

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
15,031 SF**



VELOCITY VENTURES

**702 ELECTRONIC DRIVE  
HORSHAM, PA**



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# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 41,628 SF

## ACREAGE

+/- 4.70 ACRES

## ZONING

BPD-CC - BUSINESS PARK DISTRICT

## CLEAR HEIGHT

14' 2"

## LOADING

1 LOADING DOCK (8' x 8')

## SEWER & WATER SERVICE

PUBLIC

## SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

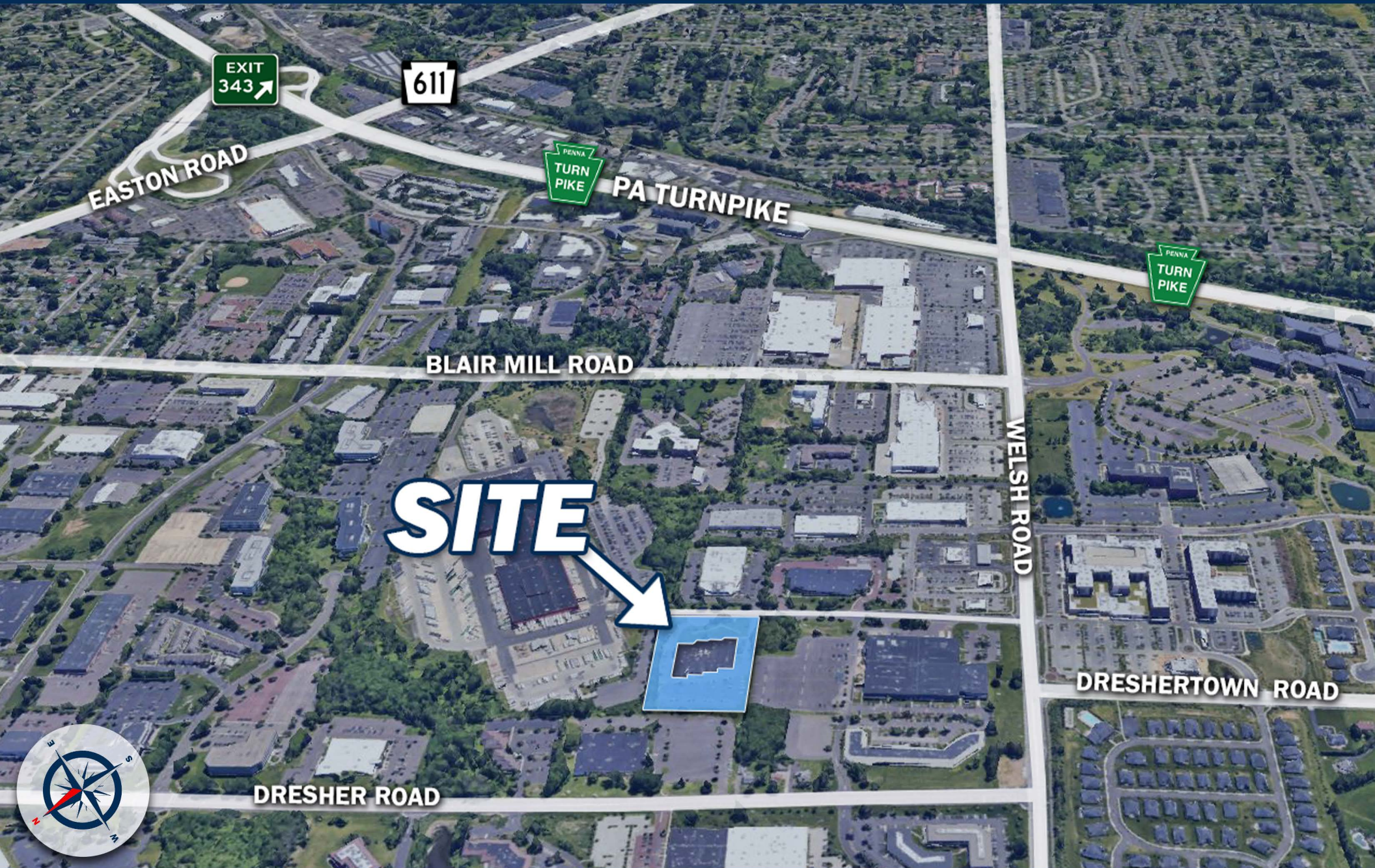
