

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
4,992 - 21,059**



VELOCITY VENTURES

VELOCITY INNOVATION PARK

201 - 375 PHEASANT RUN | NEWTOWN PA



**AVISON
YOUNG**

JIM SCOTT | PRINCIPAL

CHRIS WINNICK | VICE PRESIDENT

✉ jim.scott@avisonyoung.com

✉ chris.winnick@avisonyoung.com

☎ (215) 932-1157

☎ (610) 715-8085

PROPERTY OVERVIEW & SPECS



**AGGREGATE
BUILDING AREA**
48,000 SF

ACREAGE
2.40 ACRES

ZONING
LI - INDUSTRIAL

CLEAR HEIGHT
14'5"

LOADING
3 TAILGATE LOADING DOCKS
(2 SERVING SUITES 205 - 207)
(1 SERVING SUITES 305 - 307)

POTENTIAL DOCK CAN BE ADDED TO SUITE 307

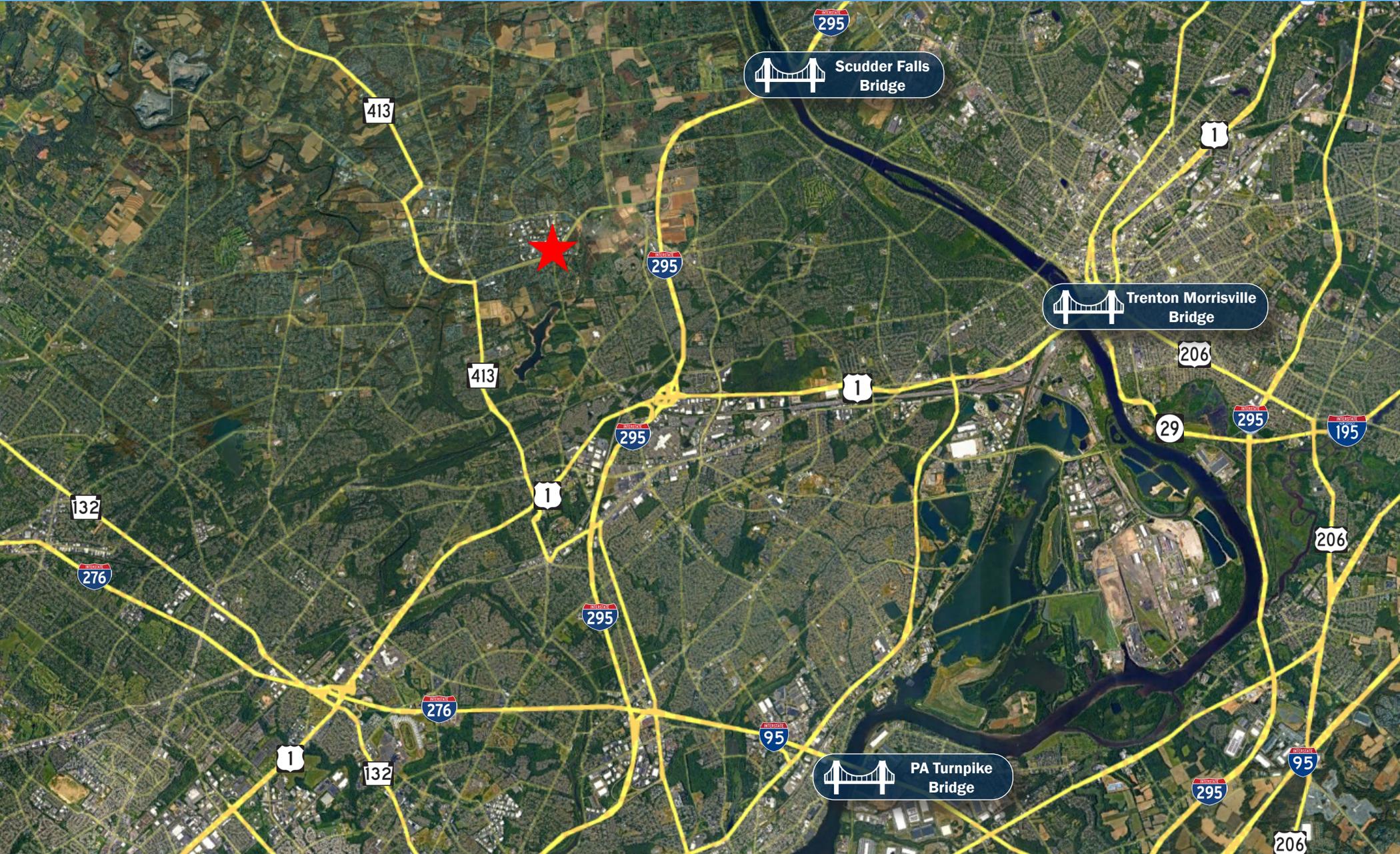
SEWER & WATER SERVICE
PUBLIC

