

101-163 COUNTY LINE ROAD | WARMINSTER, PA

VELOCITY COMMERCE CENTER BUILDING 121-125



CLICK OR SCAN TO WATCH A
FULL PROPERTY TOUR!



REPRESENTED BY
THE FLYNN COMPANY

MICHAEL BORSKI, JR., SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 146

PAT GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

ANDREW PANCOAST
APANCOAST@FLYNNCO.COM
215-561-6565 X 125



The
Flynn
Company

155,903 SF FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE

CAMPUS HIGHLIGHTS

-➔ 430,000 SF Multi-Tenant Campus
-➔ Options from 4,000 to 100,000+ SF
-➔ 3 Miles to PA Turnpike Interchange
-➔ Exclusive Amenity Center

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

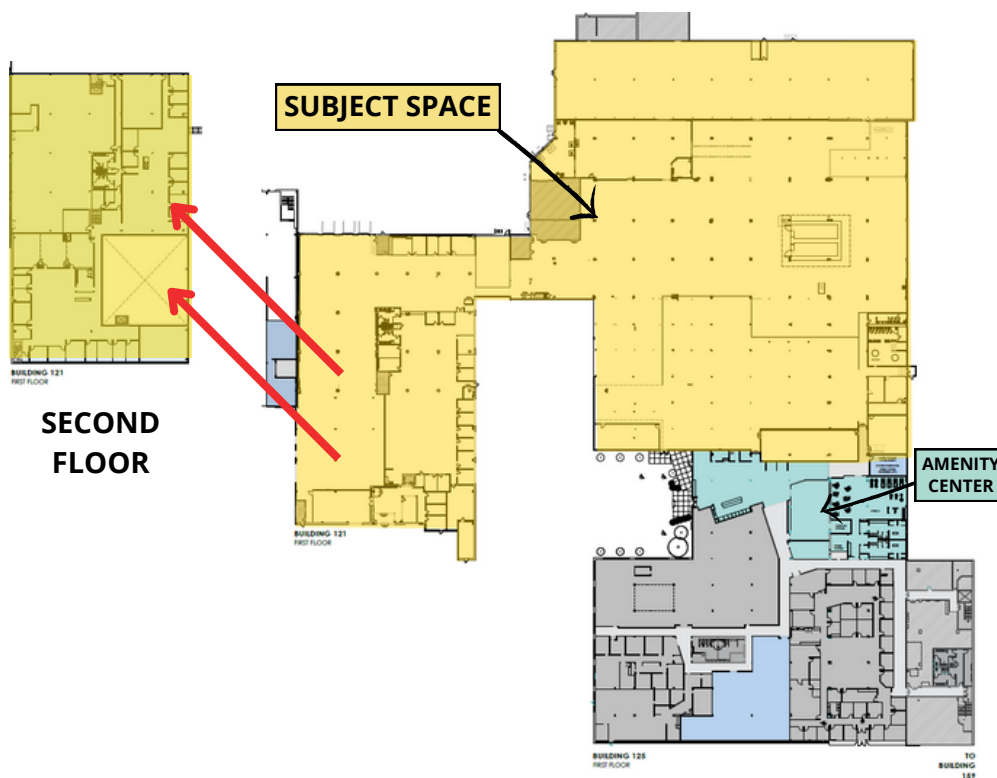
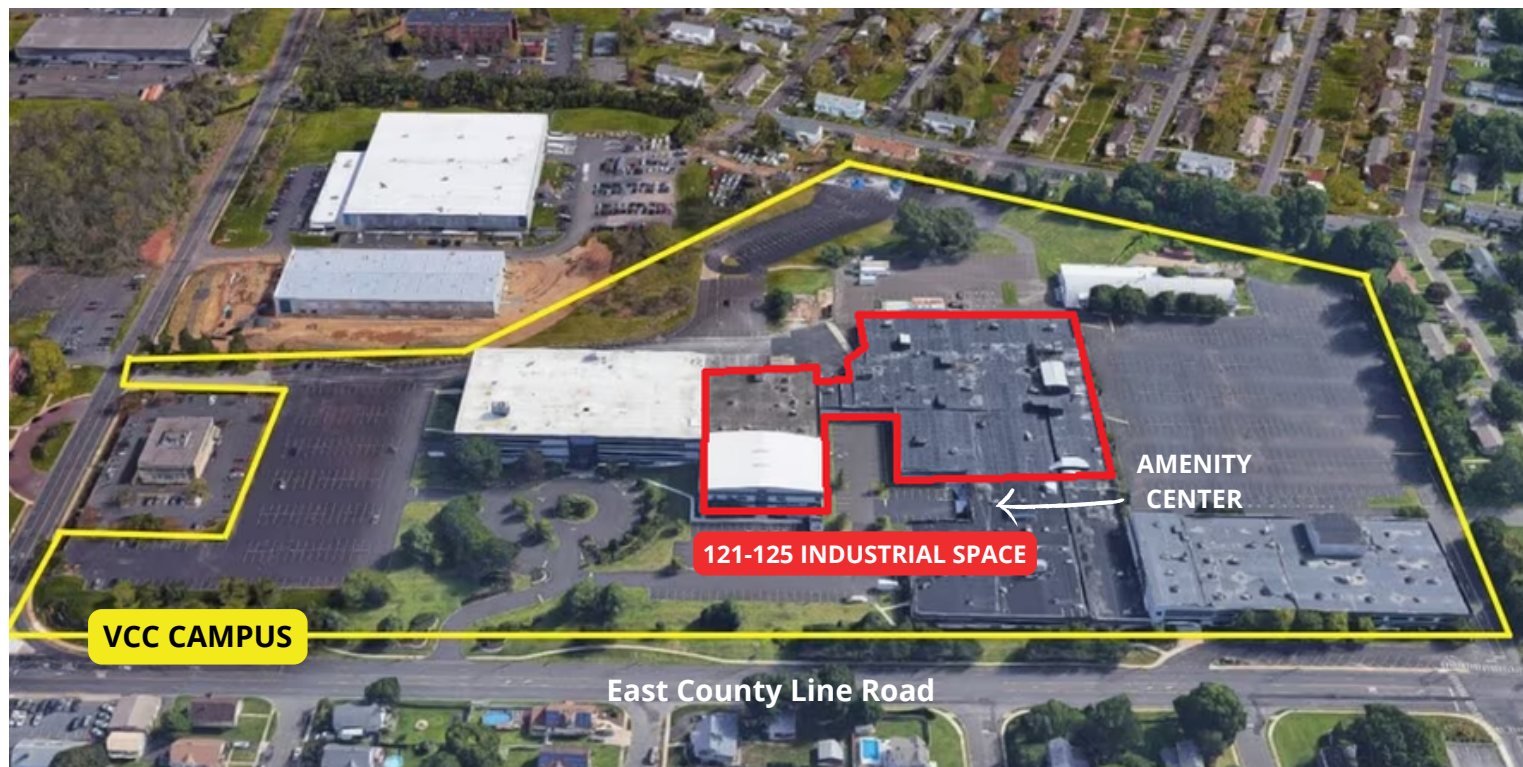
PROPERTY OVERVIEW



