

# VELOCITY COMMERCE CENTER BUILDING 121-125



CLICK OR SCAN TO WATCH  
A FULL PROPERTY TOUR!

REPRESENTED BY  
THE FLYNN COMPANY

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Flynn  
Company

## ± 132,000 SF FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE

### CAMPUS HIGHLIGHTS

- .....→ 430,000 SF Multi-Tenant Campus
- .....→ Options from 30,000+ SF
- .....→ 3 Miles to PA Turnpike Interchange
- .....→ Exclusive Amenity Center

THE FLYNN COMPANY

## PROPERTY OVERVIEW

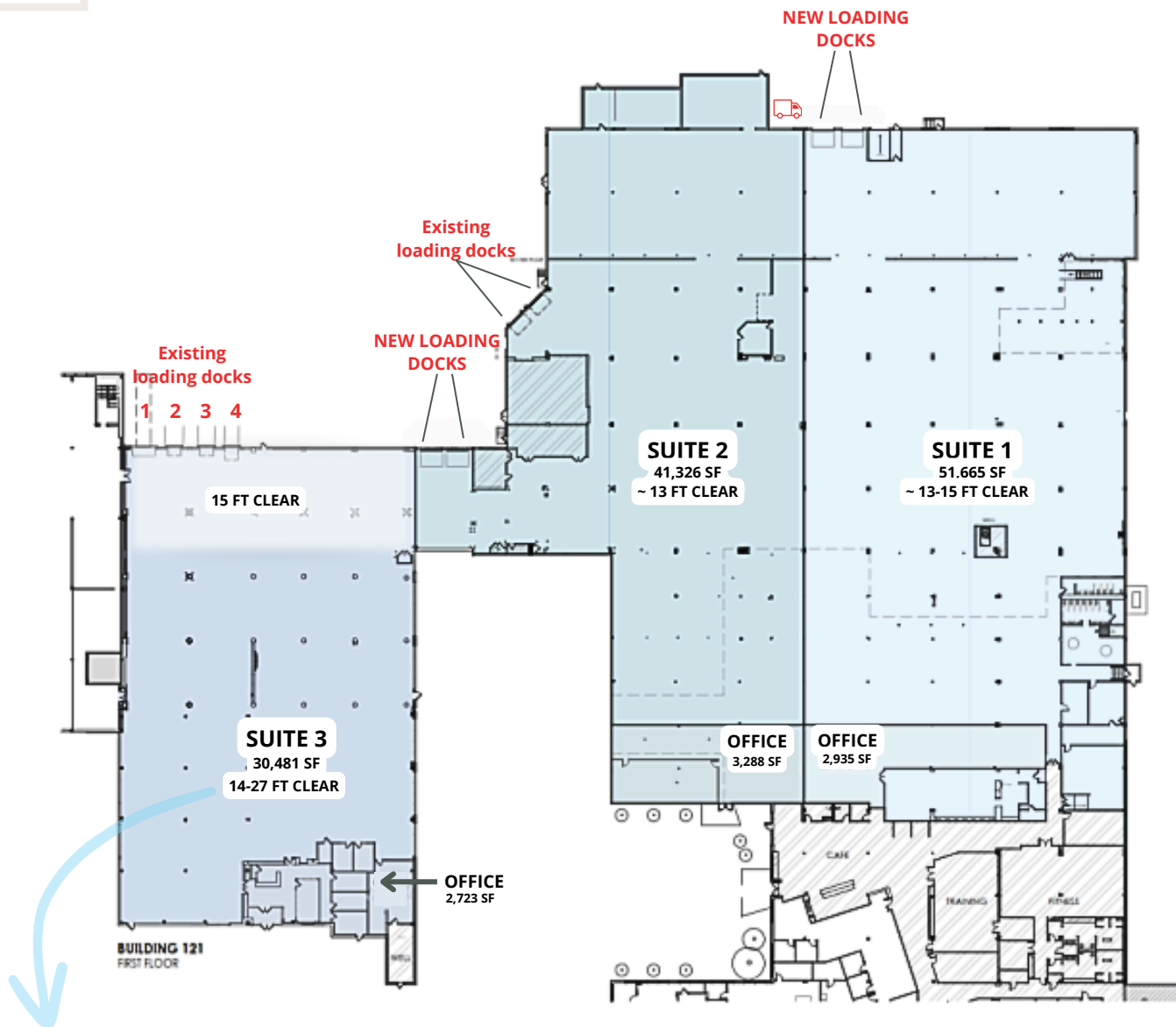


## FEATURES

- ± 132,000 SF INDUSTRIAL SPACE  
DIVISIBLE TO 30,000 SF
- FULLY SPRINKLERED
- FULLY CONDITIONED
- 4000 AMP SERVICE
- 12' TO 27' CLEAR CEILING HEIGHT
- EACH SUITE OFFERS MULTIPLE  
LOADING OPTIONS WITH ABILITY  
TO EXPAND

