

# ADAPTIVE REUSE PROJECT

VELOCITY  
309

RETAIL TO INDUSTRIAL CONVERSION



SCAN  
ME!



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## 701-755 S. WEST END BLVD

QUAKERTOWN, PA 18951

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### PROPERTY HIGHLIGHTS

- Approximately 96,976 SF available
  - Unit sizes from 10,000- 60,302 SF
- 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

**ANDREW PANCOAST**  
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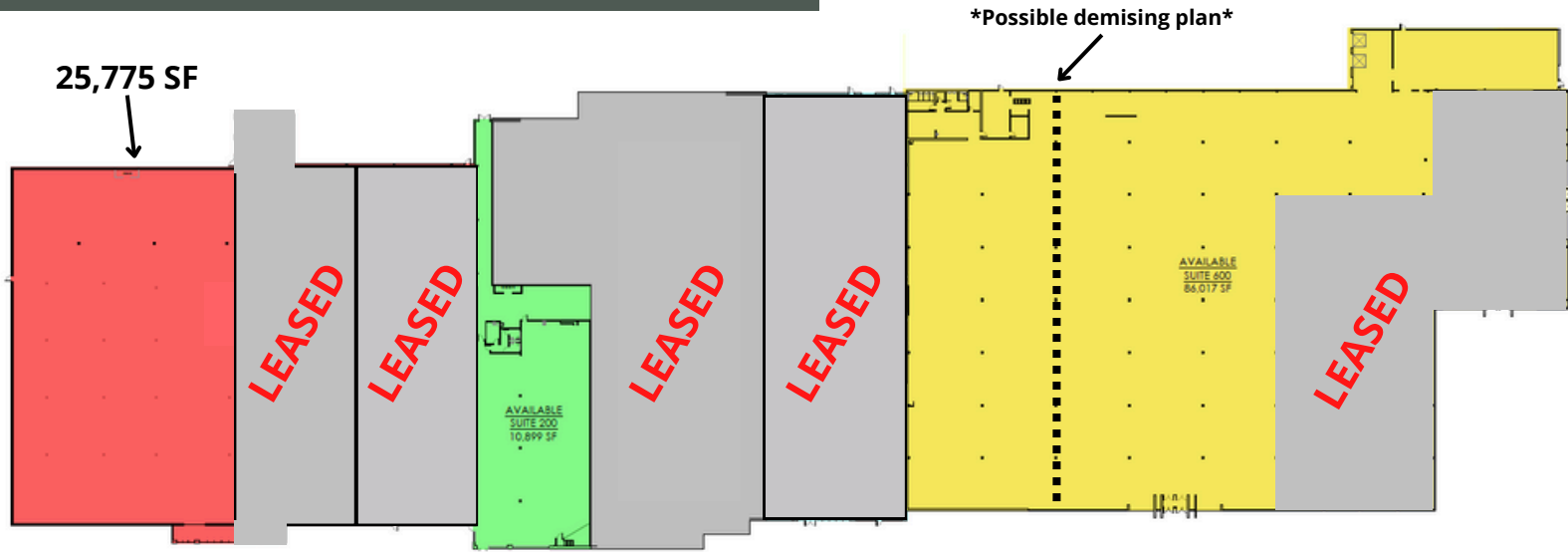
The  
Flynn  
Company

THE FLYNN COMPANY

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## SITE PLAN



EXISTING FLOOR PLAN  
SCALE: NTS

### SUITE 100A

- .....> 25,775 SF
- .....> LOW SECTION 14' - 16.5' CLEAR HEIGHT
- .....> HIGH SECTION 19'- 20' CLEAR HEIGHT
- .....> LOADING TO BE ADDED
- .....> END CAP UNIT

### SUITE 200

- .....> 10,899 SF
- .....> APPROX. 16 - 17' CLEAR HEIGHT
- .....> DOUBLE DOORS REAR LOADING

### SUITE 400

- .....> 19,593 SF
- .....> APPROX. 14 - 17' CLEAR HEIGHT
- .....> DRIVE IN LOADING TO BE ADDED IN REAR OF SPACE

### SUITE 600

- .....> 60,302 SF
- .....> APPROX. 17' CLEAR HEIGHT
- .....> 40' X 30' COLUMN SPACING
- .....> TWO 9' X 10' EXISTING PARALLEL DOCK DOORS
- .....> 1 FEDEX DOOR
- .....> ABILITY TO DEMISE SPACE





