

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
9,198 SF**



VELOCITY VENTURES

**1210 WARD AVENUE
WEST CHESTER, PA**

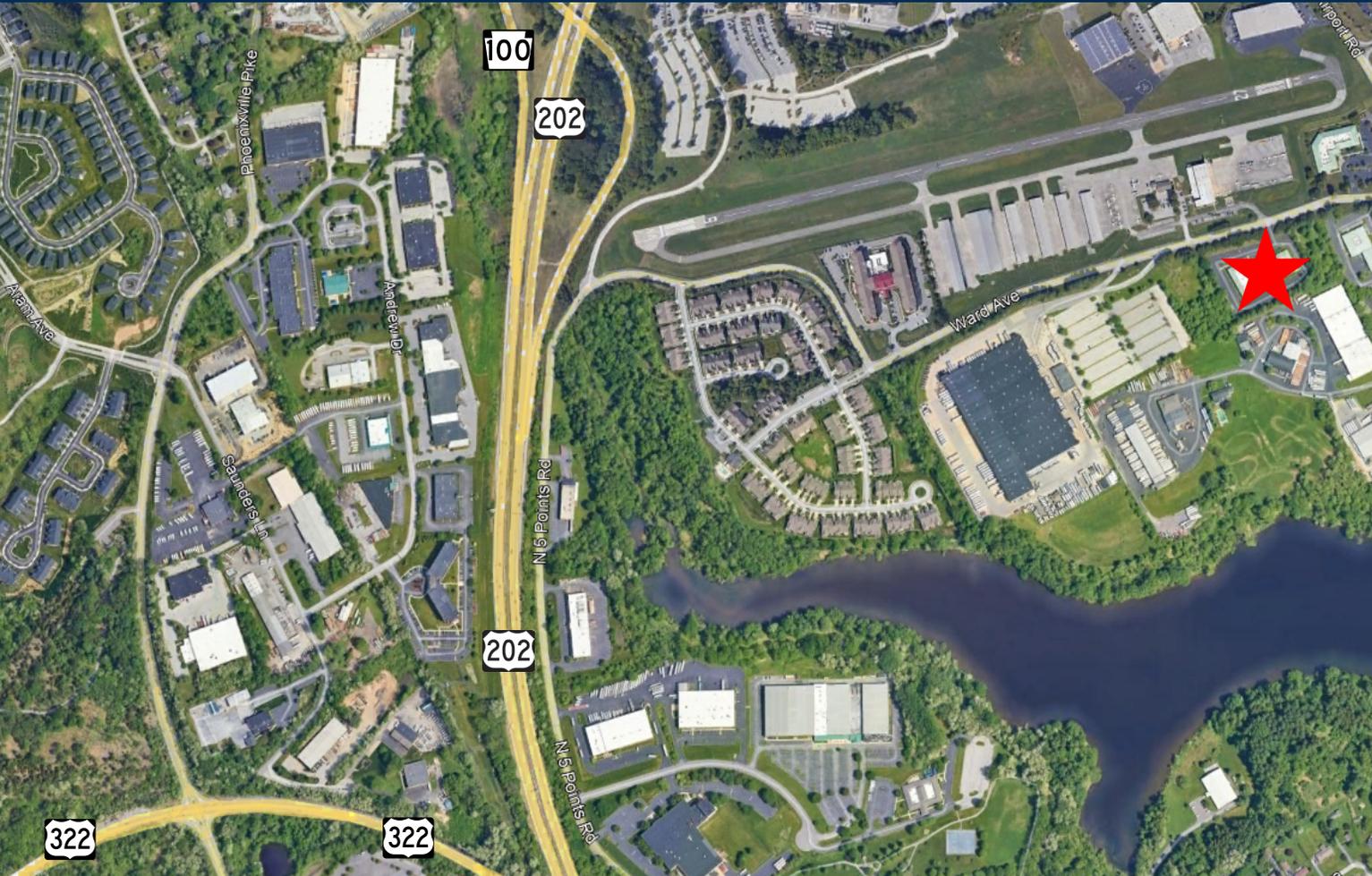


**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

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PROPERTY OVERVIEW & SPECS



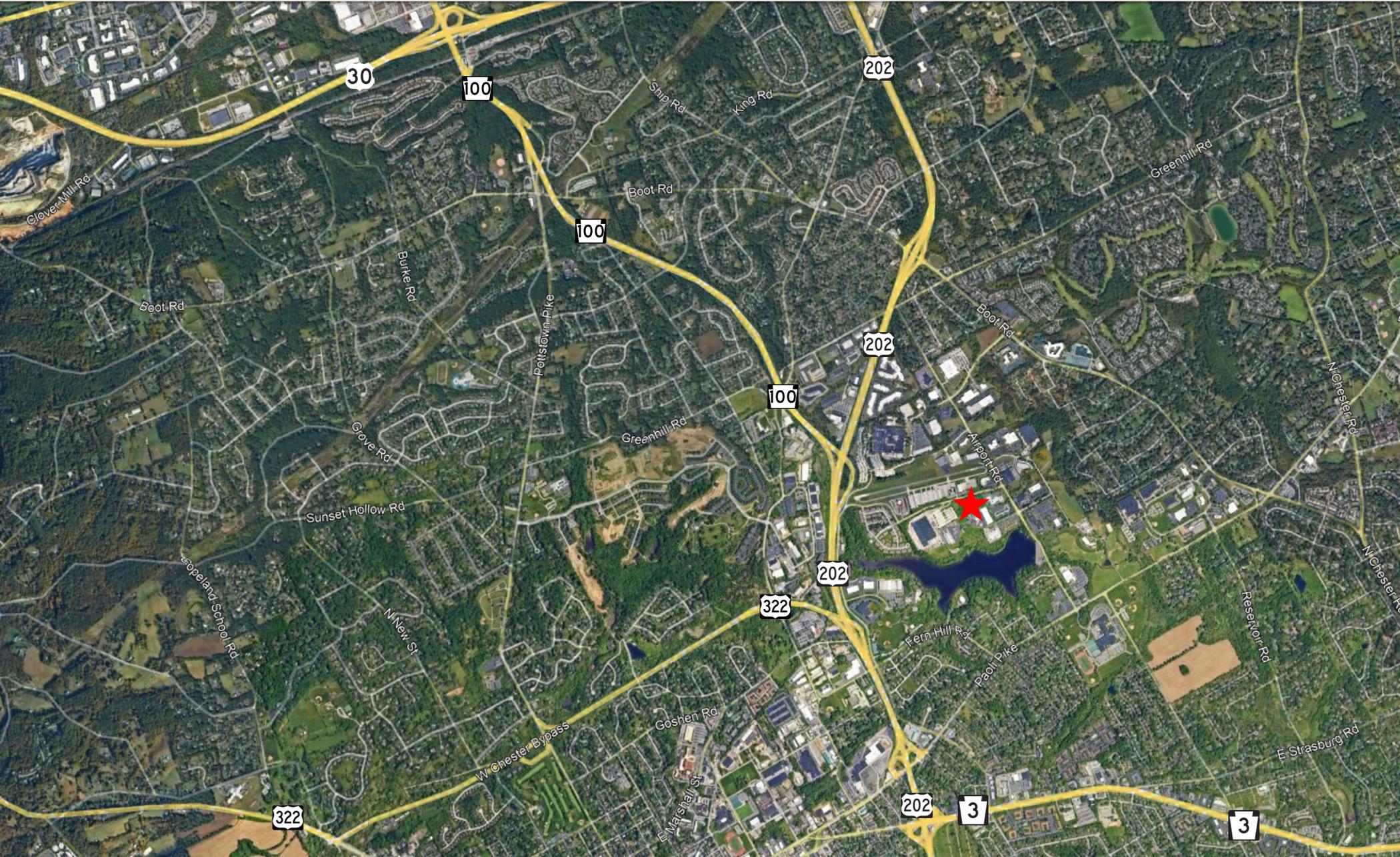
AGGREGATE BUILDING AREA +/- 32,806
ACREAGE +/- 4.40 ACRES
ZONING I-C - INDUSTRIAL PLANNED UNIT DEVELOPMENT DISTRICT
CLEAR HEIGHT 16'
LOADING SERVING AVAILABILITIES UNIT B - 1 DRIVE-IN
SEWER & WATER SERVICE PUBLIC
