

**AVAILABLE FOR  
SALE OR LEASE**

**INDUSTRIAL CONDOS  
6,566 - 17,856 SF**



VELOCITY VENTURES

**3701 WELSH ROAD  
WILLOW GROVE, PA**



**SANDRO RANDAZZO**  
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Velocity Venture Partners

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# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 50,236 SF

## ACREAGE

+/- 4.07 ACRES

## ZONING

I - INDUSTRIAL

## CLEAR HEIGHT

13' 2"

## LOADING

5 LOADING DOCKS, 2 DRIVE-IN DOORS

## WATER SERVICE

PUBLIC

## HEAVY POWER

2,000 AMP

## BUILDING CONDITIONS

BRAND NEW LED LIGHTING, HVAC, & LOADING DOCK INFRASTRUCTURE

- Immediately adjacent to the PA Turnpike, providing billboard-like visibility to an average of 97,000 vehicles per day
- Available suites feature dedicated loading capabilities
- Under new ownership with significant renovations completed

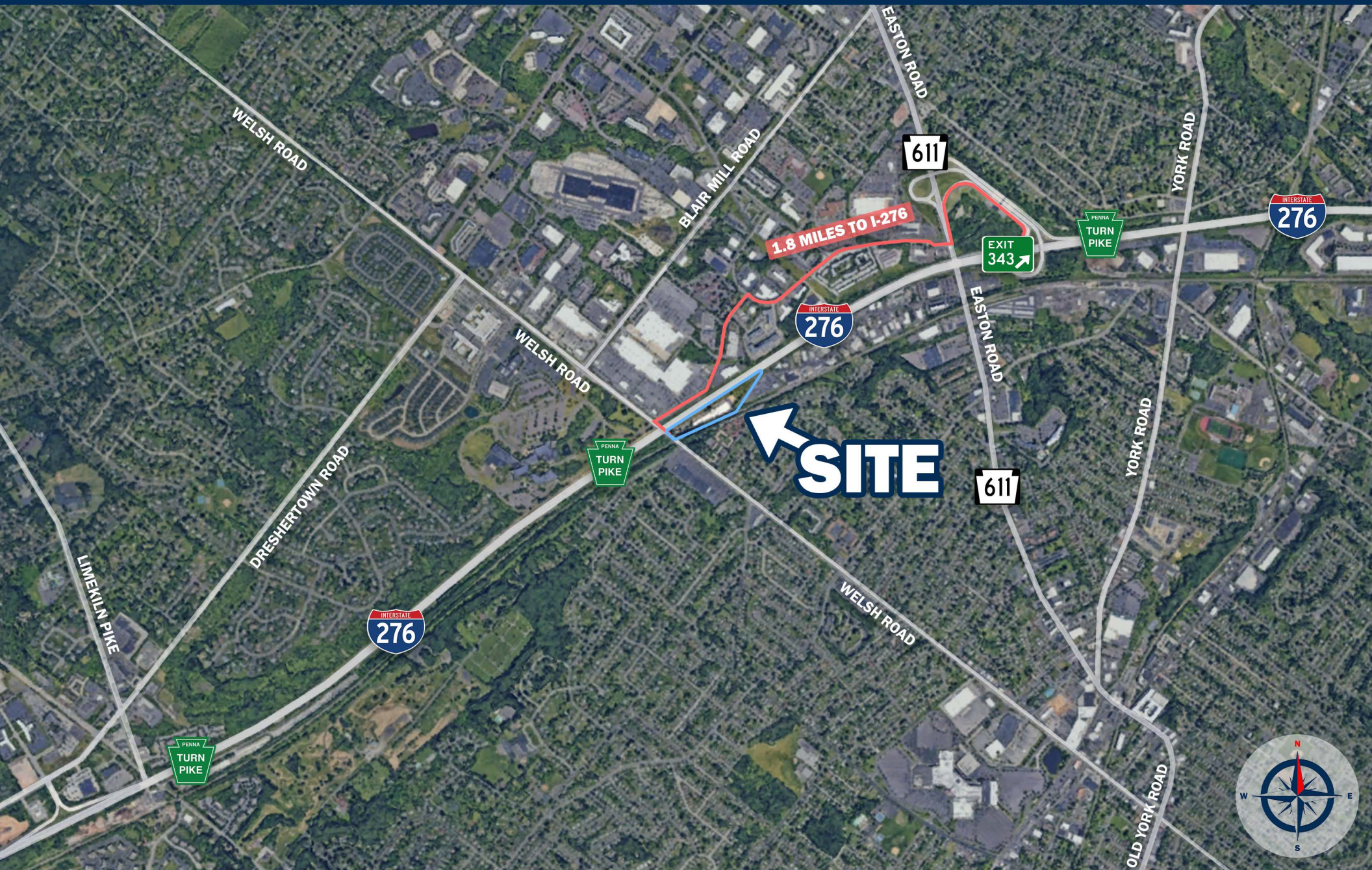
- Immediate proximity to major interstates and arteries:
  - I-276/PA Turnpike (< 2 Miles)
  - Route 611/Easton Road (< 2 Miles)
  - Route 309 (5 Miles)
  - Route 202 (7.3 Miles)
  - Center City Philadelphia (19 Miles)