FEATURES

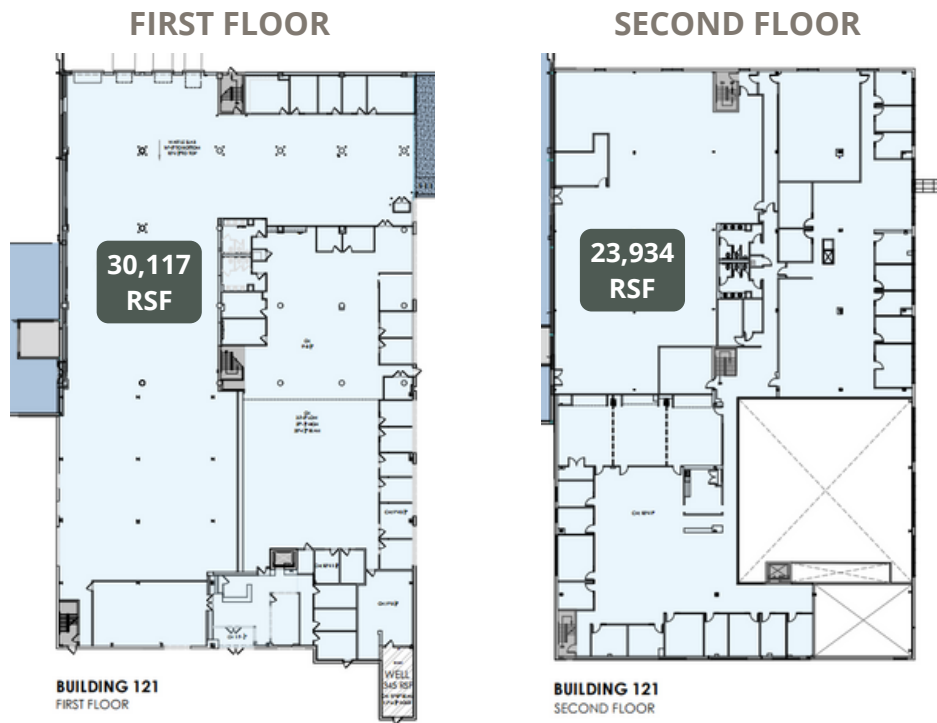
- 155,903 SF INDUSTRIAL SPACE
DIVISIBLE TO 30,000 SF
- FULLY SPRINKLERED
- FULLY CONDITIONED
- 3000 AMP SERVICE
- 12' TO 30' CLEAR CEILING
HEIGHT
- 6 LOADING DOCKS,
EXPANDABLE