## PROPOSED FLOOR PLANS

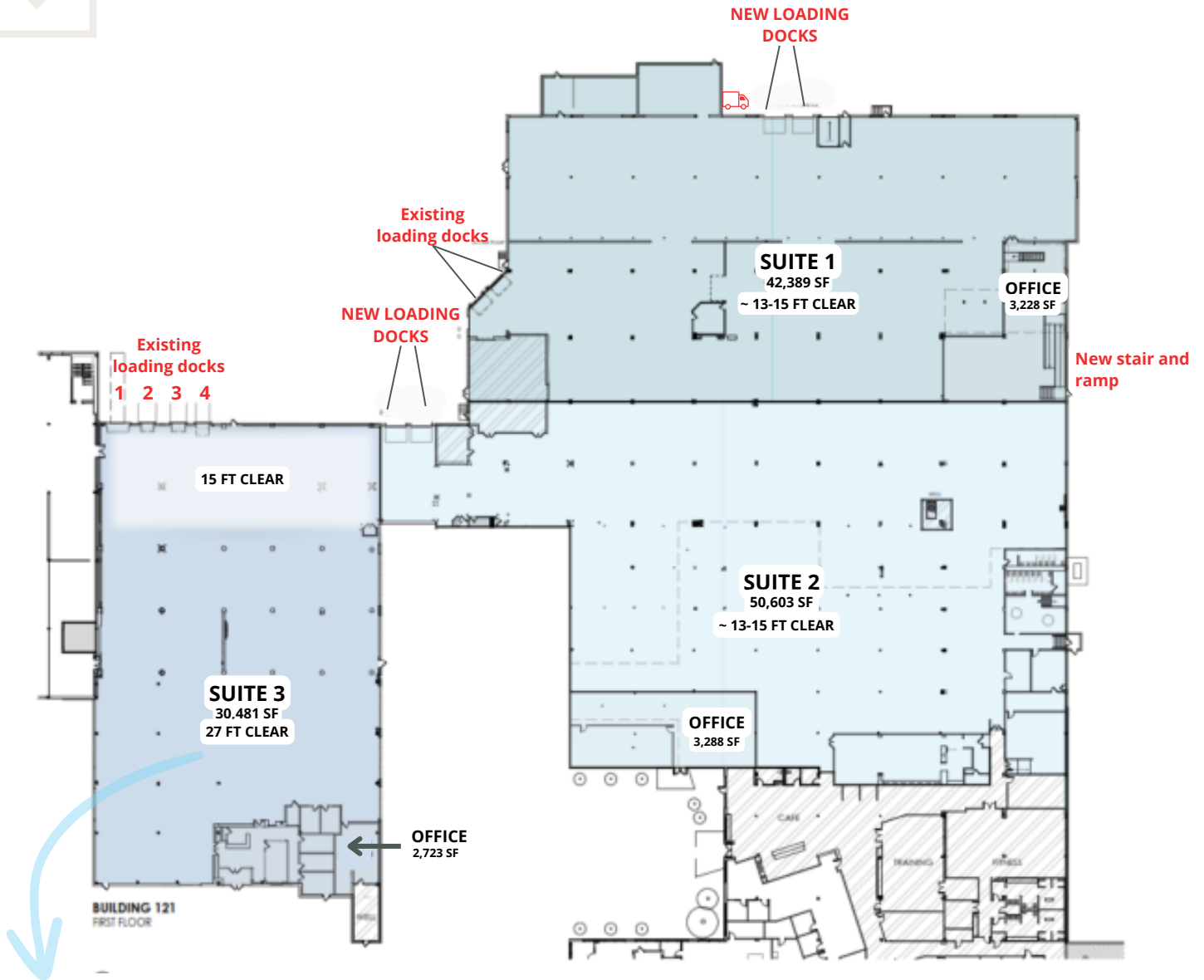
### Option One



\*Ownership willing to remove 2nd floor area to expand 27' clear section

## PROPOSED FLOOR PLANS

### Option Two



\*Ownership willing to remove 2nd floor area to expand 27' clear section

## EXCLUSIVE AMENITY CENTER



**GRAB 'N' GO CAFE**

