

**AVAILABLE FOR  
LEASE** | **INDUSTRIAL**  
**18,376 SF**



**514 KAISER DRIVE**  
**FOLCROFT, PA**



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# PROPERTY OVERVIEW & SPECS



- Ideal for storage, distribution, and manufacturing-type operations
- Features existing offices that can be pared back or expanded for qualifying deals
- Unit will be delivered with new paint and LED lighting throughout

- Immediate proximity to major interstates and arteries:
  - US Route 13 (1.4 Miles)
  - PA Route 291 (2.1 Miles)
  - I-95 (2.8 Miles)
  - PHL International Airport (3.5 Miles)
  - I-476/NE Extension (8.5 Miles)

## AGGREGATE BUILDING AREA

+/- 31,617 SF

## ACREAGE

+/- 3 ACRES

## ZONING

LIB - LIGHT INDUSTRIAL BUSINESS PARK

## CLEAR HEIGHT

14'5"

## LOADING

4 LOADING DOCKS, 2 DRIVE-IN DOORS  
3 DOCKS & 1 DRIVE-IN SERVING AVAILABILITY

## SEWER & WATER SERVICE

PUBLIC

## SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

## POWER

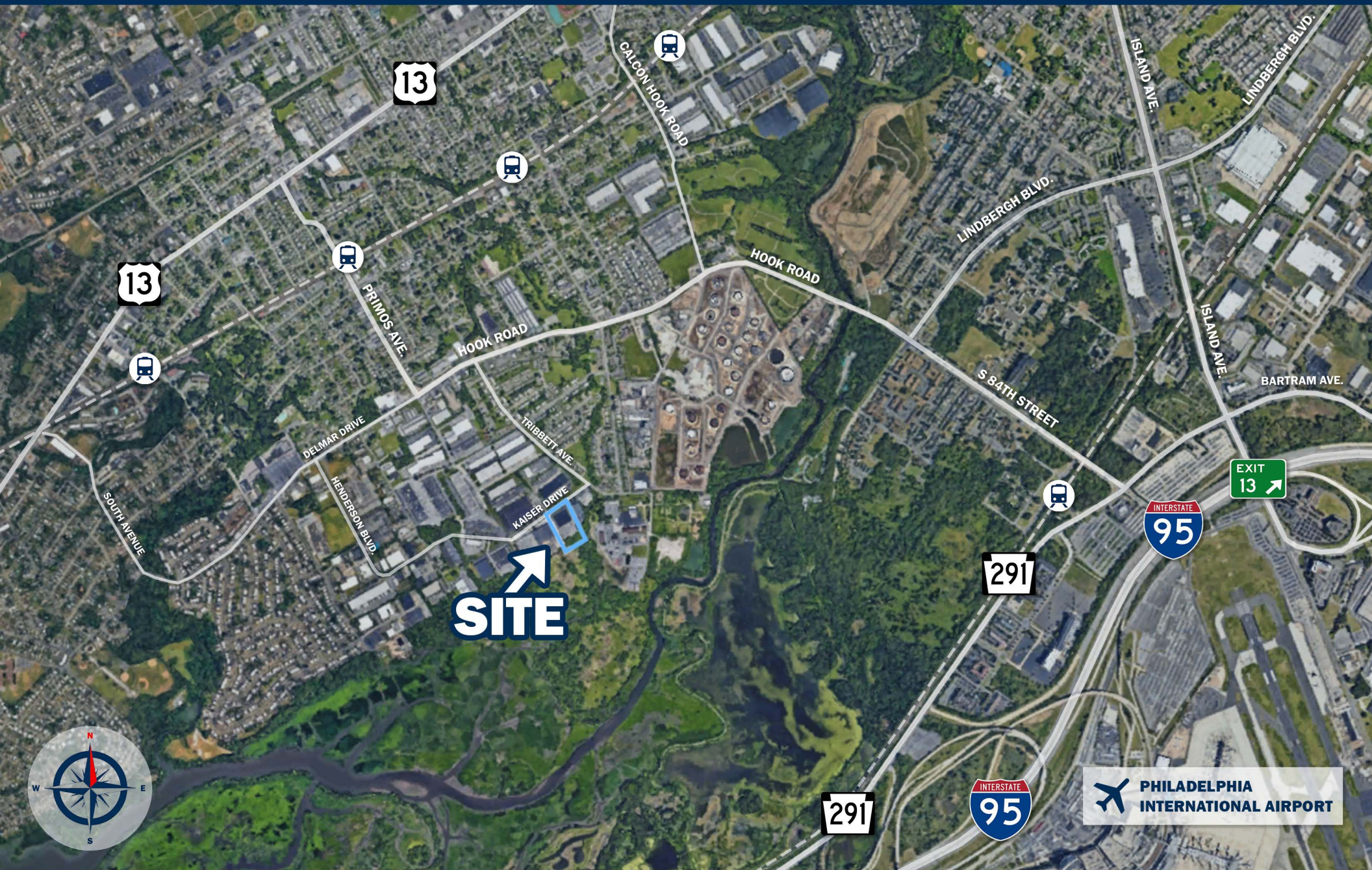
700 AMPS, 240 VOLTS, 3-PHASE



# PROPERTY AERIAL



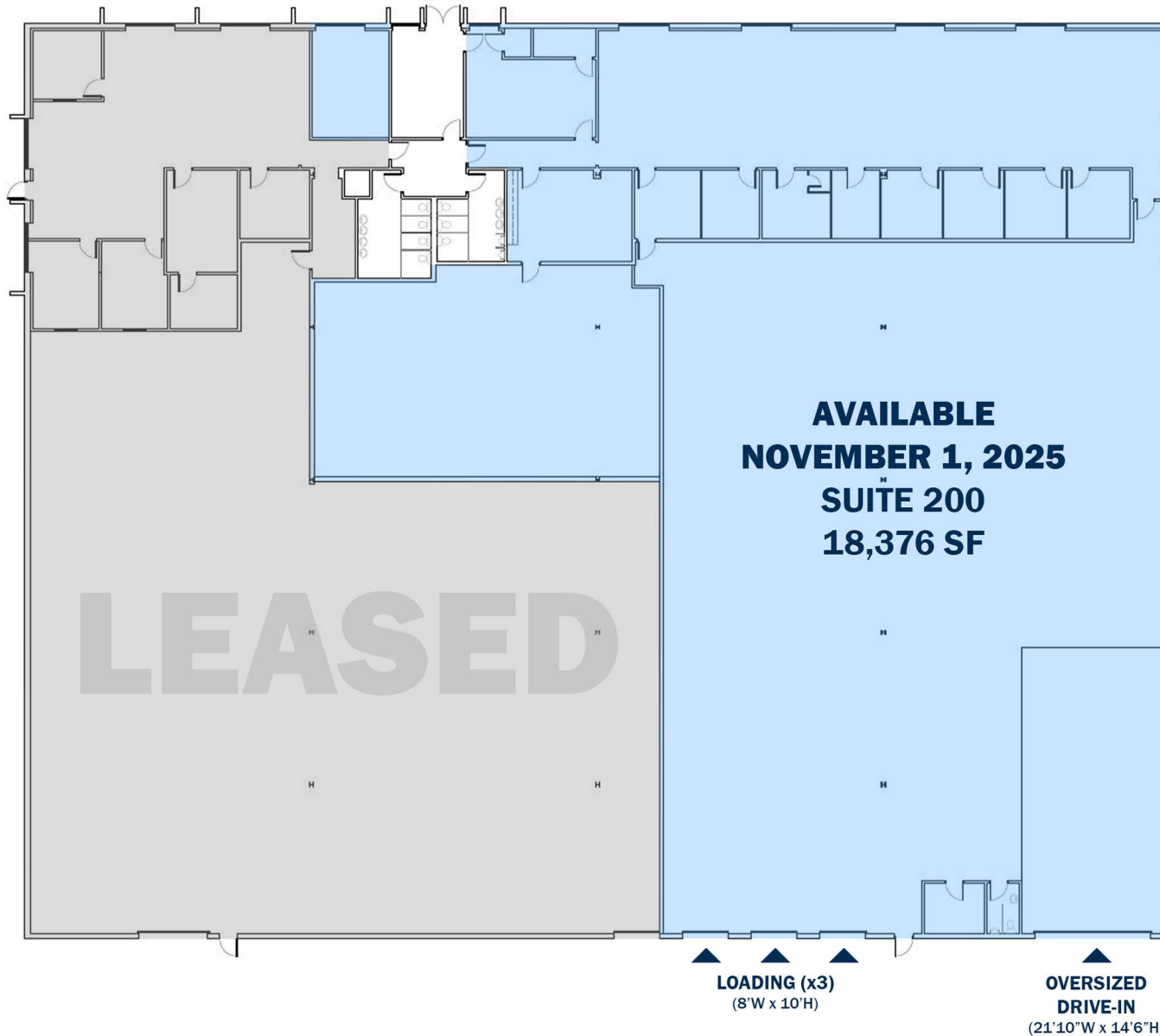
VELOCITY VENTURES



 **PHILADELPHIA  
INTERNATIONAL AIRPORT**



# FLOOR PLAN



# 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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