SITE & FLOOR PLANS

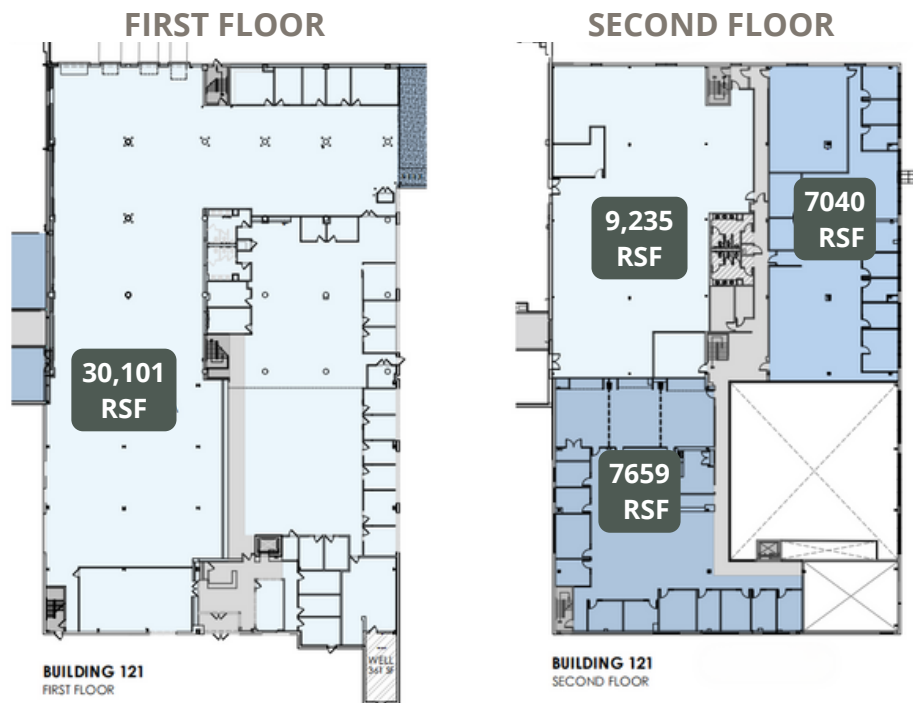


PROPOSED DEMISING FLOOR PLANS

BUILDING 121 Option One

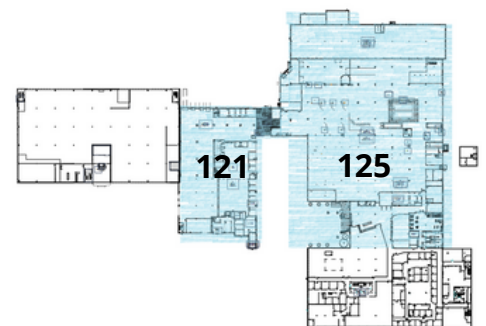
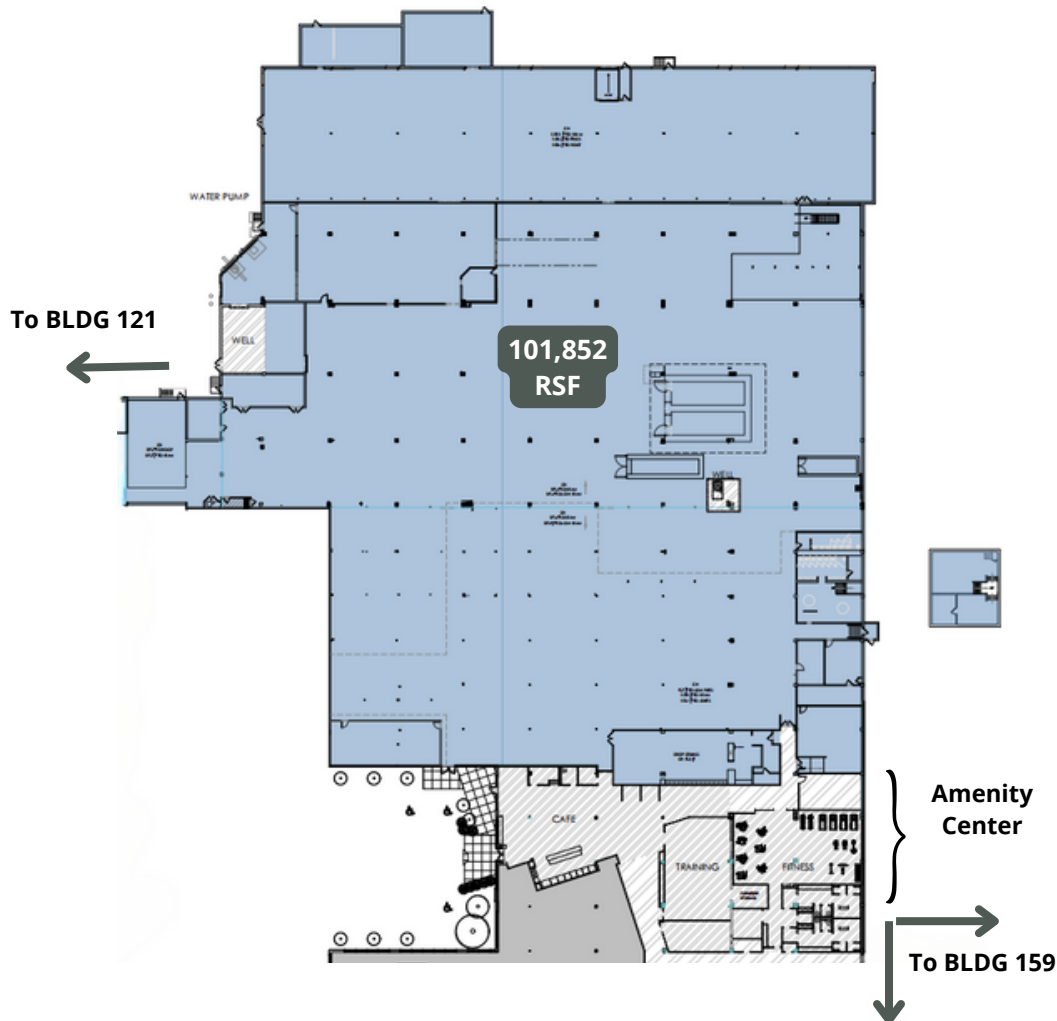