BUILDING CONDITIONS NEWLY WHITE-BOXED WAREHOUSE UNITS WITH EXISTING OFFICE AREAS INCLUDED

- Redeveloped into modern warehouse space
- Select units are climate controlled
- Fully sprinklered
- Immediate proximity to major interstates and arteries:
 - Route 202 (1.84 Miles)
 - Route 3 (2.18 Miles)
 - Route 322 (2.73 Miles)
 - Route 100 (3.53 Miles)

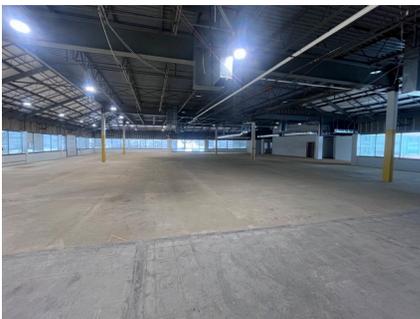
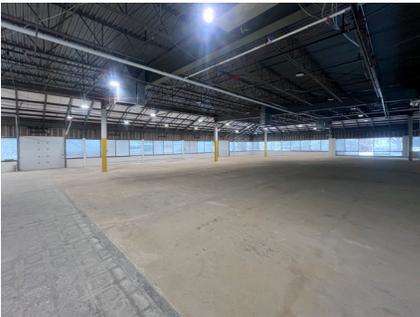
PROPERTY AERIAL



VELOCITY VENTURES



PHOTOS



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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