

# ADAPTIVE REUSE PROJECT

VELOCITY  
309

RETAIL TO INDUSTRIAL CONVERSION



SCAN  
ME!



## 701-755 S. WEST END BLVD QUAKERTOWN, PA 18951

### PROPERTY HIGHLIGHTS

- Approximately 10,172 SF available
- New zoning amendment permits flex and high end industrial use at the site
- Property features approximately 17' warehouse clear height.
- Direct signage along Route 309
- Heavy power throughout

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## SITE PLAN



### SUITE 735

- .....> 10,172 SF
- .....> 17' CLEAR HEIGHT
- .....> 1 REAR DRIVE-IN DOOR TO BE ADDED
- .....> VISIBILITY ALONG 309

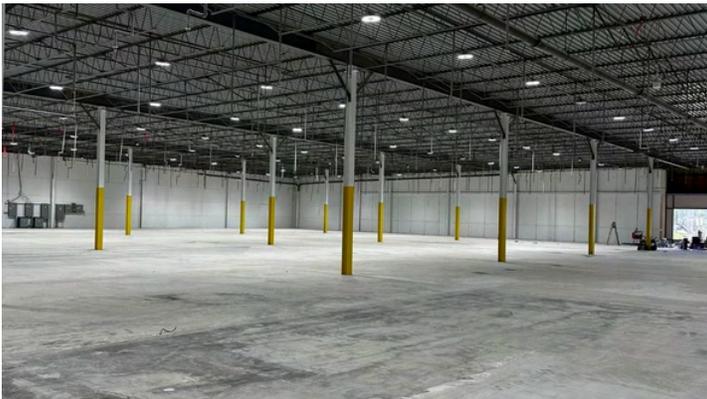




## RENOVATIONS

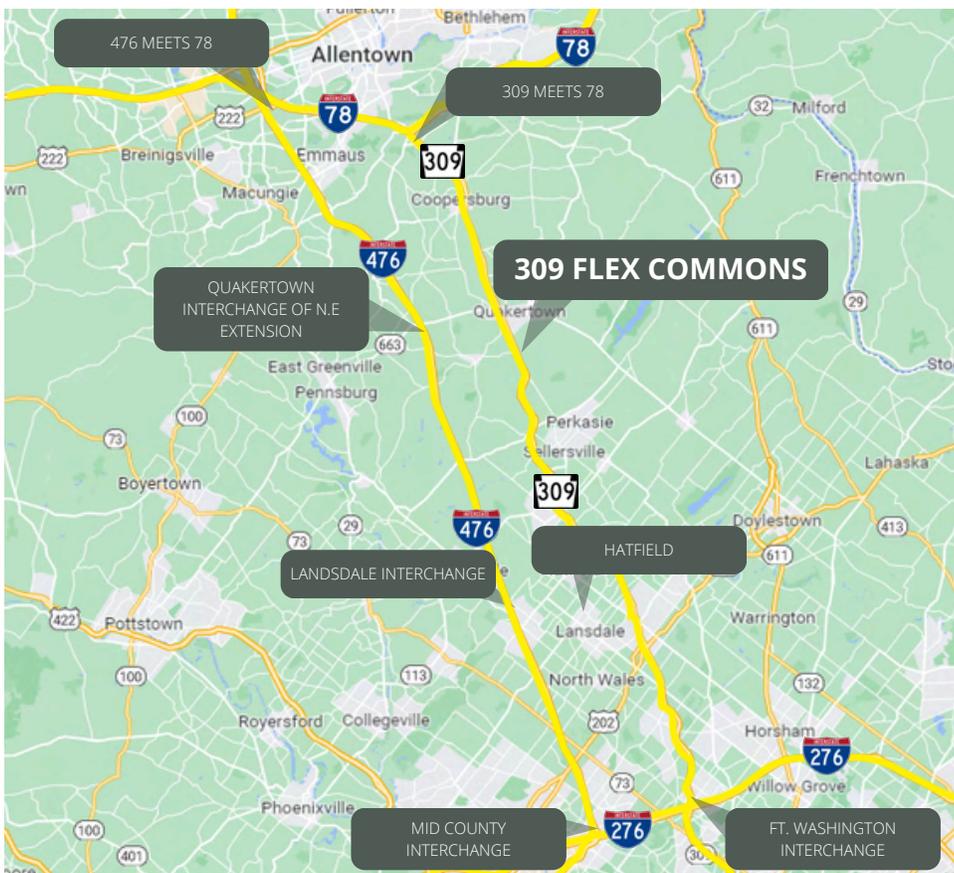