BUILDING 121 Option Two



PROPOSED DEMISING FLOOR PLANS

BUILDING 125



EXCLUSIVE AMENITY CENTER



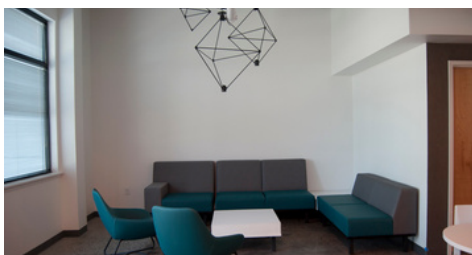
GRAB 'N' GO CAFE

24/7/365 FITNESS CENTER

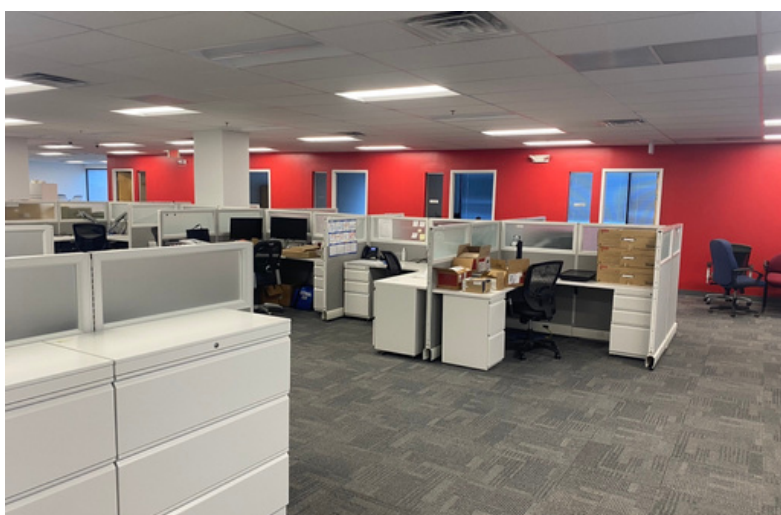
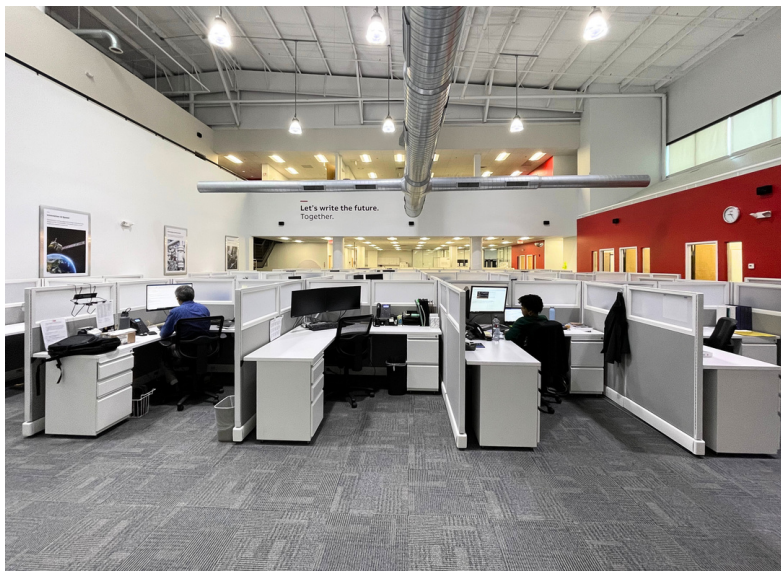
**LOCKER ROOMS &
SHOWERS**