## POWER

600 AMP - 227/480v  
3 PHASE POWER

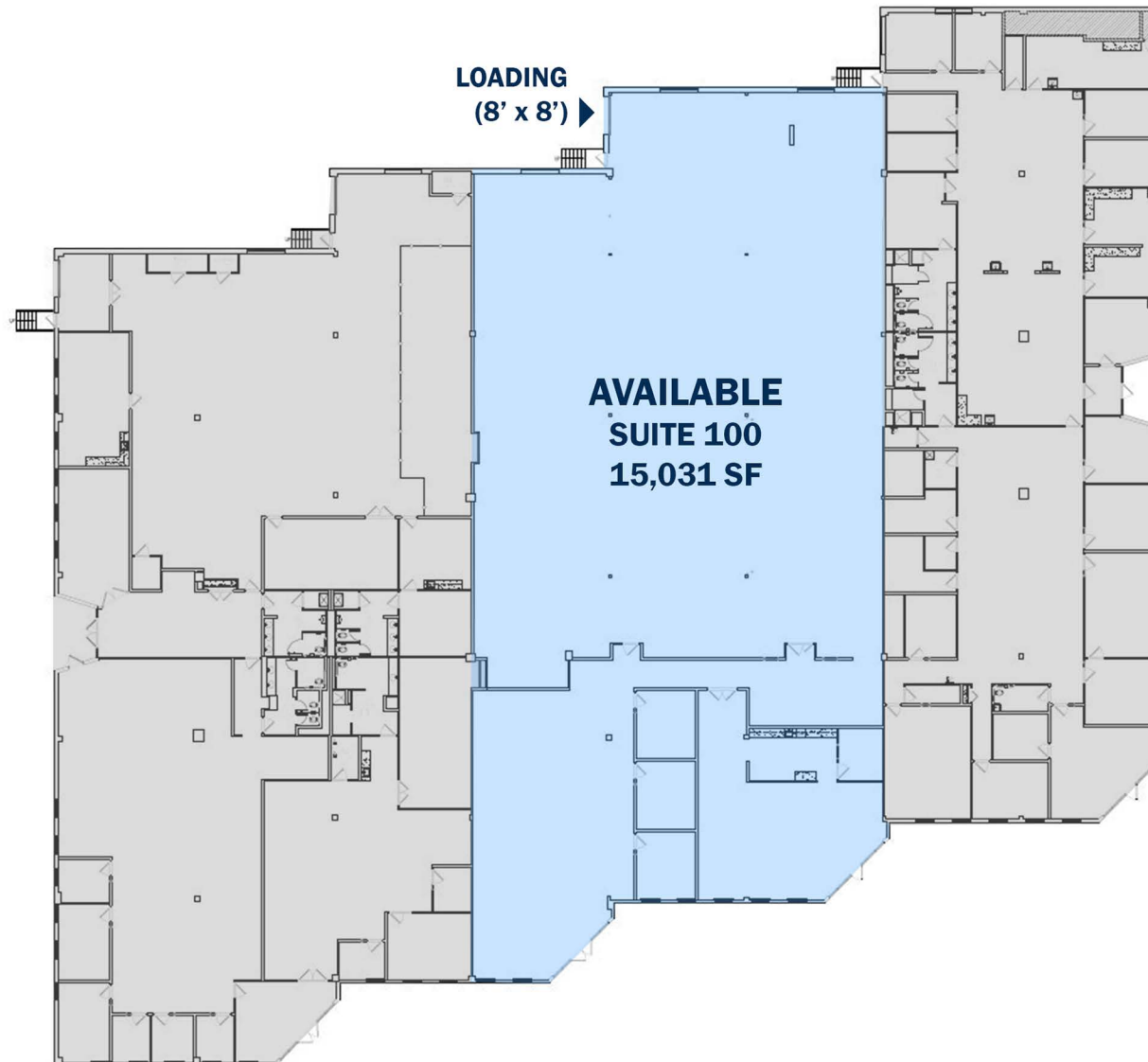
- Situated immediately off of Welsh Road and located 2.5 miles from the Willow Grove interchange of the PA Turnpike
- Brand new interior whitebox condition, LED lighting, & HVAC system
- Fully air-conditioned with a generous parking ratio

- Immediate proximity to major interstates and arteries:
  - Route 611 (1.2 Miles)
  - PA Turnpike (2.5 Miles)
  - Philadelphia (14.5 Miles)
  - PHL International Airport (20 Miles)