- Velocity Innovation Park totals 48,000 SF and offers class A space for light industrial, pharmaceutical, and technology companies
- Premier location due to excellent highway access, availability of a highly skilled labor force, and additional strategic advantages
- First class amenities within the park include a Hilton-branded hotel, 250,000 SF NAC athletic club, Newtown Brewing Company, and Francesca's restaurant
- Additionally, Velocity Innovation Park sits only two miles from Newtown Borough and its multitude of amenities

Immediate proximity to major interstates and arteries:

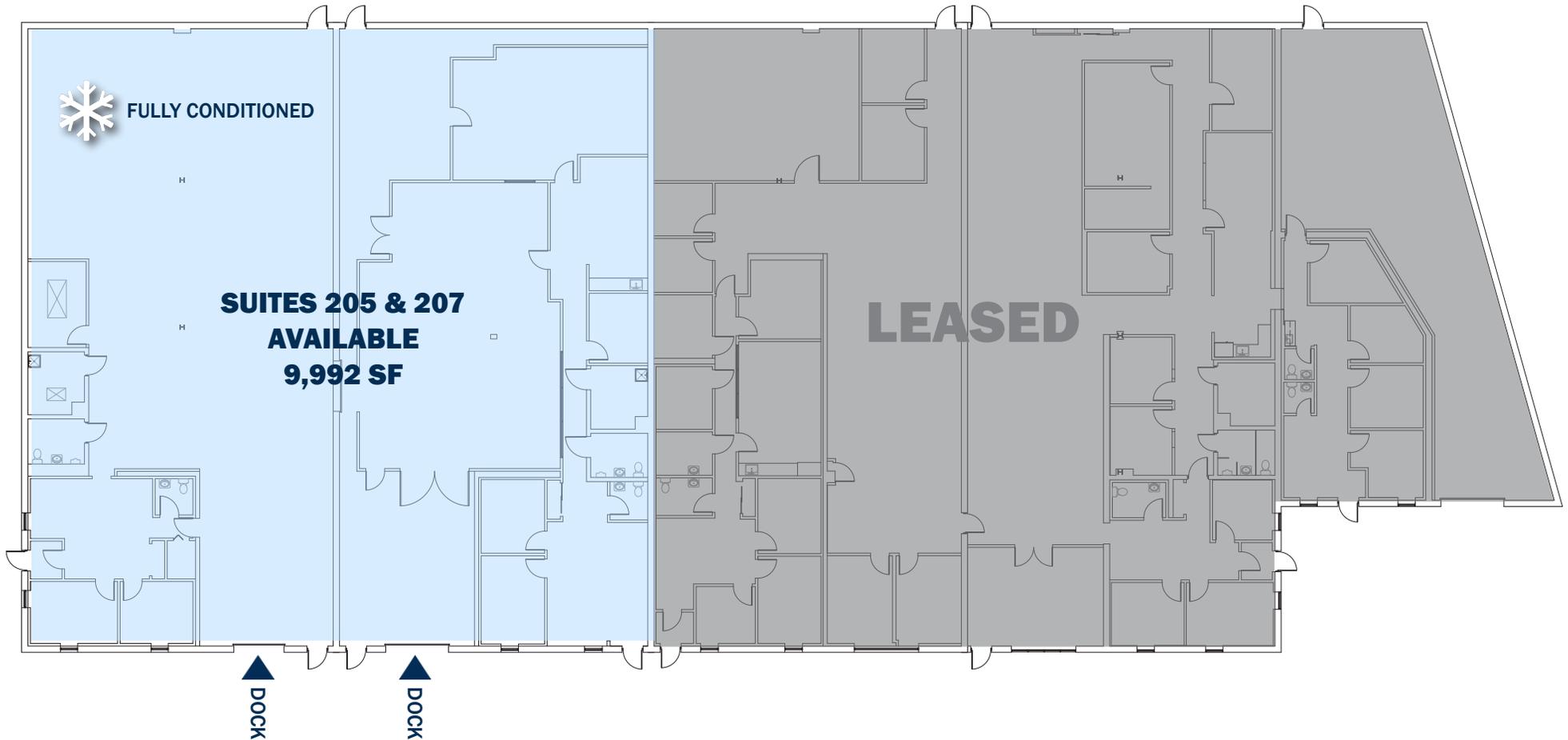
- Route 322 (.3 miles)
- Route 1 (4.9 Miles)
- I 295 (2.1 Miles)
- I-95 (10 miles)

