

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL**  
**1,999 - 4,043 SF**



**GEHMAN ROAD INDUSTRIAL COMMONS**

**1511 - 1573 GEHMAN ROAD | HARLEYSVILLE, PA**

**± 2 MILES FROM I-476 LANSDALE INTERCHANGE**



**ROB FONTANELLA**

Leasing & Acquisitions Associate  
Velocity Venture Partners

☎ (610) 731-7080

✉ [robert@velocityinv.com](mailto:robert@velocityinv.com)



# PROPERTY OVERVIEW & SPECS



## AGGREGATE PORTFOLIO AREA

+/- 121,600

## ACREAGE

+/- 12.07 ACRES

## ZONING

LI - LIGHT INDUSTRIAL

## CLEAR HEIGHT

16'

## LOADING

32 LOADING DOCKS, 32 DRIVE-IN DOORS  
2 DOCKS, 1 DRIVE-IN SERVING AVAILABILITIES

## SEWER & WATER SERVICE

PUBLIC

## SPRINKLER SYSTEM

DRY SYSTEM THROUGHOUT

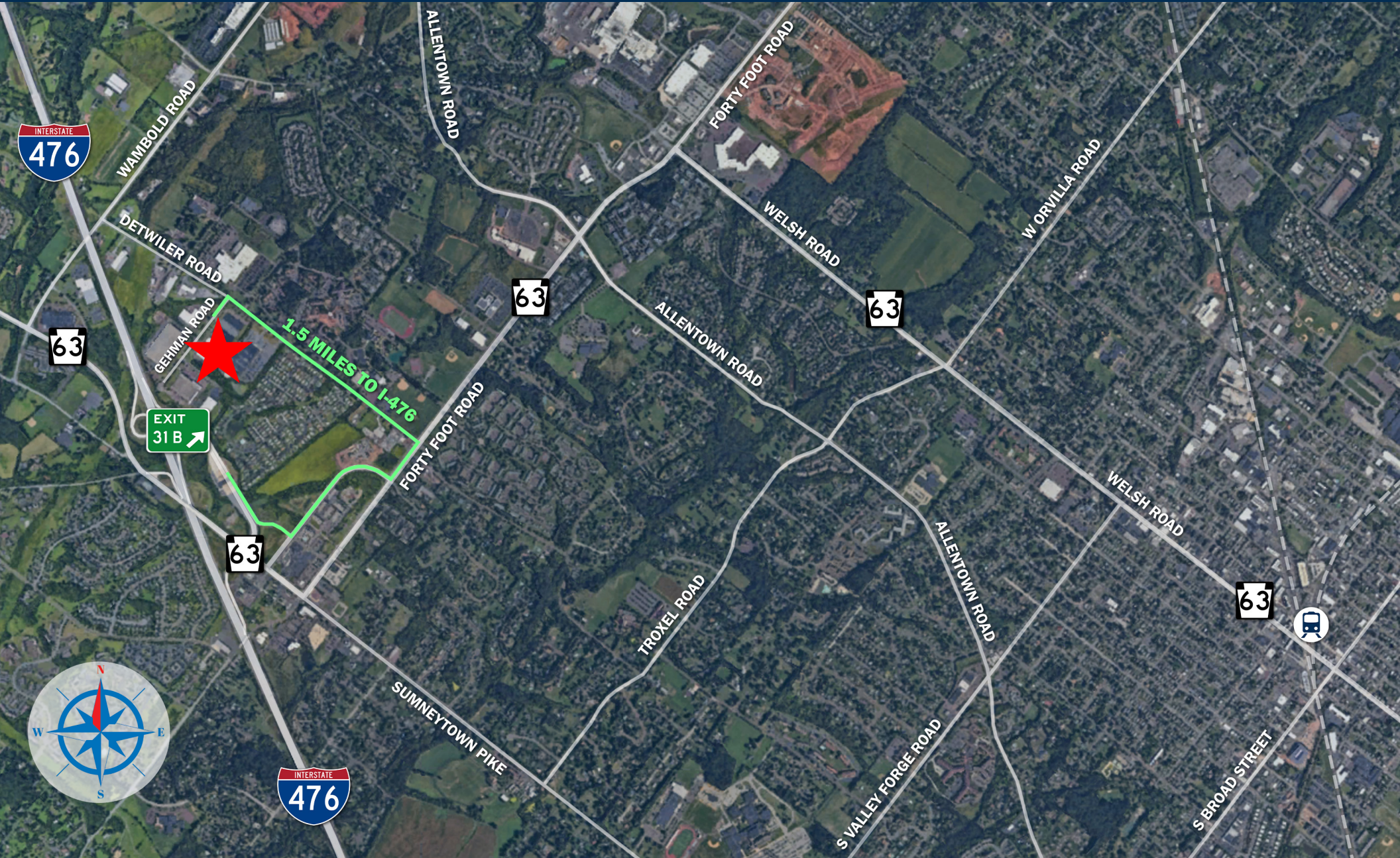
## BUILDING CONDITIONS

INTERIOR WHITEBOX CONDITION,  
LED LIGHTING THROUGHOUT, & FULL  
CONDITIONING

- Unmatched proximity to the 1-476/NE Extension Lansdale Interchange
- Dedicated loading configurations, private restrooms, and office space per unit
- Site-wide renovations completed since acquired by Velocity in 2019
- Immediate proximity to major interstates and arteries:
  - PA Route 63 (< 1 Mile}
  - 1-476/NE Extension (2 Miles}
  - PA Route 73 (4.1 Miles}
  - PA Route 309 (4.6 Miles}
  - US Route 202 (6. 7 Miles}