## RENOVATIONS

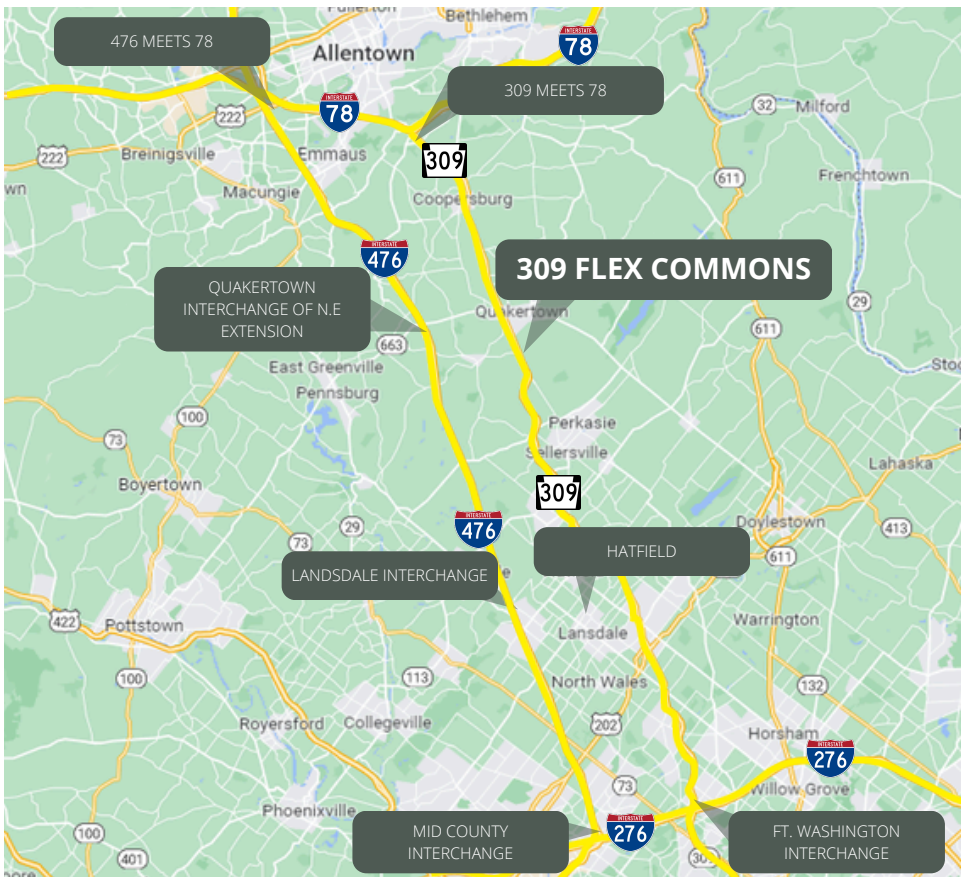
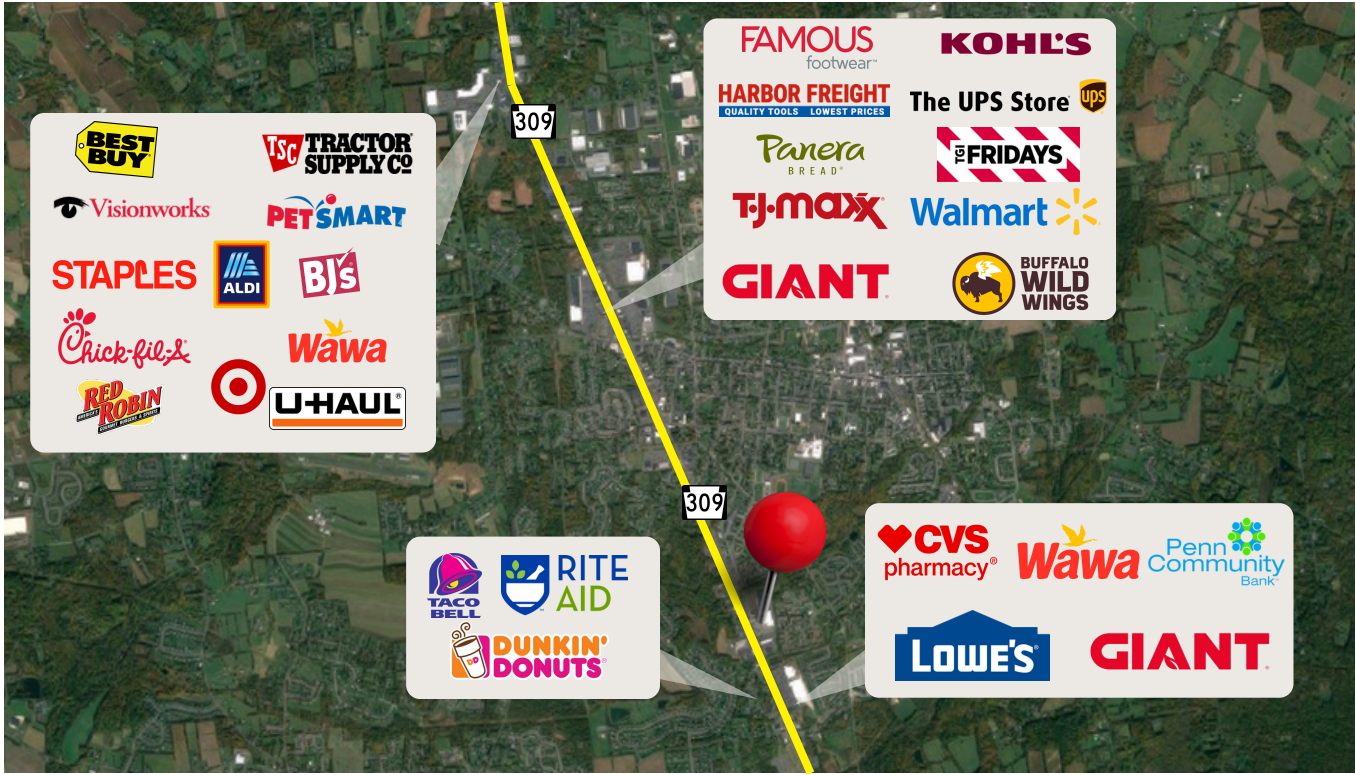
### IMPROVEMENT PACKAGE INCLUDES:

- 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