

AVAILABLE FOR
LEASE | **INDUSTRIAL**
2,344 - 9,100 SF



VELOCITY VENTURES

3425 BETHLEHEM PIKE
SOUDERTON, PA



ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS

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PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
9,100 SF



ACREAGE
1.01 ACRES



ZONING
LI - INDUSTRIAL



CEILING HEIGHT
15'6"



LOADING
2 DRIVE-INS, 1 DOCK SERVING
AVAILABILITY (EXPANDABLE)



PARKING
AMPLE PARKING IN
DEDICATED LOT



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
BRAND NEW EXTERIOR PAINT, INTERIOR
WHITEBOX CONDITION, & LED LIGHTING
THROUGHOUT

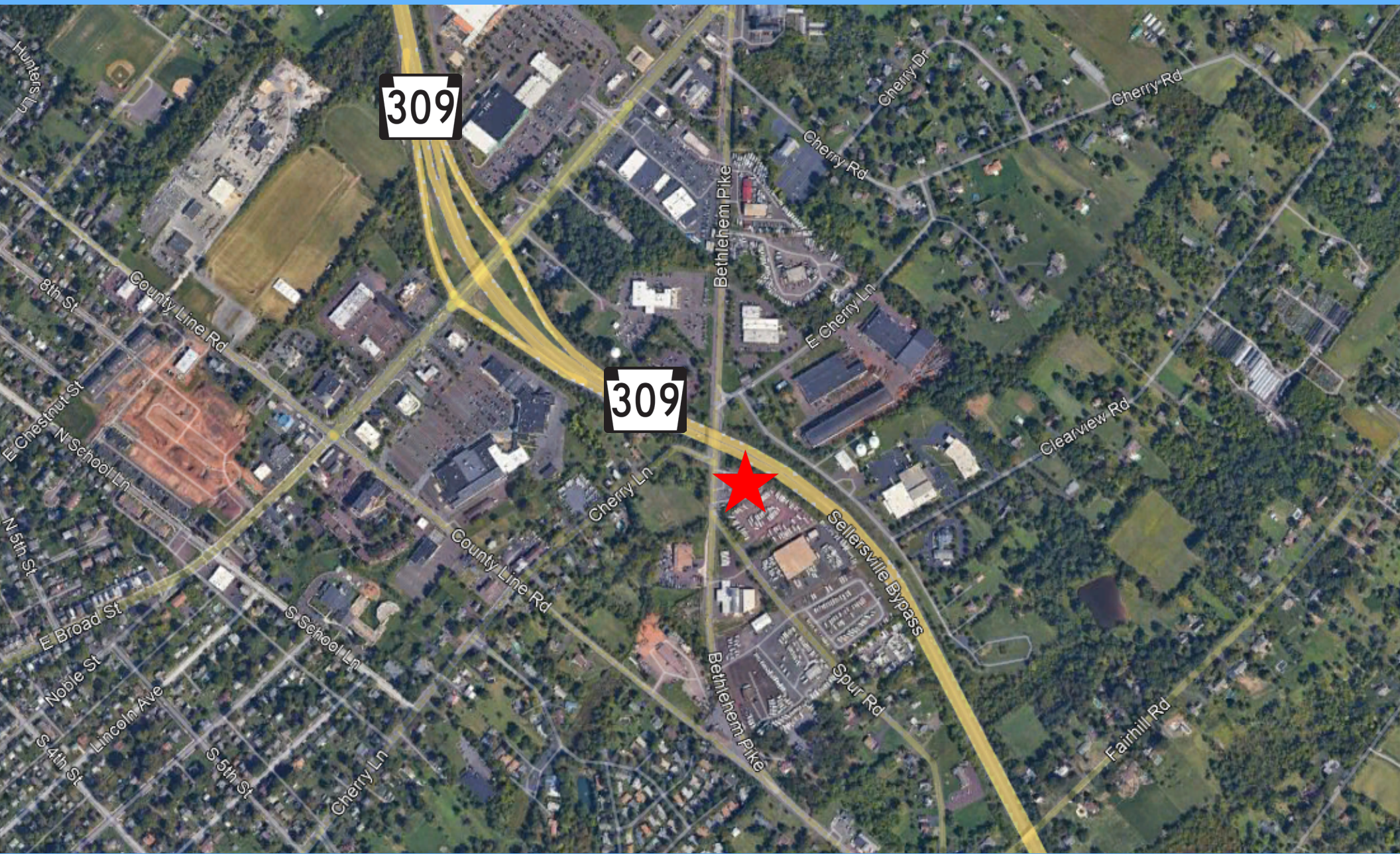
TRANSPORTATION ARTERIES



INTERSTATES

- LOCATED 0.8 MILES FROM ROUTE 309
- LOCATED 5.7 MILES FROM I-476 (KULPSVILLE INTERCHANGE -PA TURN-PIKE)
- **309 CONNECTOR PROJECT**
WHEN COMPLETED, 3425 BETHLEHEM PIKE WILL HAVE IMMEDIATE ACCESS TO THE 309 CONNECTOR