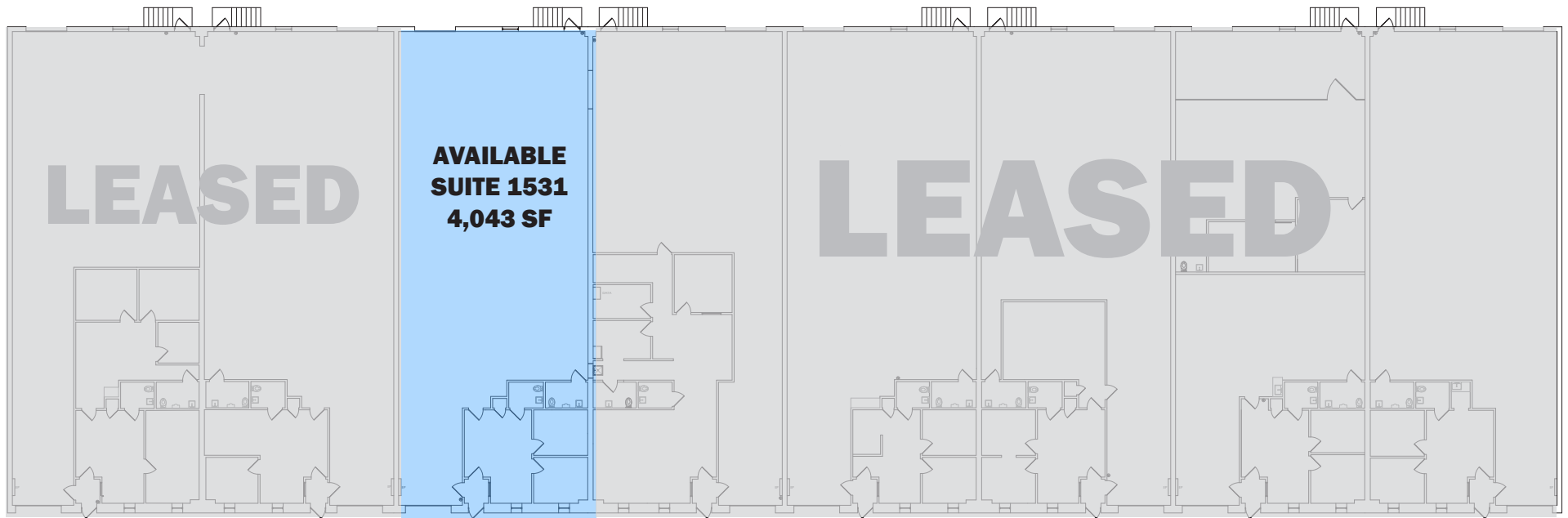


# PROPERTY AERIAL

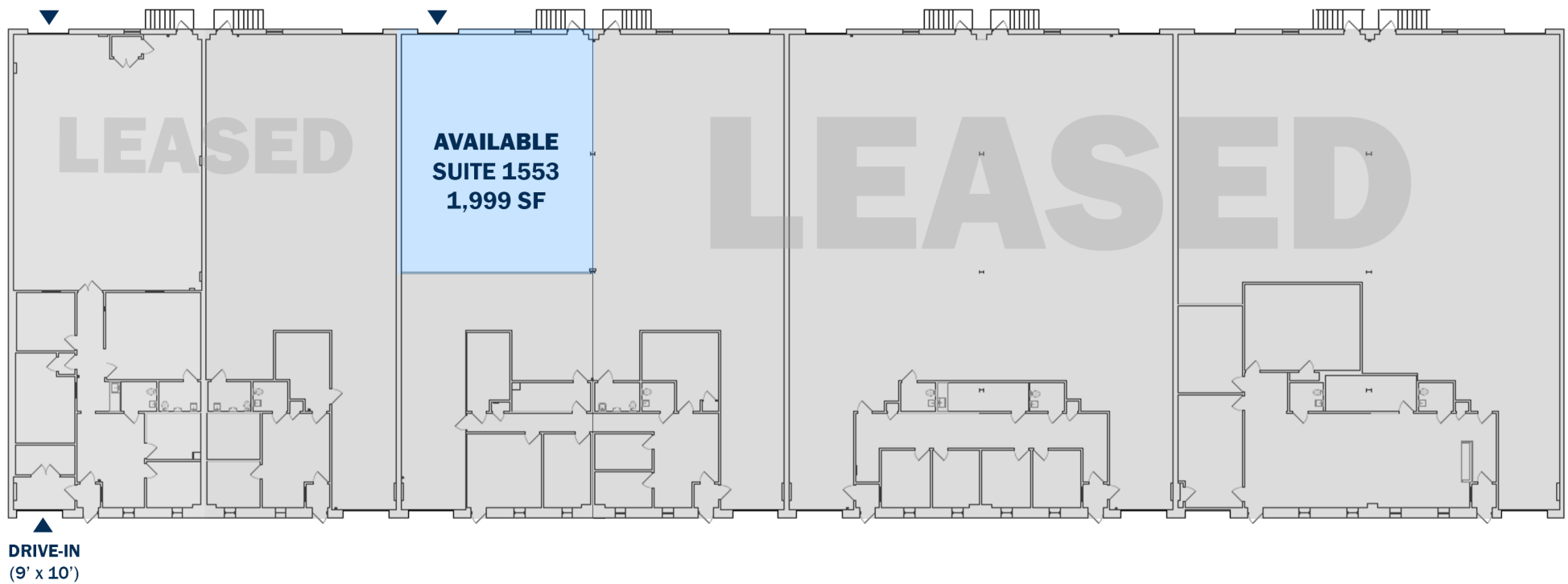