**24/7/365 FITNESS CENTER**

**LOCKER ROOMS & SHOWERS**

**32 SEAT MEETING/TRAINING ROOM**

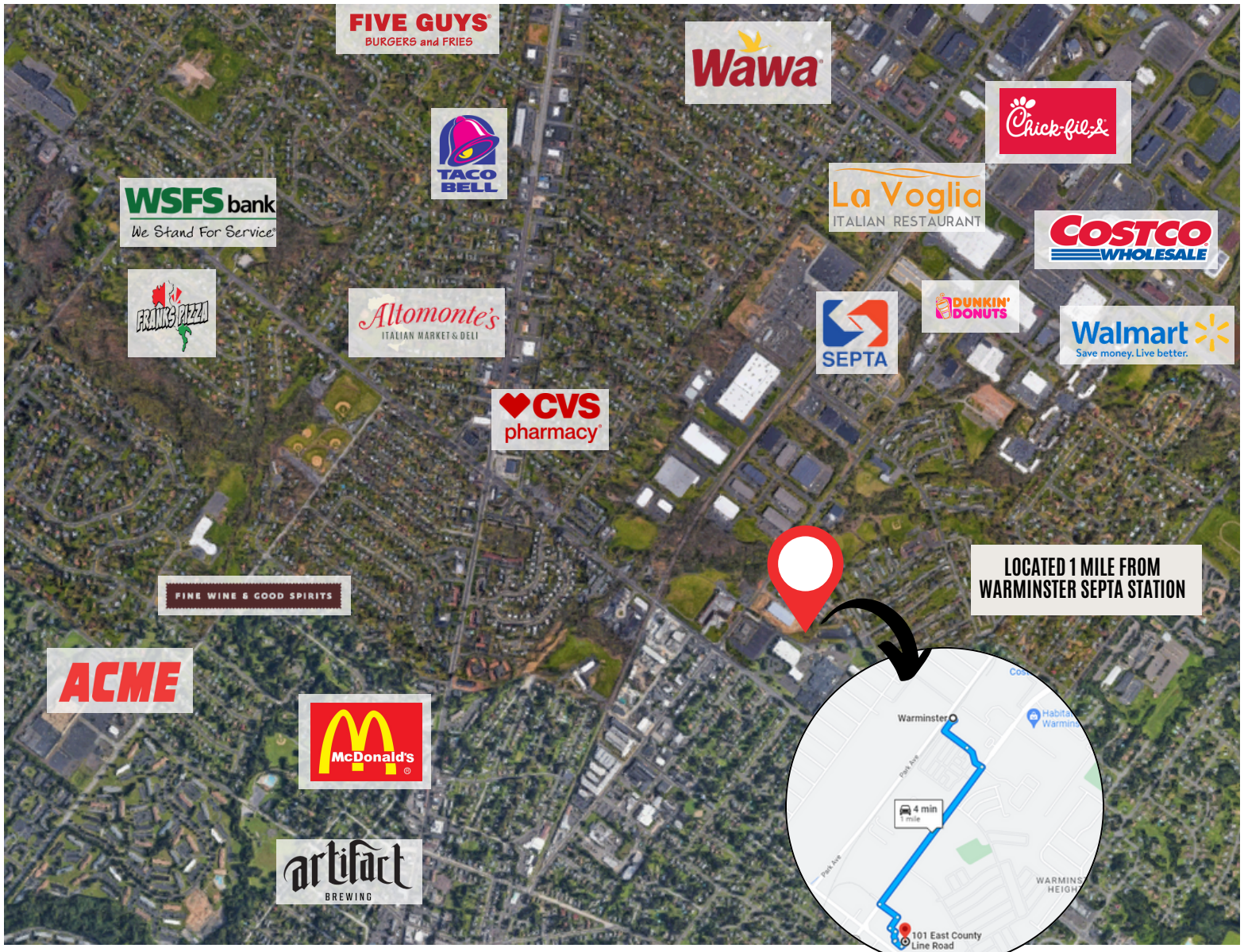
**20 SEAT PRIVATE BOARD ROOM**



## PROPERTY PHOTOS



## LOCATION



LOCATED 1 MILE FROM WARMINSTER SEPTA STATION

## FOR MORE INFORMATION

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