

**AVAILABLE FOR
LEASE**

INDUSTRIAL & OFFICE
236 - 10,209 SF



VELOCITY VENTURES

**3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA**



**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

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PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 67,989

ACREAGE

+/- 7 ACRE

ZONING

L - MIXED USE

CLEAR HEIGHT

10'

LOADING

1 DRIVE-IN DOOR (8'W x 10'H)

SEWER & WATER SERVICE

PUBLIC

SPRINKLER SYSTEM

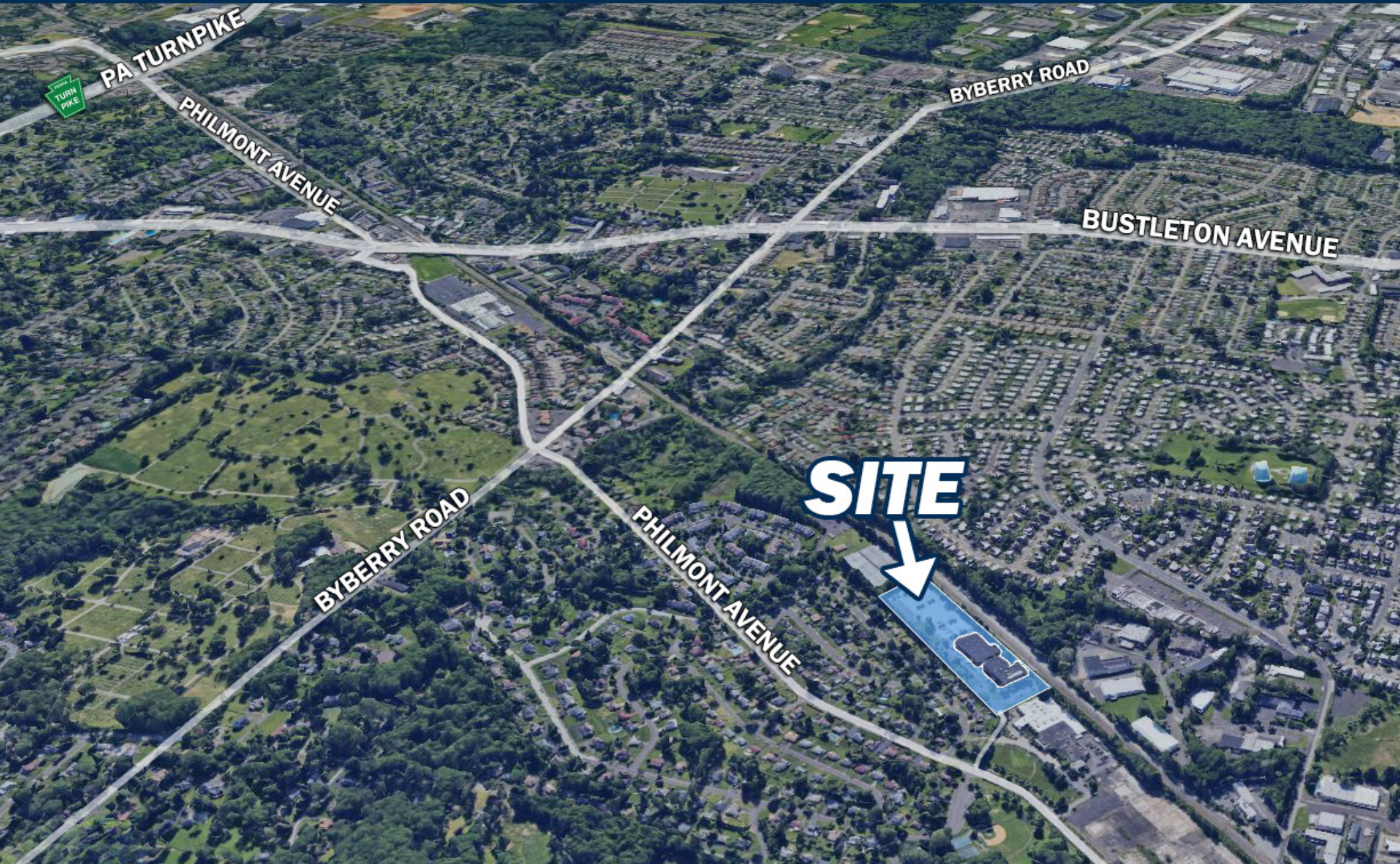
WET SYSTEM THROUGHOUT