# PROPERTY AERIAL



# FLOOR PLAN

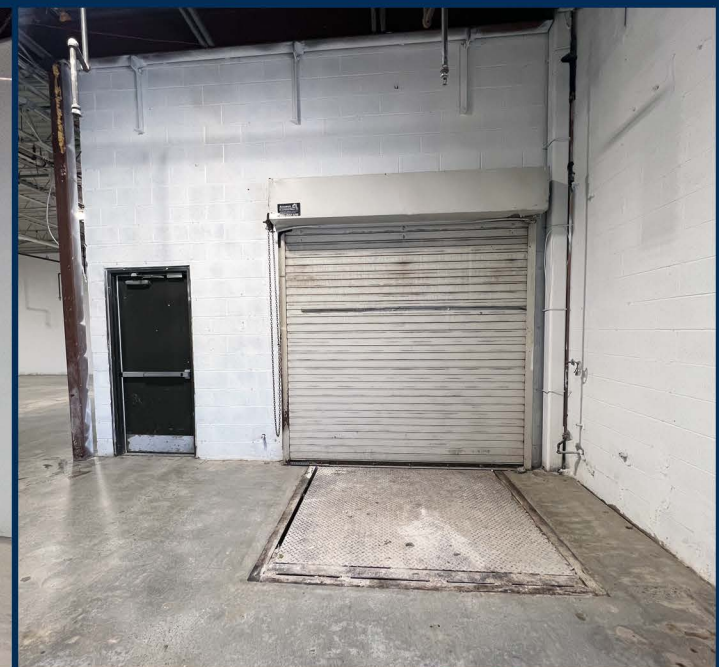
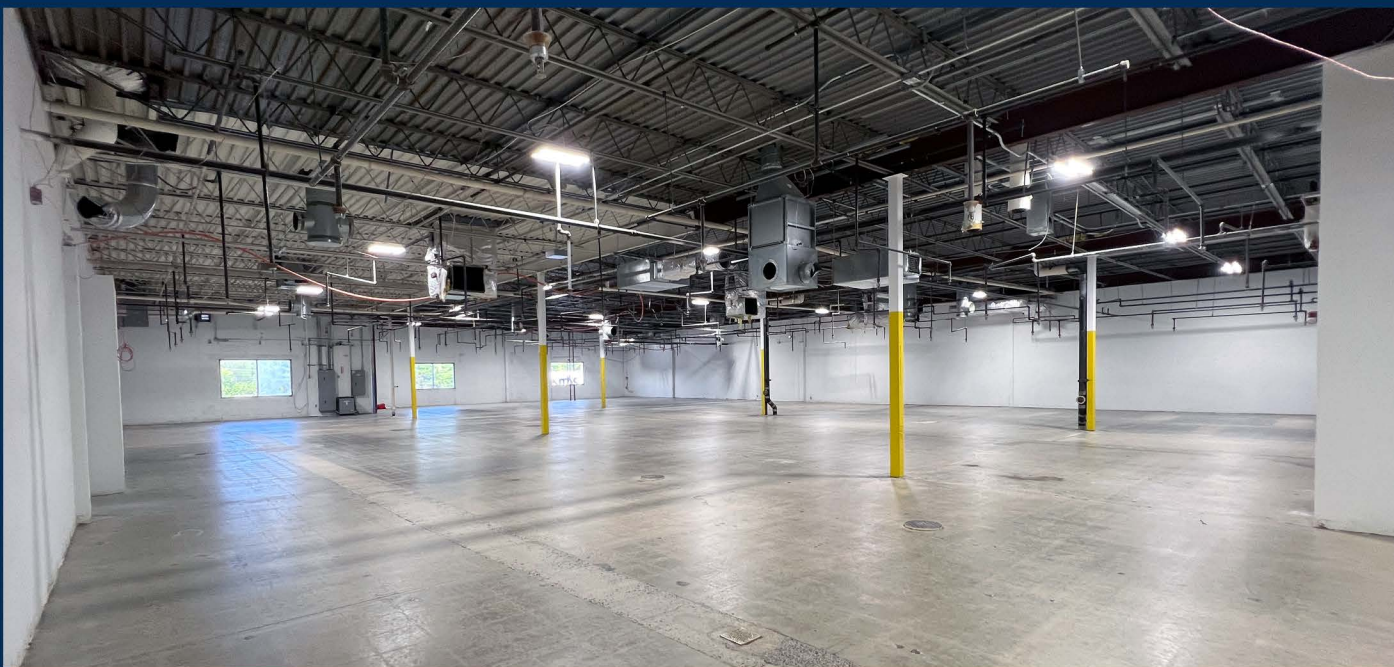


**OFFICES CAN BE EXPANDED OR  
PARED BACK FOR QUALIFYING  
DEALS**

# 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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