PROPERTY AERIAL



FLOOR PLAN

ABOUT THE PROJECT

The purpose of the PA 63 (Sumneytown Pike)/PA 309 Connector Program is to provide improved system connectivity between Sumneytown Pike just north of the Pennsylvania Turnpike's Lansdale Interchange to PA 309, encompassing a five-mile corridor located in Montgomery and Bucks Counties, PA. As part of the program, a series of projects are being developed to address traffic congestion, safety, and roadway deficiencies. The projects will enhance overall quality of life by reducing congestion, supporting economic development initiatives, and fulfilling the region's transportation goals.

SECTION HAT and **SECTION HT2** are complete. **HT2** opened October 2025.

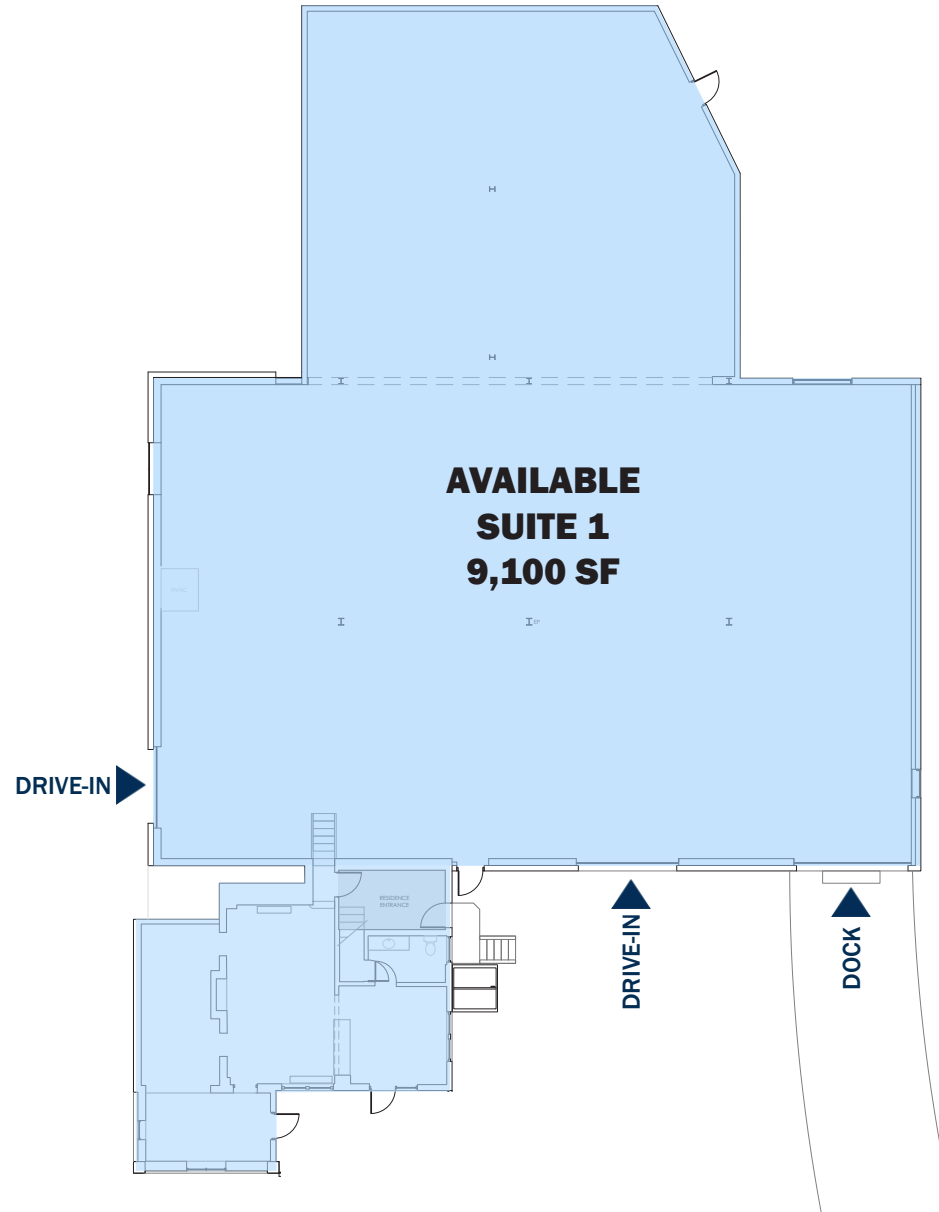
PA 63 (SUMNEYTOWN PIKE)/PA 309 CONNECTOR SECTION HT3 (PHASE III)
– CURRENTLY IN FINAL DESIGN