BUILDING CONDITIONS

BRAND NEW INTERIOR WHITE-BOX, LED LIGHTING, AND FULLY CONDITIONED

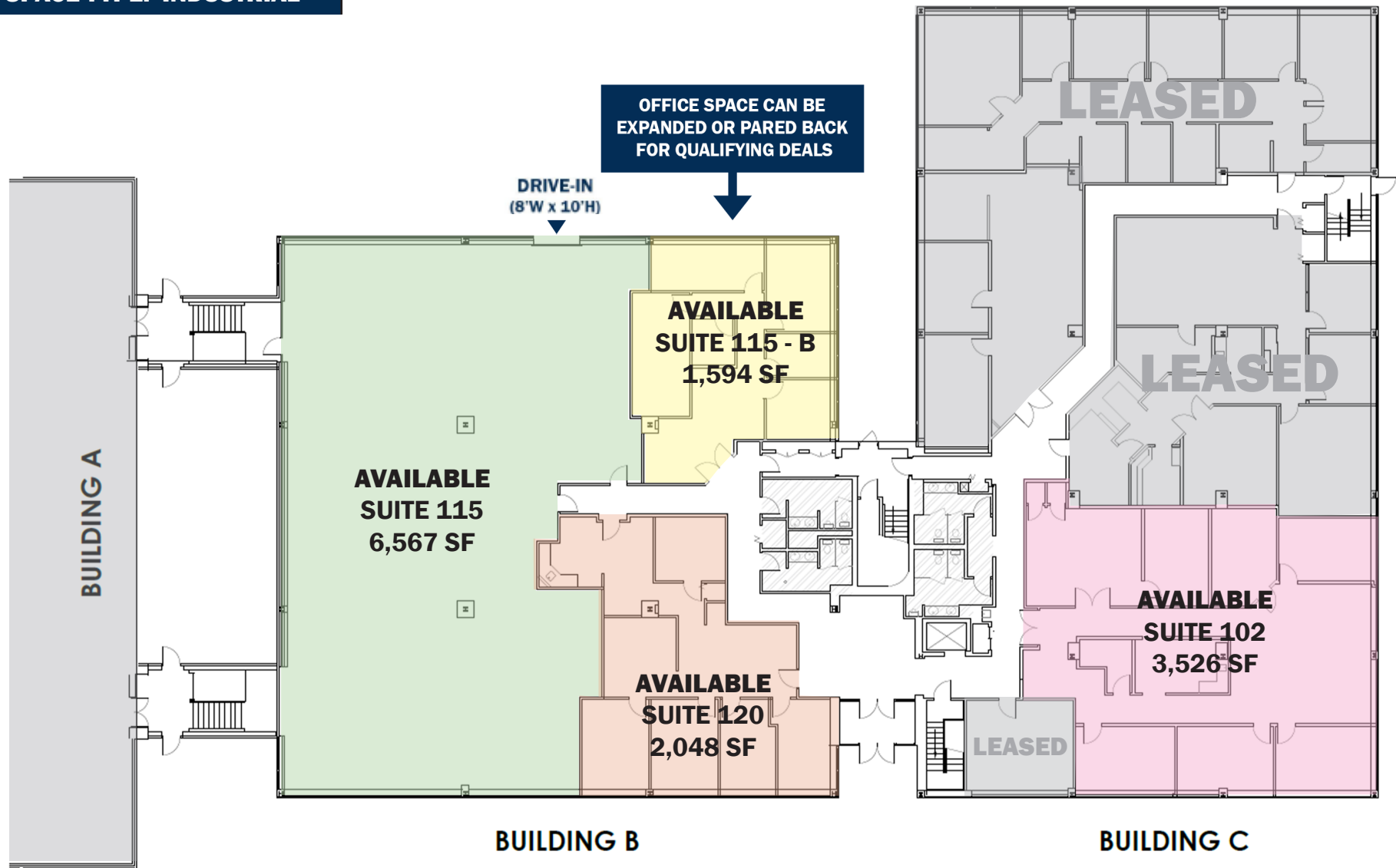
- Located in a quiet setting ideal for employees and customers
- Features 350 surface parking spaces
- Available units are fully conditioned with suitable clear heights for various flex & industrial users
- Immediate proximity to major interstates and arteries:
 - Huntingdon Pike (1.8 Miles)
 - Route 1 (2.3 Miles)
 - PA Turnpike (3.15 Miles)
 - I-95 (7.1 Miles)
 - PHL International Airport (20 Miles)