# PROPERTY AERIAL

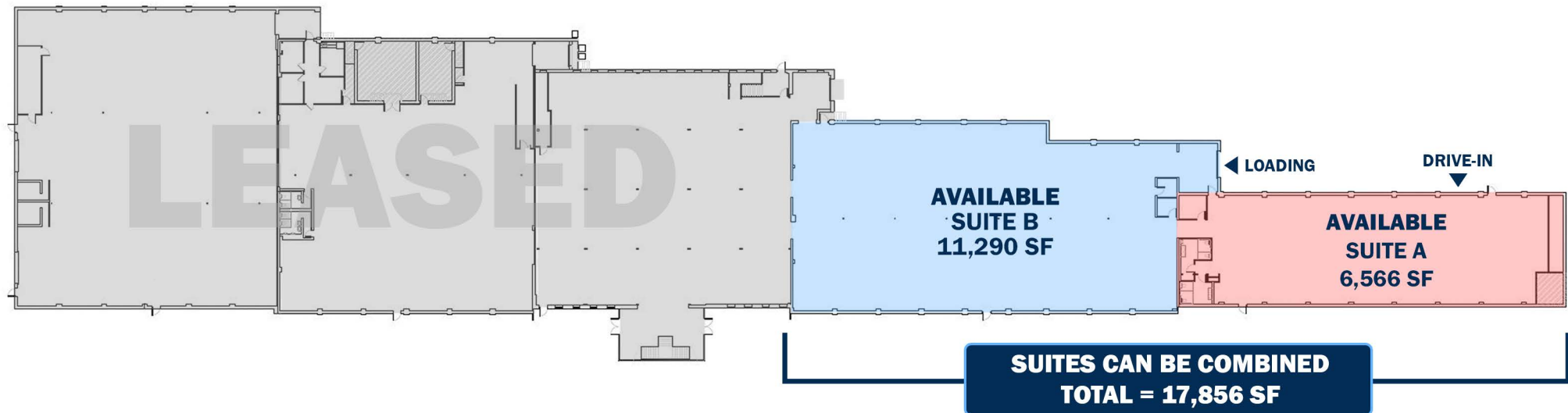


VELOCITY VENTURES





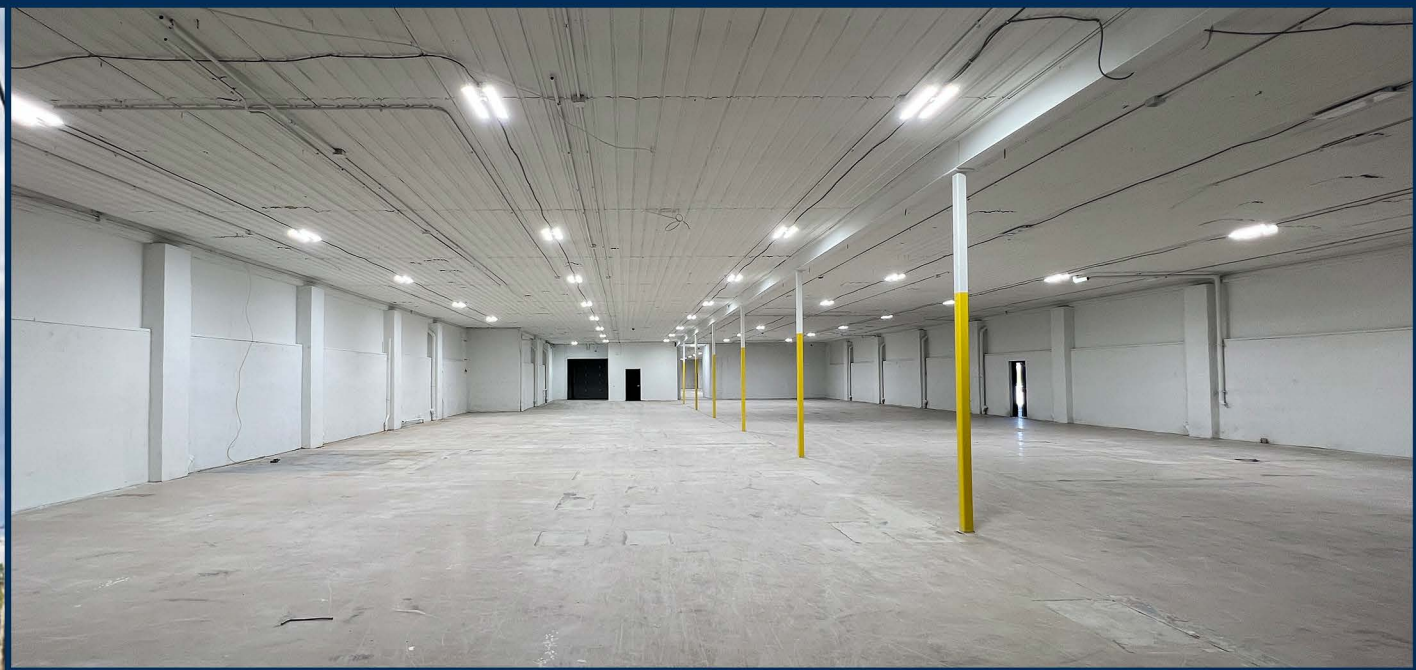
# FLOOR PLAN



# PHOTOS



VELOCITY VENTURES





# 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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