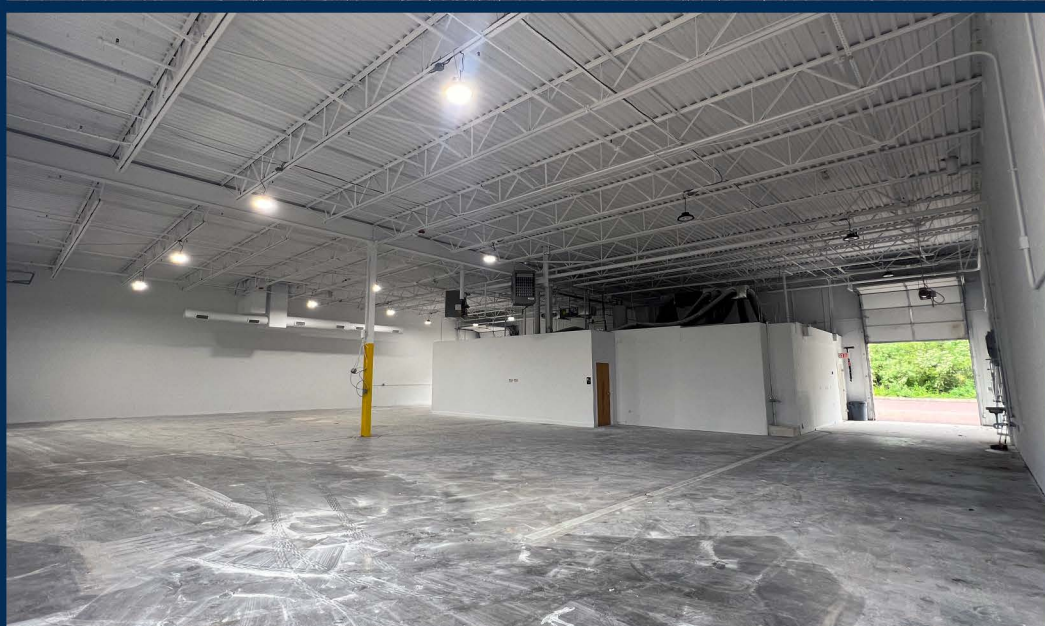
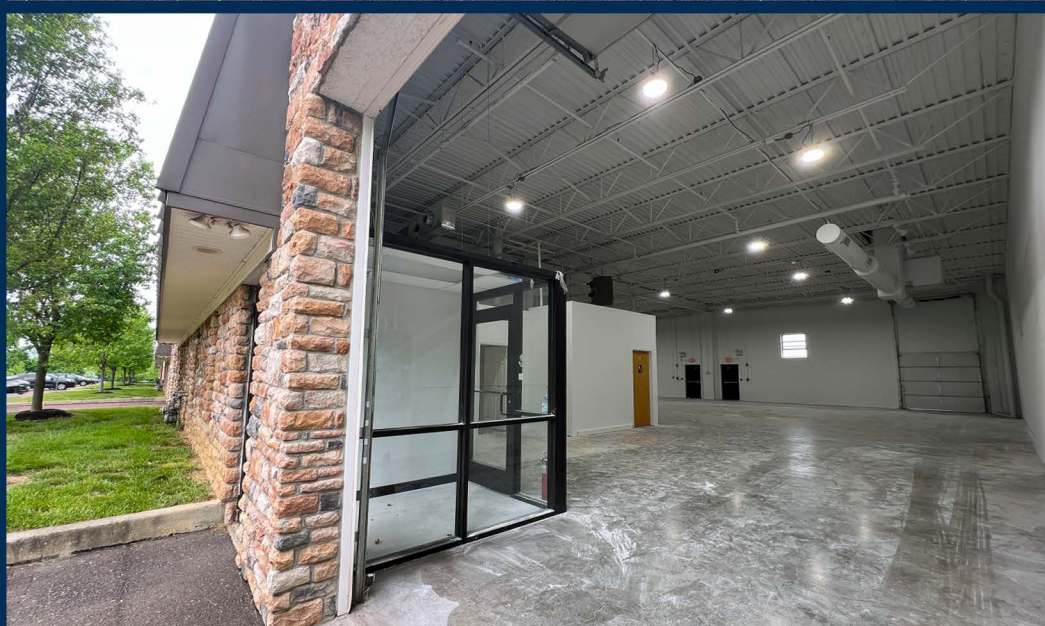
# FLOOR PLAN - BUILDING B