PROPERTY AERIAL



FLOOR PLAN SUITES 205 & 207

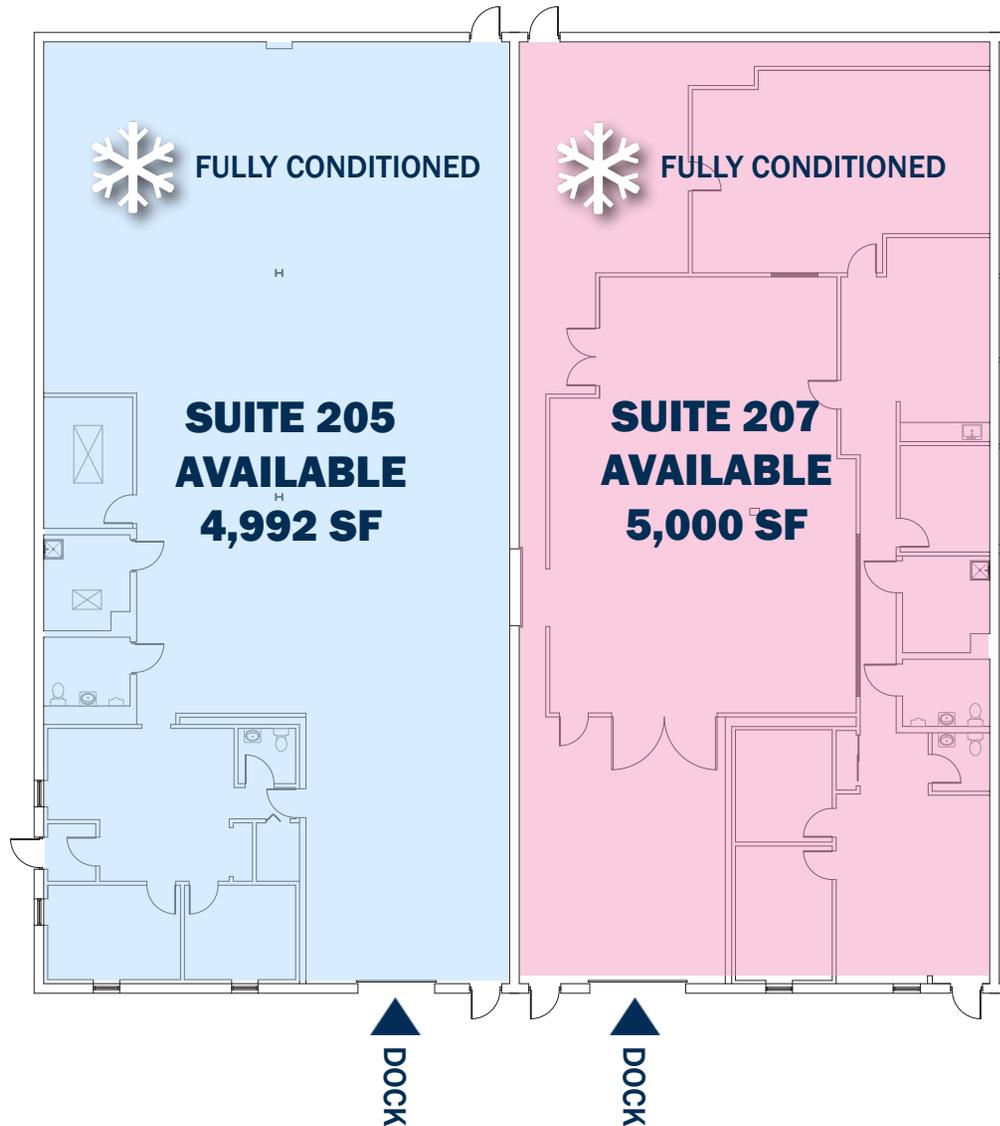
OPTION 1 - COMBINED*



*Office square footage can be pared back