**32 SEAT
MEETING/TRAINING
ROOM**

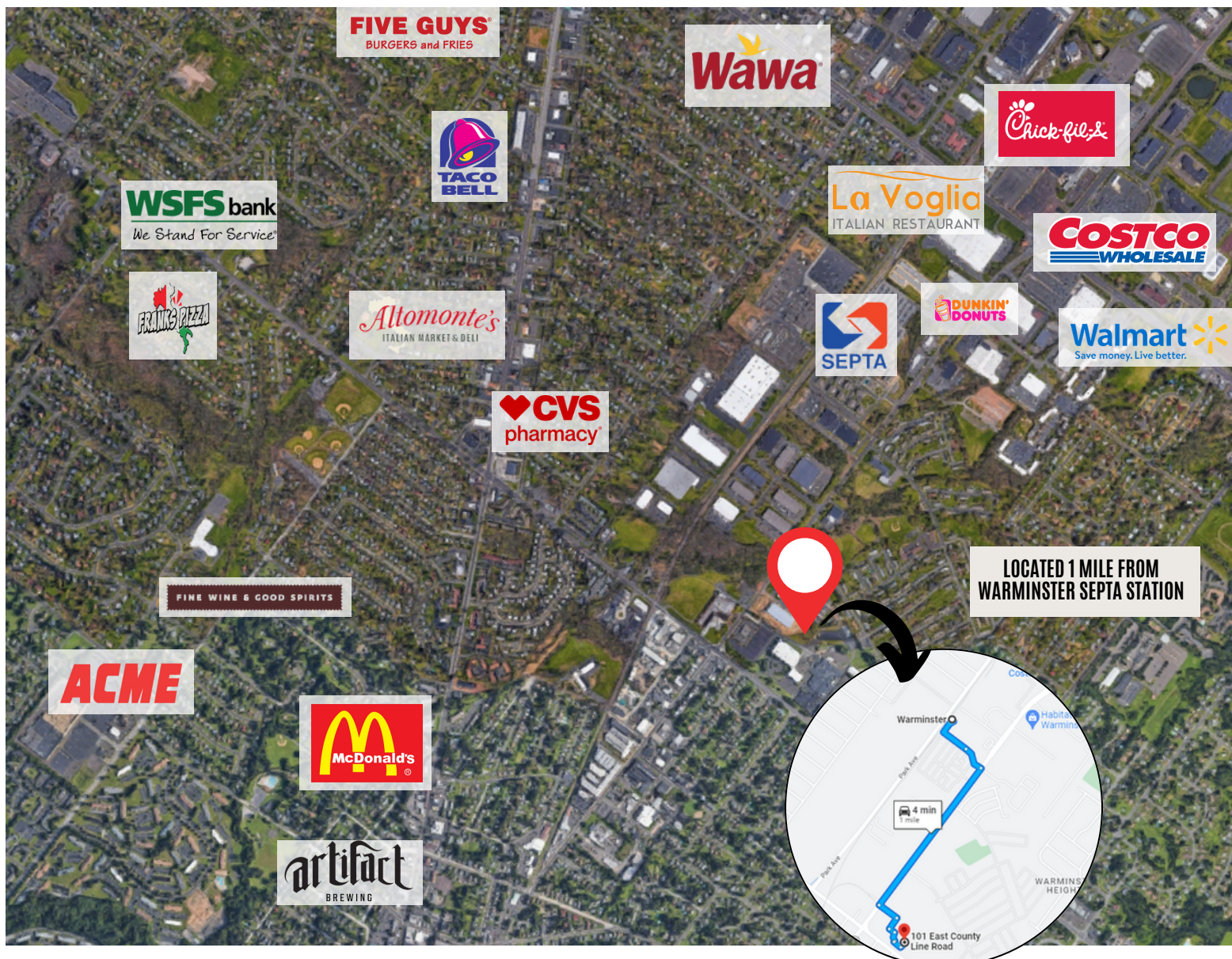
**20 SEAT PRIVATE BOARD
ROOM**



PROPERTY PHOTOS



LOCATION



FOR MORE INFORMATION

MICHAEL BORSKI, JR., SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 146

PAT GILMORE, SIOR
PGILMORE@FLYNNCO.COM
215-561-6565 X 122

ANDREW PANCOAST
APANCOAST@FLYNNCO.COM
215-561-6565 X 125