

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
4,718 SF**



VELOCITY VENTURES

**730 LOUIS DRIVE  
WARMINSTER, PA**



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

 (610) 731-7080  
 [robert@velocityinv.com](mailto:robert@velocityinv.com)



# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 51,575 SF

## ACREAGE

+/- 7.24 ACRES

## ZONING

I - INDUSTRIAL

## CLEAR HEIGHT

16'5"

## LOADING

2 LOADING DOCKS

(1 DOCK SERVING AVAILABILITY)

## SEWER & WATER SERVICE PUBLIC

## SPRINKLER SYSTEM WET SYSTEM THROUGHOUT

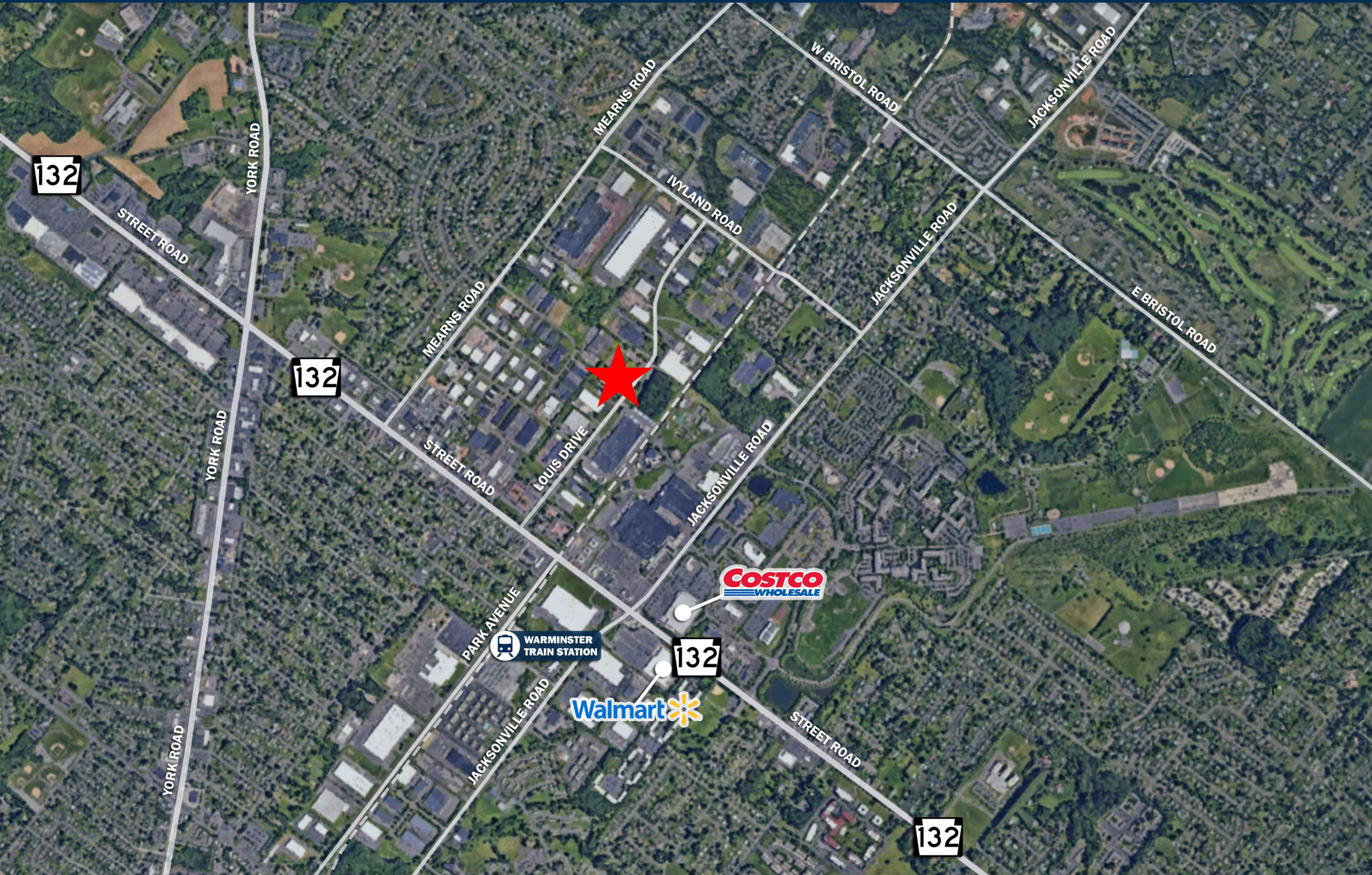
## BUILDING CONDITIONS

**BRAND NEW** INTERIOR WHITEBOX  
CONDITION AND LED LIGHTING.  
AVAILABILITY DELIVERED WITH A NEW  
BATHROOM

- Nestled in an industrial neighborhood located minutes from York Road & Route 611
- Ample striped parking space for employees, customers, and/or fleet vehicles
- Available unit is freshly whiteboxed with LED lighting throughout and dedicated loading
- Immediate proximity to major interstates and arteries:
  - Route 132/Street Road (.5 Mile)
  - York Road (1.3 Miles)
  - PA Route 611 (4 Miles)
  - PA Turnpike/ I-276 (5 Miles)
  - US Route 1 (8.8 Miles)

