

AVAILABLE FOR
LEASE

INDUSTRIAL
9,324 SF



VELOCITY VENTURES

241 E ELM STREET
CONSHOHOCKEN, PA

Transit Oriented / Fully Racked



ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



- Transit oriented location. Short walk from SEPTA Regional Rail and located directly along the Schuylkill River Trail
- Brand new offices, bathrooms, & HVAC
- Ton of parking along trail and excess parking along back



TOTAL BUILDING AREA
25,667 SF



ACREAGE
1.06



ZONING
LI - INDUSTRIAL



CEILING HEIGHT
20'



LOADING
1 DRIVE-IN DOOR
3 LOADING DOCKS
(ALL BRAND NEW)



SPRINKLER SYSTEM
DRY

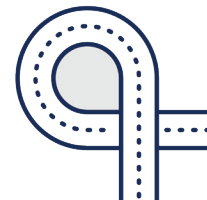


SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
FULLY RACKED. CAGED AREA FOR HIGH VALUE STORAGE THAT CAN STAY OR BE REMOVED

TRANSPORTATION ARTERIES



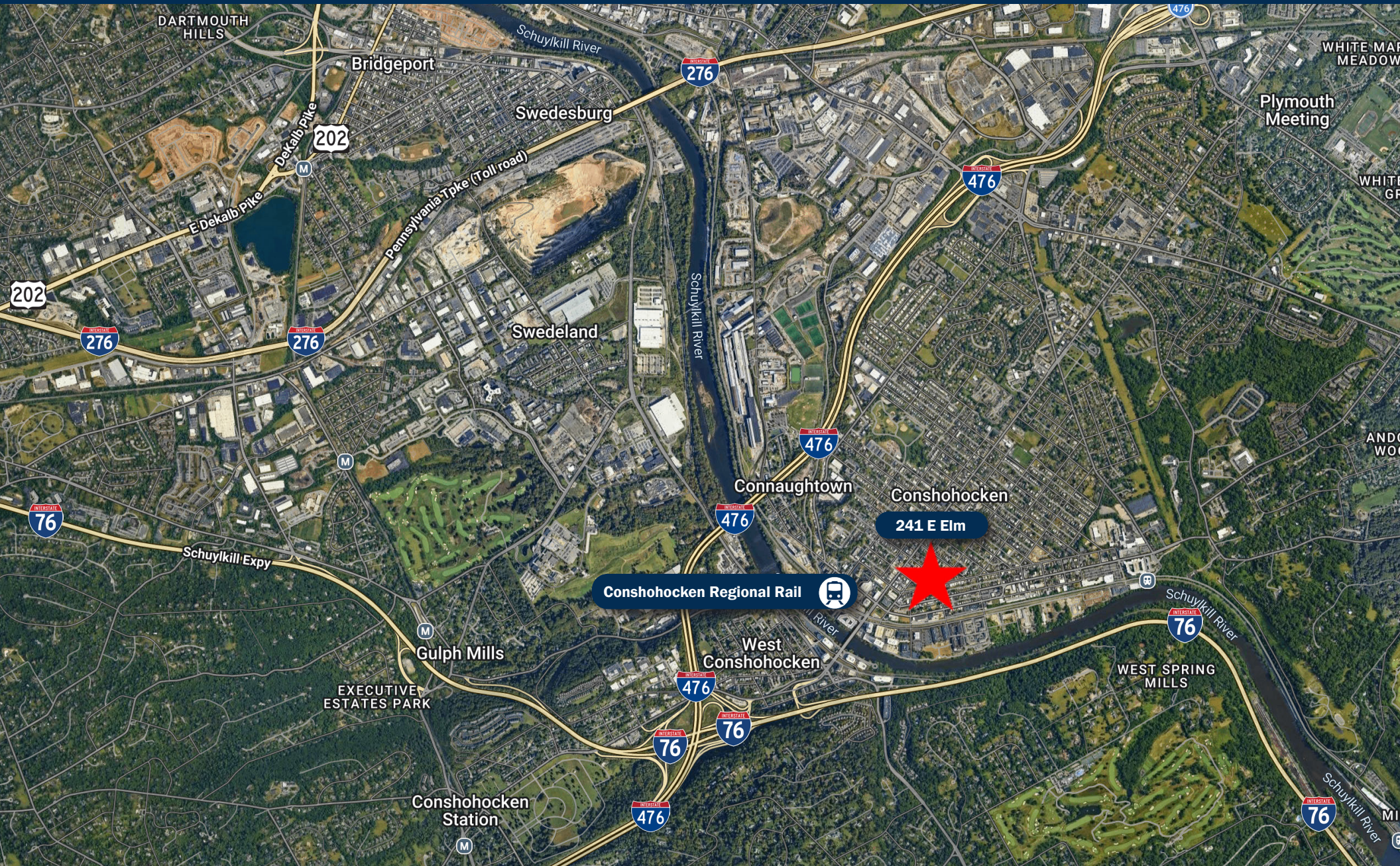
INTERSTATES

- PA I-76 (.9 Miles)
- PA I-476 (1.2 Miles)
- Norristown Interchange (4.5 Miles)
- Valley Forge Interchange (6.2 Miles)
- U.S. 202 (6.4 Miles)

