

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
OUTDOOR STORAGE  
±1 ACRE**



VELOCITY VENTURES

**1513 N BROAD STREET  
LANSDDALE, PA**



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# PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



**±1 ACRE OF IOS**

## AGGREGATE BUILDING AREA

+/- 46,400 SF

## ACREAGE

+/- 1 ACRE

## ZONING

C - COMMERCIAL

## SEWER & WATER SERVICE

PUBLIC

## LOT CONDITIONS

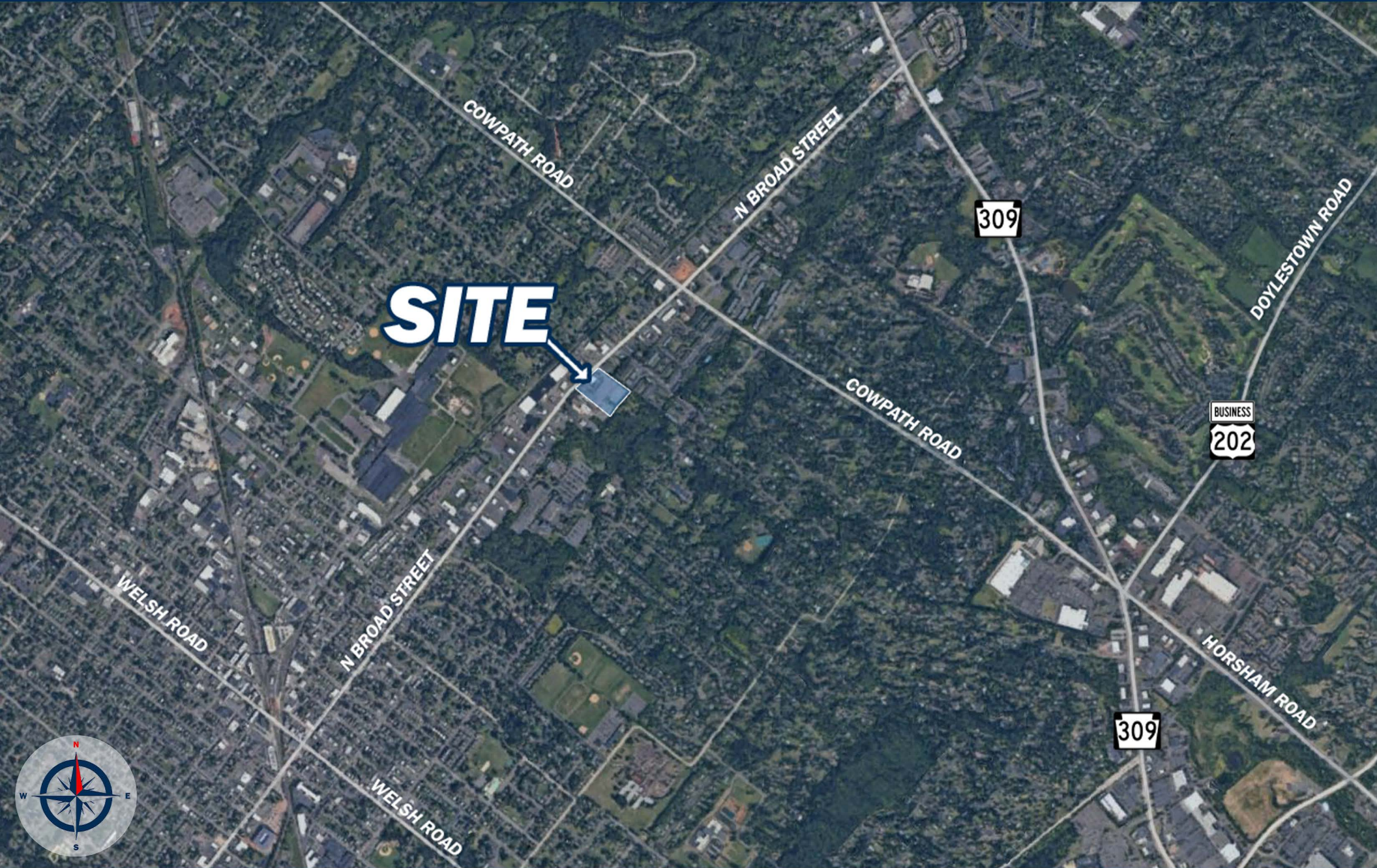
- PAVED
- GATED
- STRIPED

- 3-Phase heavy power and a heavy duty truck scale with indicator & scoreboard
- Ample lot space suitable for customer or fleet vehicle parking/storage
- Secluded and serene setting ideal for customers, employees, and visitors
- Within half a mile from both the Fortuna and the 9th Street SEPTA stations

- Immediate proximity to major interstates and arteries:
  - Bethlehem Pike/Rt. 309 (1.2 Miles)
  - Route 202 (2.3 Miles)
  - I-476/NE Extension (4.3 Miles)
  - PA Turnpike/I-276 (9.2 Miles)
  - Philadelphia (21.2 Miles)



# PROPERTY AERIAL





# 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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