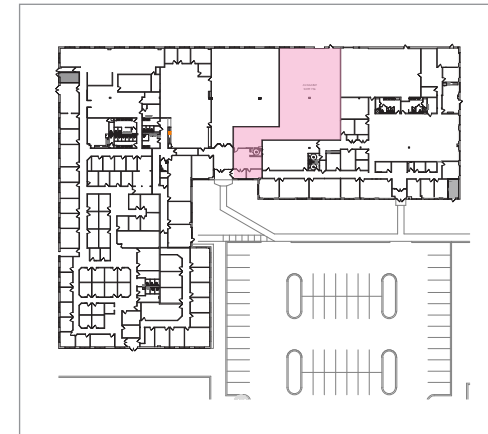
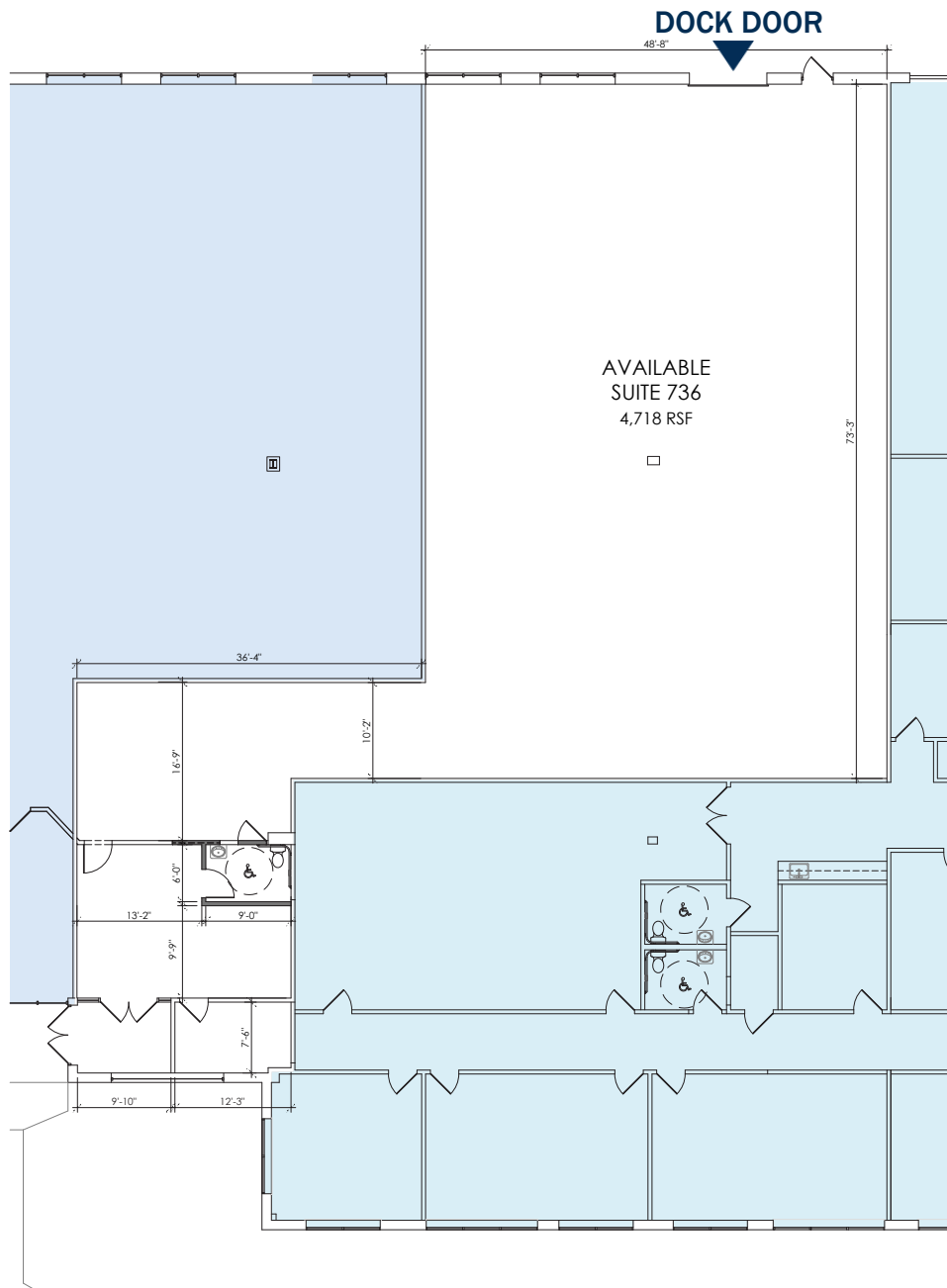


# PROPERTY AERIAL





# FLOOR PLAN





# 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) 382-5400**

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