PROPERTY AERIAL



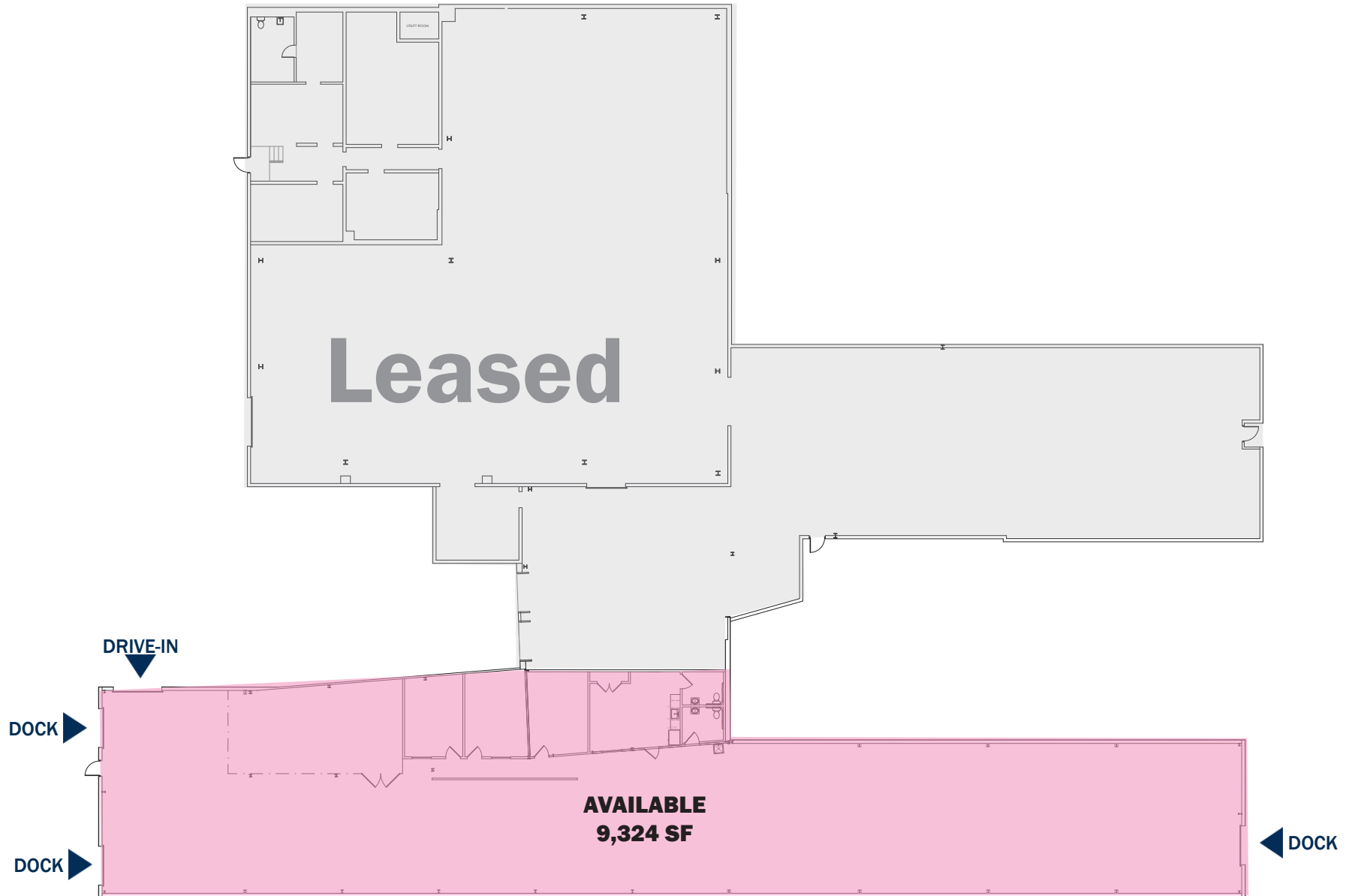
VELOCITY VENTURES



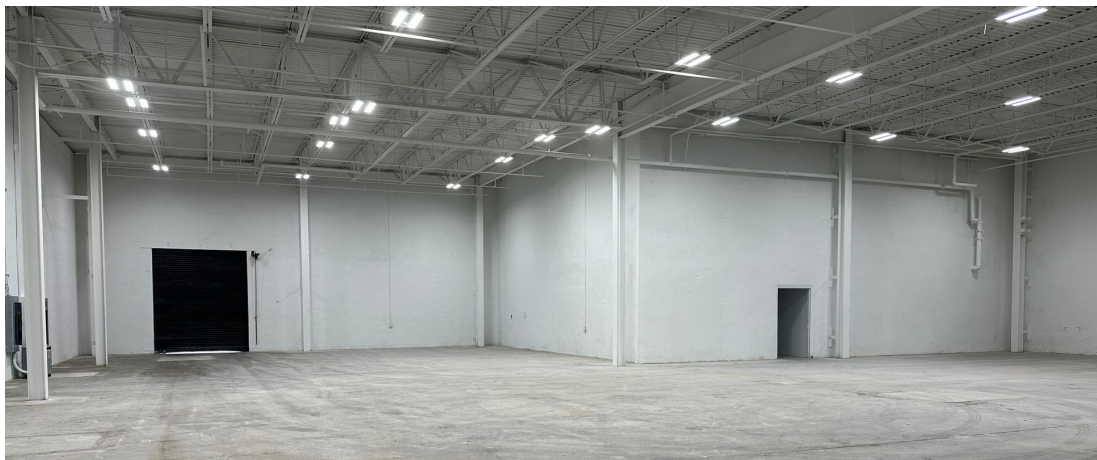
241 E Elm

Conshohocken Regional Rail

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.

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