FLOOR PLAN SUITES 205 & 207

OPTION 2 - DEMISED*



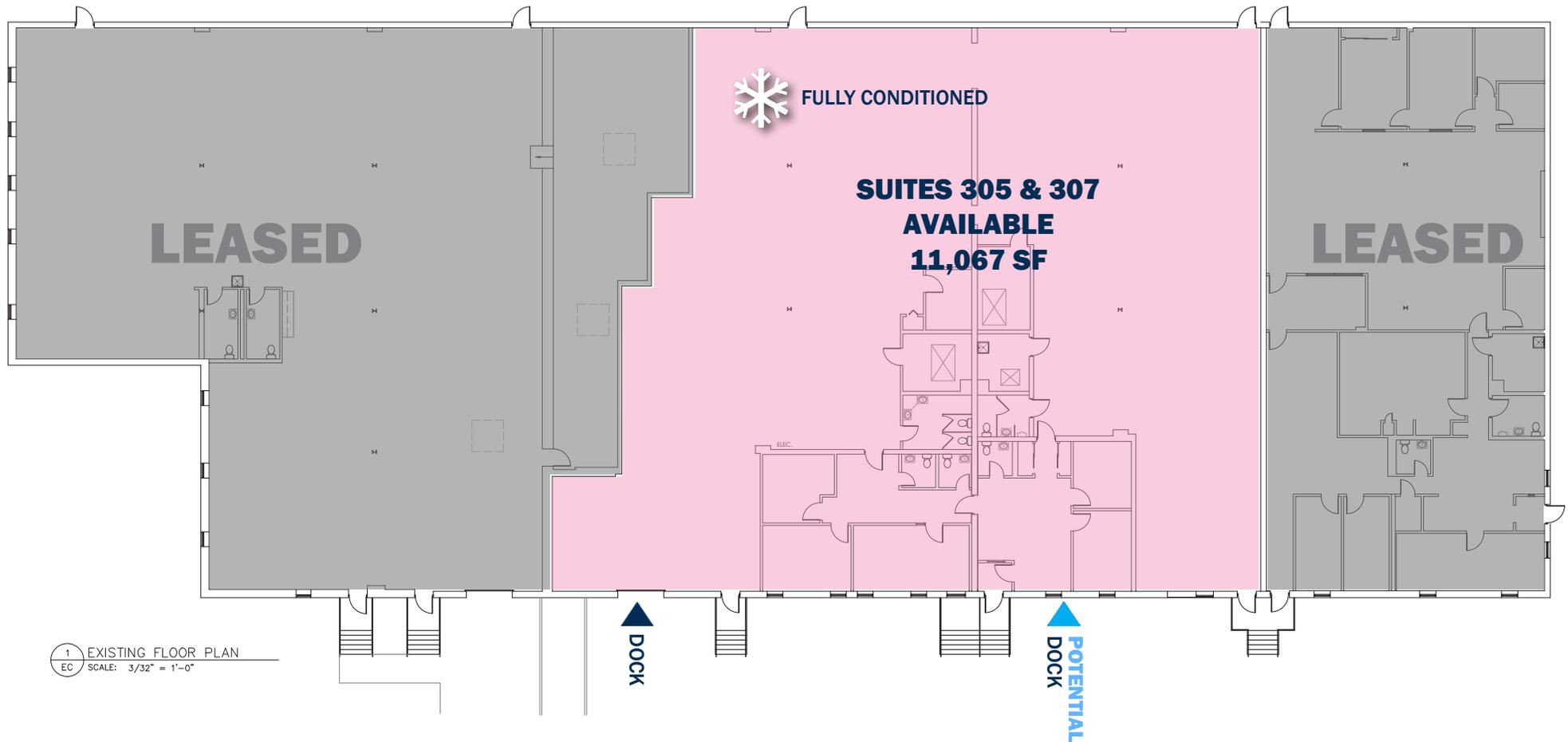
*Office square footage can be pared back

