



Velocity Innovation Park

201-375 Pheasant Run

Newtown, PA



5,010 SF Available in Newtown, PA

INDUSTRIAL | FLEX

**Get more
information**

Jim Scott
Principal
M +1 215 932 1157
jim.scott@avisonyoung.com

Chris Winnick
Associate
M +1 610 715 8085
chris.winnick@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428
+1 610 276 1080



Velocity Innovation Park

201-375 Pheasant Run

Newtown, PA

Newly Renovated

Highlights

- **Exterior**
 - Metal Entrance Roofs
 - Exterior Paint
 - LED Parking Lights
 - Refreshed Landscaping
 - New Loading Infrastructure
- **Interior**
 - New High-Efficiency Furnaces
 - Renovated Offices
 - Newly Painted
 - LED Lighting
- **More to Come!**
 - Sealed / Epoxy Warehouse Floors
 - Property & Tenant Signage
 - Additional improvements to Tenant specifications



Get more information

Jim Scott
Principal
M +1 215 932 1157
jim.scott@avisonyoung.com

Chris Winnick
Associate
M +1 610 715 8085
chris.winnick@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428
+1 610 276 1080

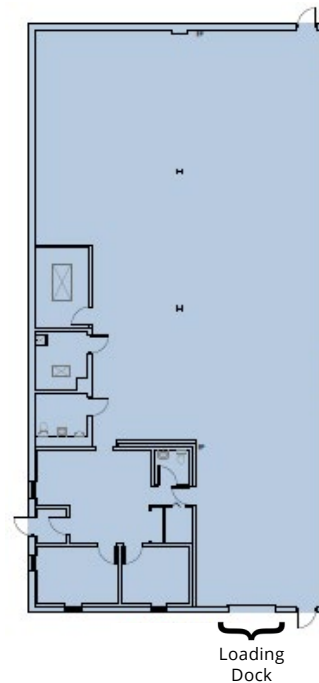
**AVISON
YOUNG**

Property Overview

Velocity Innovation Park

201-375 Pheasant Run

Newtown, PA



5,010 SF

5,010 Square Foot Unit Ready for Occupancy Fully Air-Conditioned

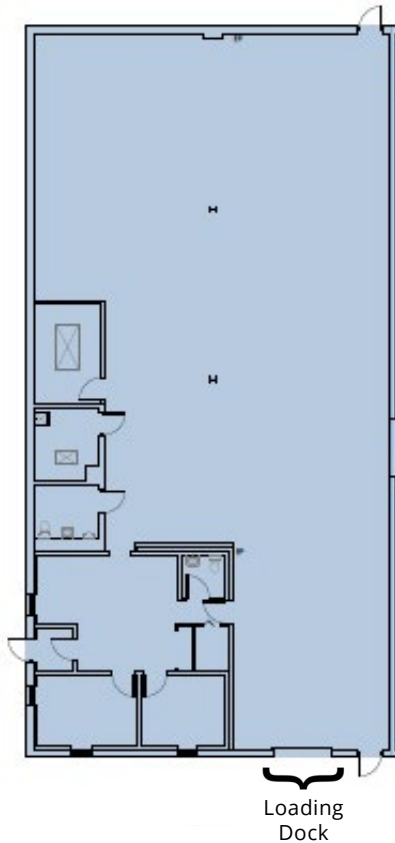
- The Velocity Innovation Park totals 48,000 sf and offers class A space for light industrial, pharmaceutical, and technology companies
- The Park offers expansive parking, tailgate, and drive-in loading for a variety of warehouse, office, and finished lab space
- Premier location due to excellent highway access, access to highly skilled labor, and more
- The first class amenities within the parking include a Hilton-branded hotel, 250,000 sf NAC athletic club, Newtown Brewing Company, and Francesca's restaurant
- Additionally, the Velocity Innovation Park sits only two miles from Newtown Borough and its multitude of amenities
- New ownership with major planned capital improvements to exterior aesthetics

