

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
18,376 SF**



VELOCITY VENTURES


**514 KAISER DRIVE
FOLCROFT, PA**

MINUTES FROM PHL AIRPORT & I-95

**AVAILABLE
MAY 1ST
2026**



**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

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PROPERTY OVERVIEW & SPECS



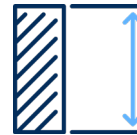
TOTAL BUILDING AREA
+/- 32,066 SF



ACREAGE
+/- 3 AC



ZONING
LIB (LIGHT INDUSTRIAL
BUSINESS PARK)



CEILING HEIGHT
14'5"



POWER
AMPS: 700 VOLTS: 240
PHASE: 3



SPRINKLER SYSTEM
WET



SEWER & WATER SERVICE
PUBLIC



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

TRANSPORTATION ARTERIES



INTERSTATES
ROUTE 13 (1.4 MILES)
ROUTE 291 (2.1 MILES)
I-95 (2.8MILES)
I-476 (8.5 MILES)



BRIDGES
COMMODORE BARRY
13.6 MILES
WALT WHITMAN
9.4 MILES
BEN FRANKLIN
15.8 MILES



AIRPORT
PHILADELPHIA
INTERNATIONAL AIRPORT
3.5 MILES

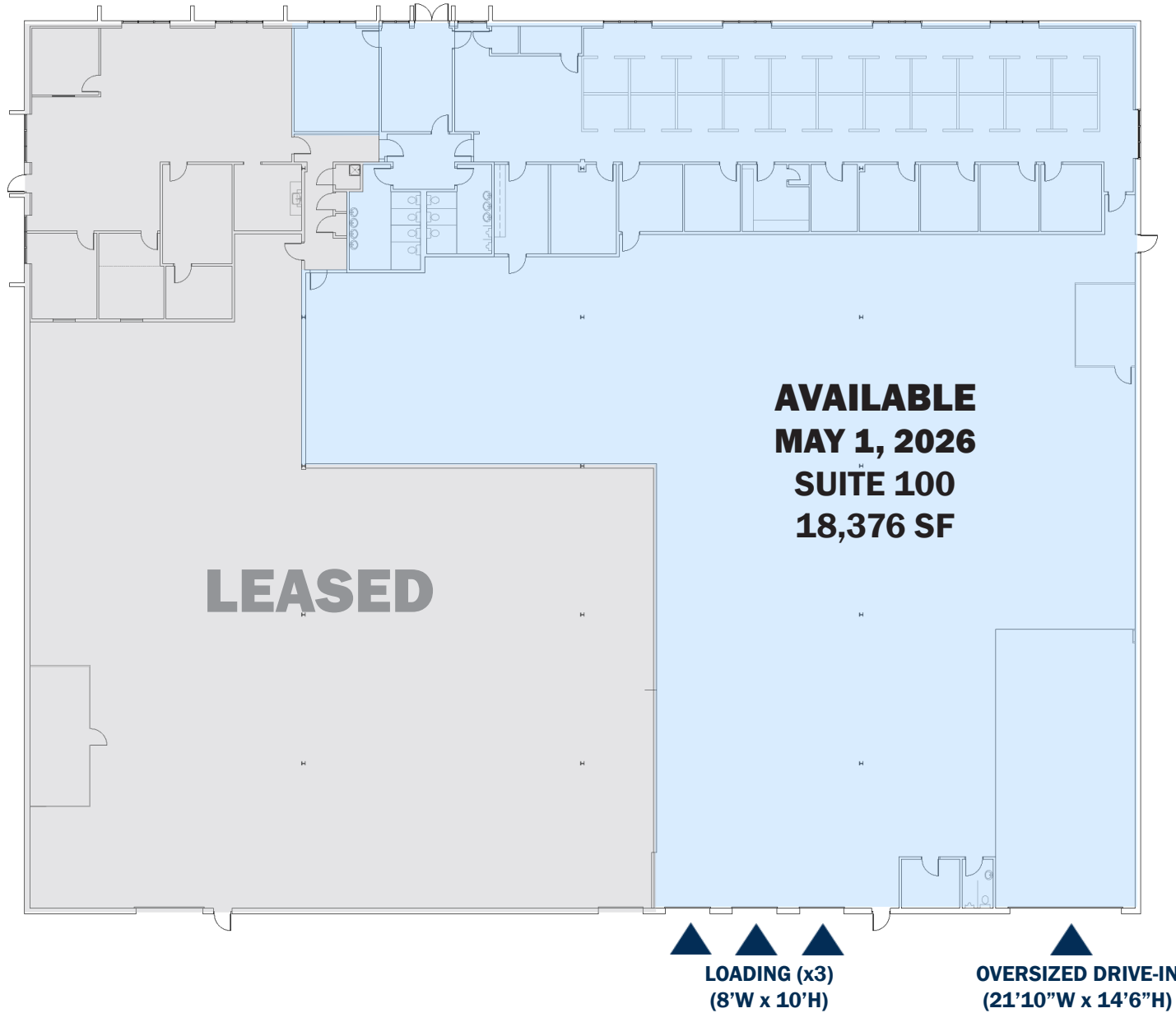
PROPERTY AERIAL



VELOCITY VENTURES



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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