FLOOR PLAN SUITES 305 - 307

OPTION 1 - COMBINED*



VELOCITY VENTURES



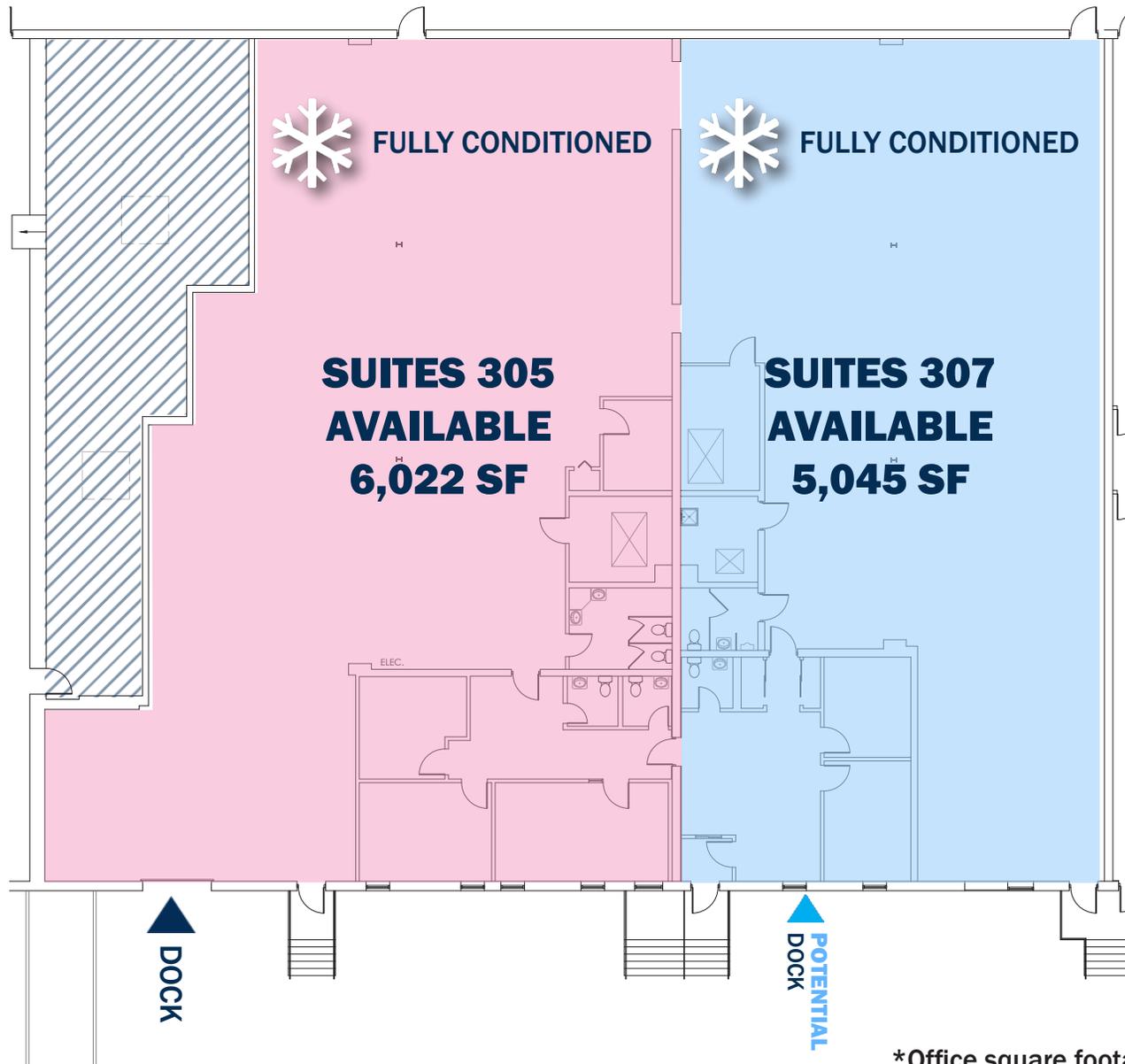
*Office square footage can be pared back

FLOOR PLAN SUITES 305 - 307

OPTION 2 - DEMISED*



VELOCITY VENTURES



*Office square footage can be pared back

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

This brochure is intended for marketing purposes only, is not intended to be complete in all respects, and is provided solely as a convenience for the recipient. Any and all statements, information, and/or drawings contained herein should be independently verified by any recipient of the brochure wishing to rely on same. Neither Velocity Venture Partners LLC ("VVP") nor its owners, principals, subsidiaries, affiliates, members, employees, representatives, or agents (collectively, the "WP Parties") make any claim as to the truth, completeness, and/or accuracy of the contents herein and all VVP Parties hereby expressly disclaim any and all such representations and warranties, both express and implied. The recipient of this brochure waives any and all claims against the VVP Parties arising from and/or relating to the brochure. Any and all intellectual property rights pertaining to any statements, information, and/or drawings in this brochure created by or on behalf of VVP are the sole and exclusive property of VVP. This brochure and the contents herein including, but not limited to, any drawings may not be duplicated, published sold, and/or distributed in part or in whole without the prior written consent of WP.