**AVISON
YOUNG**

Floor Plan

Suite 209

5,010 SF

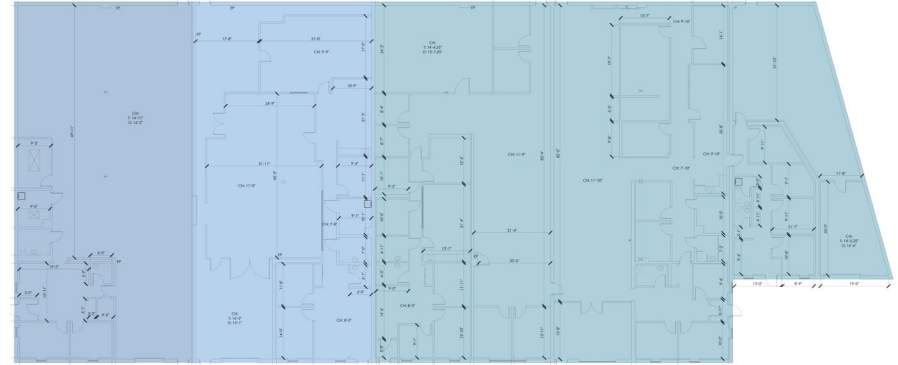


Velocity Innovation Park

201-375 Pheasant Run

Newtown, PA

Full Plan



Features

- 5,010 sf
- Primarily higher height dropped ceiling grid, with total height of 14'5" from floor slab to underside of roof truss
- One (1) existing loading door
- Full air-conditioned
- Abundant parking

Map Key

- | | | | |
|---|-----------------------|----|------------------------------|
| 1 | Subject Property | 7 | Goddard Daycare |
| 2 | Newtown Athletic Club | 8 | Kindercare |
| 3 | Marriott Suites Hotel | 9 | Daycare |
| 4 | Francesca's Pizzeria | 10 | Montessori School |
| 5 | Newtown Brew Pub | 11 | Optimal Sport Fitness Center |
| 6 | Sir Speedy's Print | | |

Newtown Borough

1.5 miles away

- | | |
|-------------------|--------------------|
| Starbucks | Applebee's |
| Einstein Brothers | La Stalla |
| The Coffee Room | Piccolo Trattoria |
| Edgewood Cafe | Vecchia Osteria |
| Turning Point | Harvest |
| Dunkin' | Oishi |
| Corner Bakery | KO Modern Korean |
| Chick-fil-A | Ota-Ya Japanese |
| Wendy's | Ginger Wok |
| Saladworks | Isaac Newton's |
| Smoothie King | Iron Hill Brewery |
| Jules Pizza | Grean Parrot Pub |
| Chipotle | Rocco's Steakhouse |
| Solstice | Rita's Water Ice |
| The Melt Shop | |



About Velocity Ventures



VELOCITY VENTURES

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. The firm 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.

Similar Velocity Assets



**8600 River Road
Pennsauken, NJ 08110**

The Pennsauken Logistics Center is a 355,000 warehouse building situated on 19.38 acres. The building features 20'-22' clear heights and 28 loading docks.



**965 Bethel Avenue
Pennsauken, NJ 08110**

A 45,013 sf warehouse building located a premium location with access to major transportation arteries via the Betsy Ross Bridge and Ben Franklin Bridge.



**443 Commerce Lane
West Berlin, NJ 08091**

A 16,000 sf, single-story industrial/flex building with three drive-in doors and ample parking.



**100 Larwin Road
Cherry Hill, NJ 08034**

A 20,000 sf building that is currently demised into five 2,500 sf flex units and one 5,000 sf office units - all with updated LED lighting.



**780 5th Avenue
King of Prussia, PA 19406**

A two-story flex building equipped with seven loading docks and six drive-in doors. Extremely well-located within the King of Prussia Business Park.

Get more information

Jim Scott
Principal
M +1 215 932 1157
jim.scott@avisonyoung.com

Chris Winnick
Associate
M +1 610 715 8085
chris.winnick@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428
+1 610 276 1080