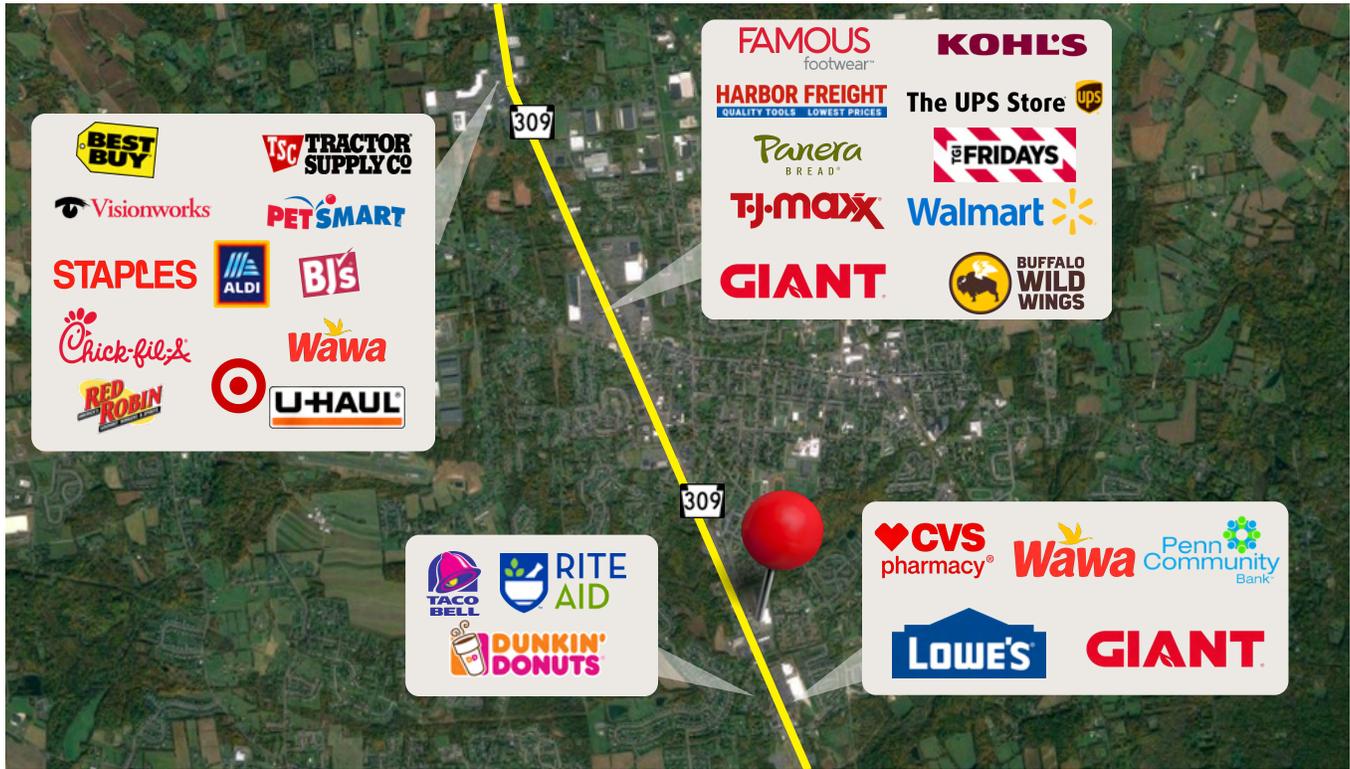
### IMPROVEMENT PACKAGE INCLUDES:

- Additional tailgate and drive-in loading to be added.
- New building exterior paint.
- Interior warehouse LED lighting throughout.
- Whitebox paint to the interior warehouse.
- Concrete slab floor will be delivered in citrus scrubbed condition.
- Offices and restrooms to be added where needed.
- New stormwater management system to a portion of the site
- New landscaping package



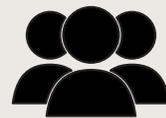


## LOCATION



### TRAFFIC COUNT

S West End Blvd. : 35,000 CPD



### POPULATION

3 MILES: 27,222  
 5 MILES: 49,678  
 7 MILES: 85,790



### AVERAGE HHI

3 MILES: \$82,607  
 5 MILES: \$86,142  
 7 MILES: \$92,695