PROPERTY AERIAL



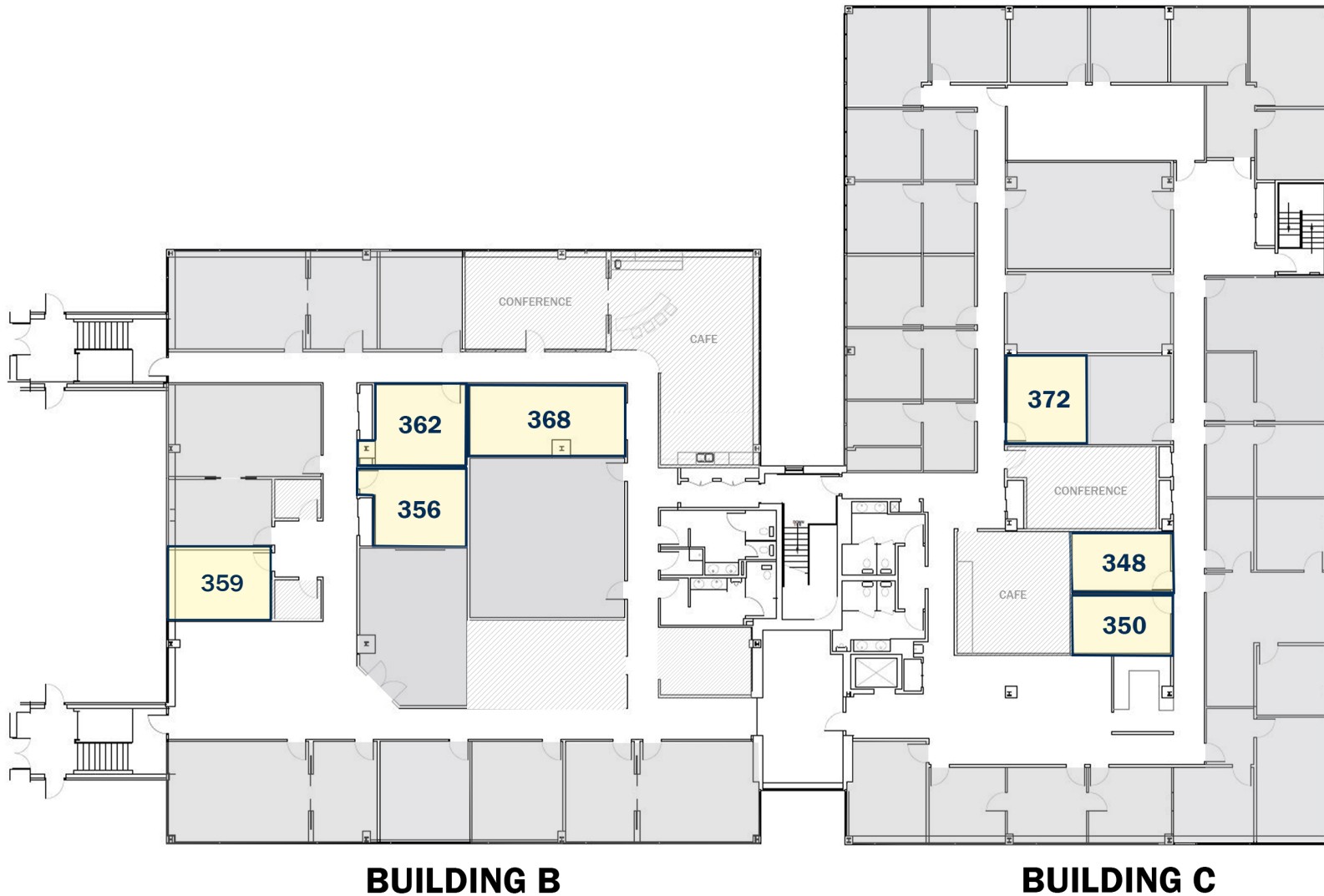
FLOOR PLAN - LOWER LEVEL

SPACE TYPE: INDUSTRIAL



FLOOR PLAN - UPPER LEVEL

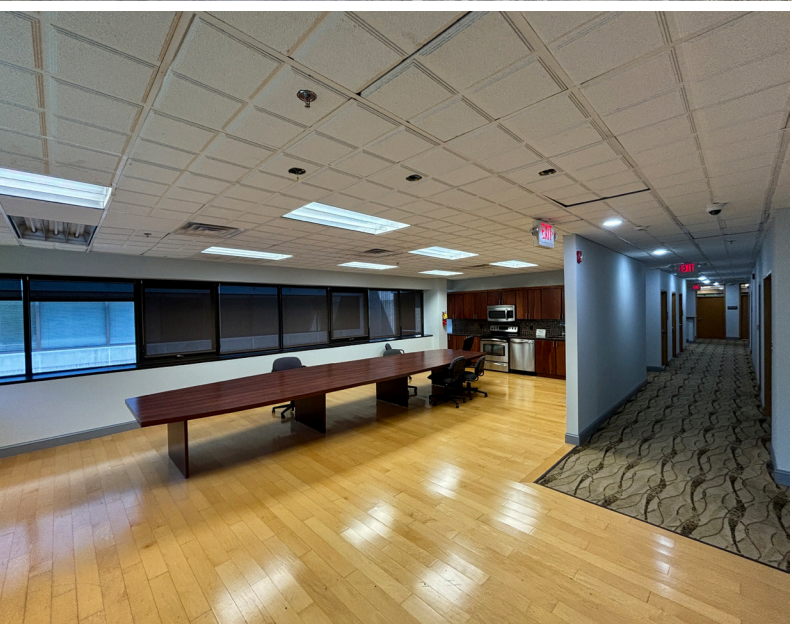
SPACE TYPE: OFFICE



SUITE KEY

SUITE #	SIZE
348	241 SF
350	236 SF
356	308 SF
359	279 SF
362	311 SF
368	435 SF
372	289 SF

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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