STATUS UPDATE

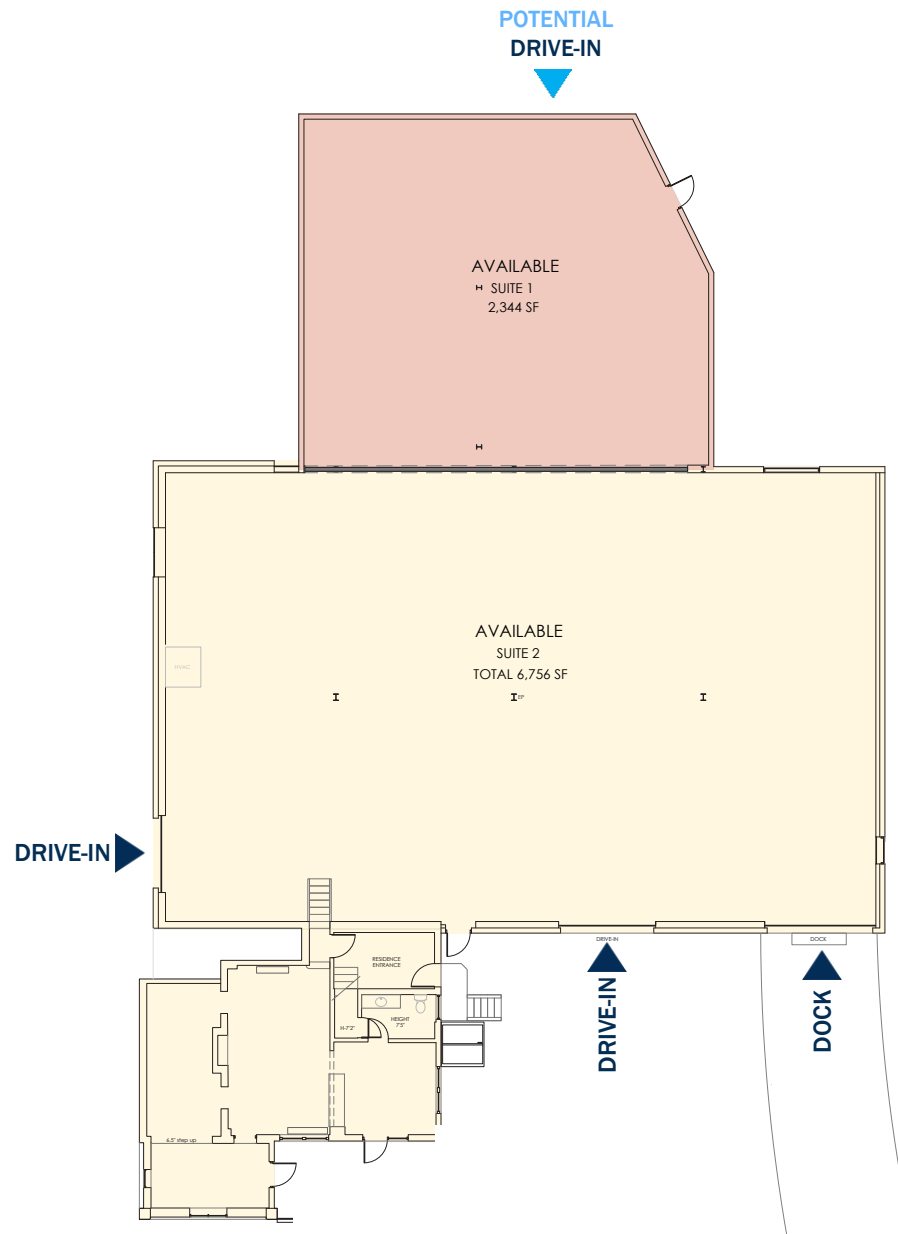
The anticipated let date for construction on Sumneytown Pike/PA 309 Connector HT3 is December 2026, and right-of-way is expected to be cleared by mid 2026. **When completed, 3425 Bethlehem Pike will have immediate access to the 309 Connector.**



FLOOR PLAN - SINGLE TENANT



FLOOR PLAN - DEMISED OPTION



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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