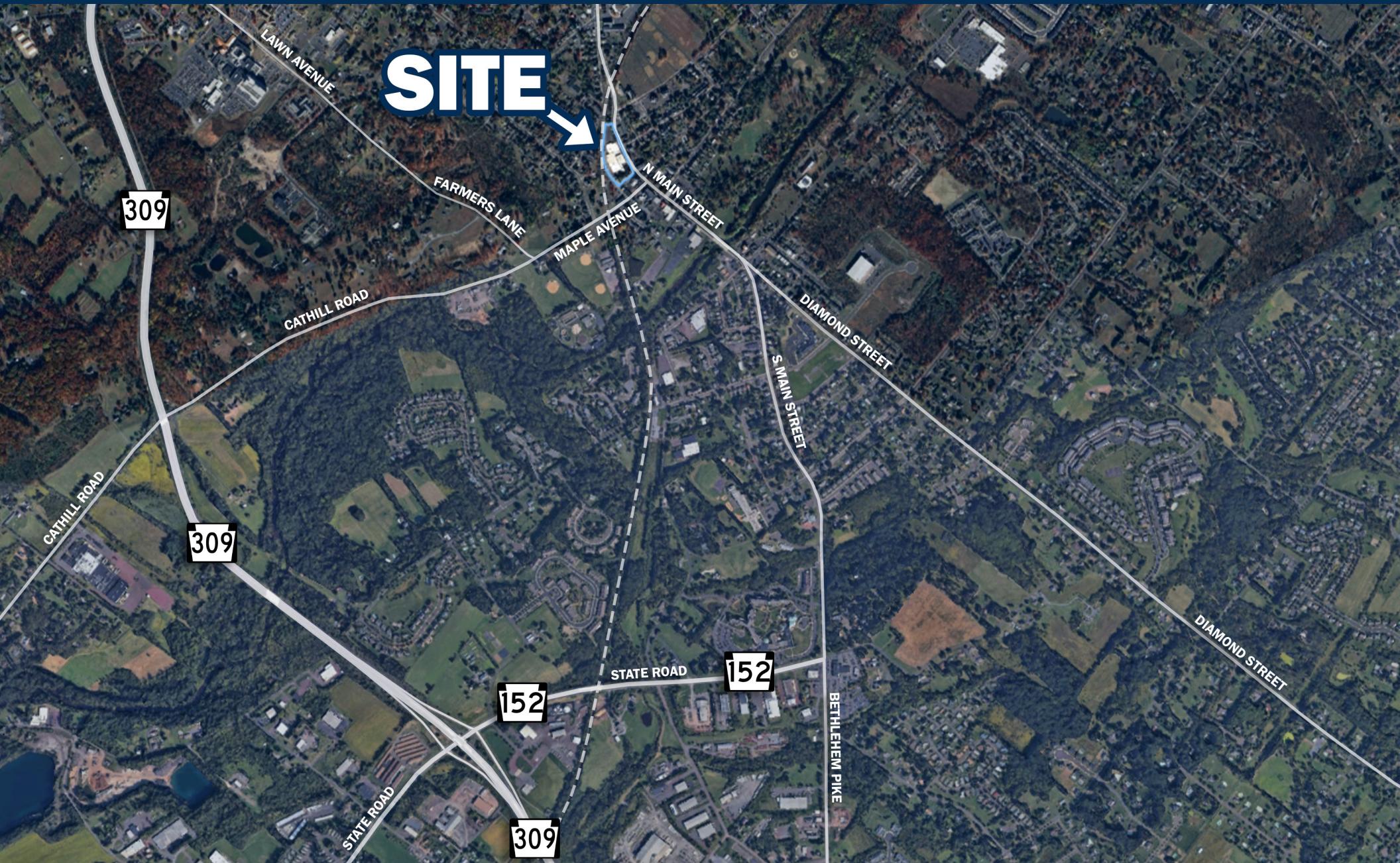
FLOOR PLAN - LOWER FLOOR



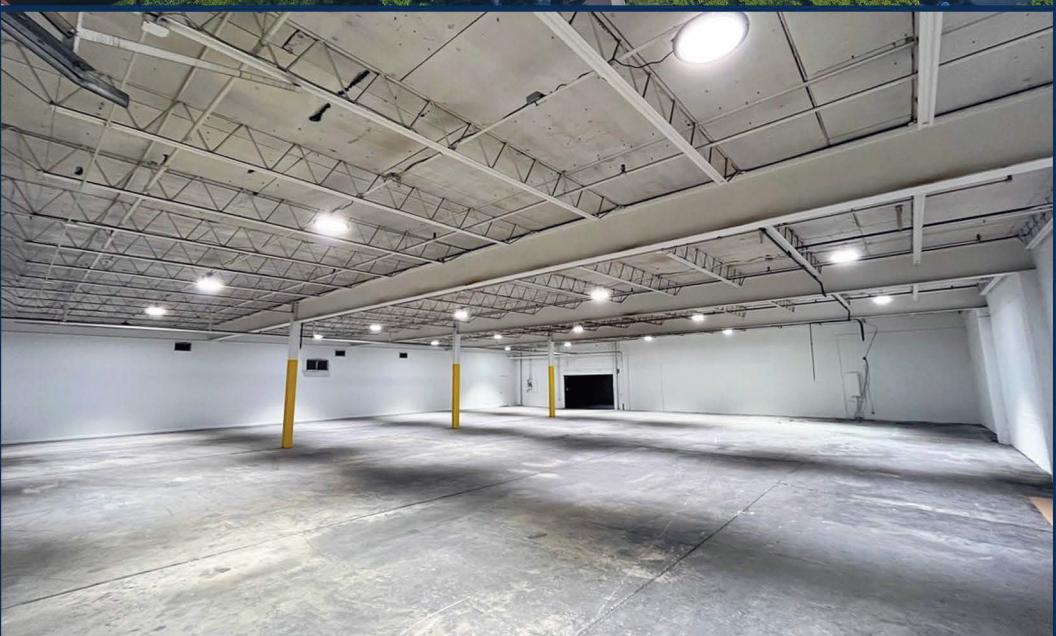


VELOCITY VENTURES

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.

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