# FLOOR PLAN - BUILDING C

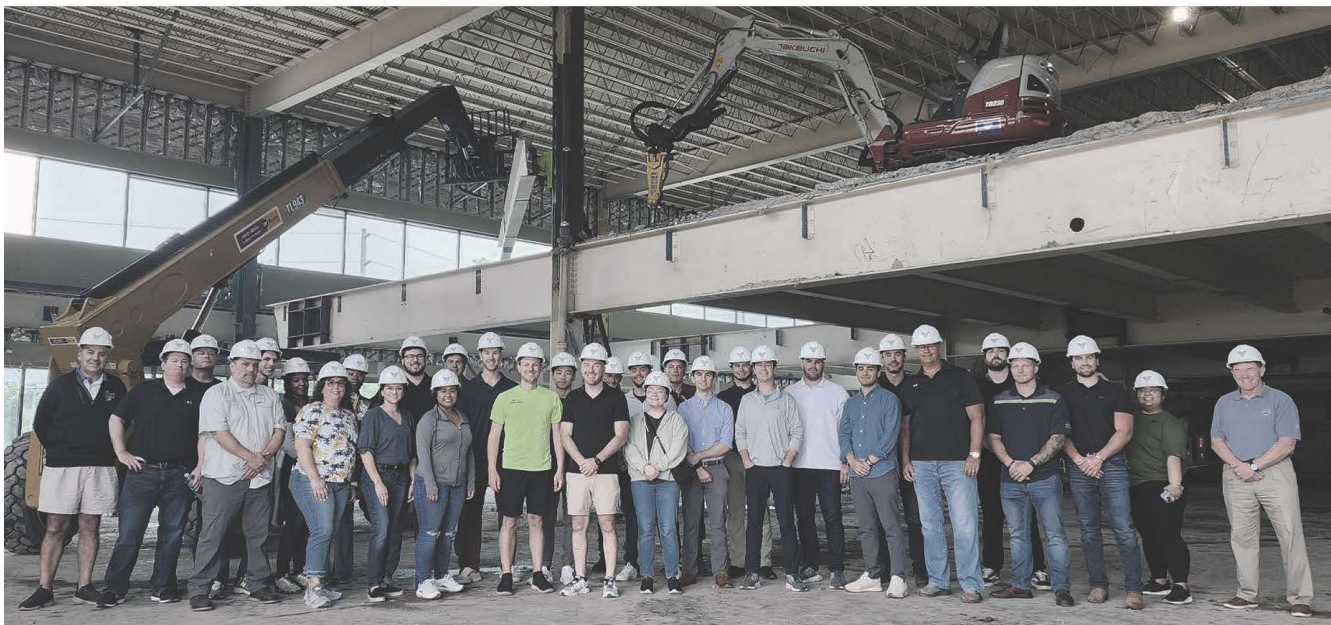


# PHOTOS





# 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.

**VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 325-5400**

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