

**AVAILABLE FOR
LEASE**

INDUSTRIAL & OFFICE
236 - 4,308 SF



VELOCITY VENTURES

3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA



ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS

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PROPERTY OVERVIEW & SPECS



**AGGREGATE
BUILDING AREA**
+/- 67,989



ACREAGE
+/- 7 ACRES



ZONING
L - MIXED USE



CEILING HEIGHT
10'



LOADING
1 DRIVE-IN DOOR
(8'W X 10'H)



SPRINKLER SYSTEM
WET SYSTEM THROUGHOUT



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
BRAND NEW INTERIOR WHITEBOX, LED LIGHTING,
AND FULLY CONDITIONED. ABUNDANT PARKING

TRANSPORTATION ARTERIES



INTERSTATES

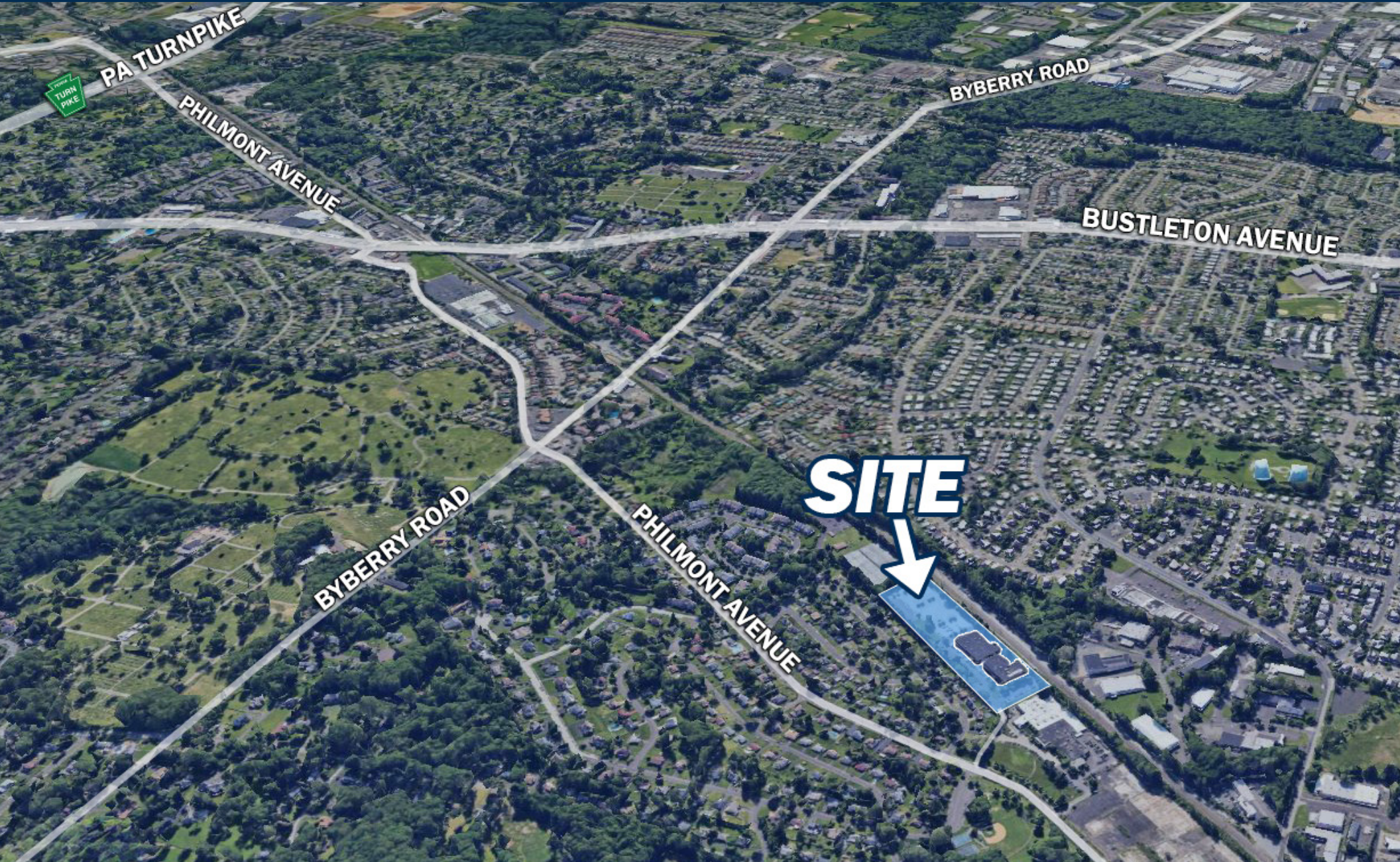
- HUNTINGDON PIKE (1.8 MILES)
- ROUTE 1 (2.3 MILES)
- PA TURNPIKE (3.15 MILES)
- I-95 (7.1 MILES)



AIRPORT

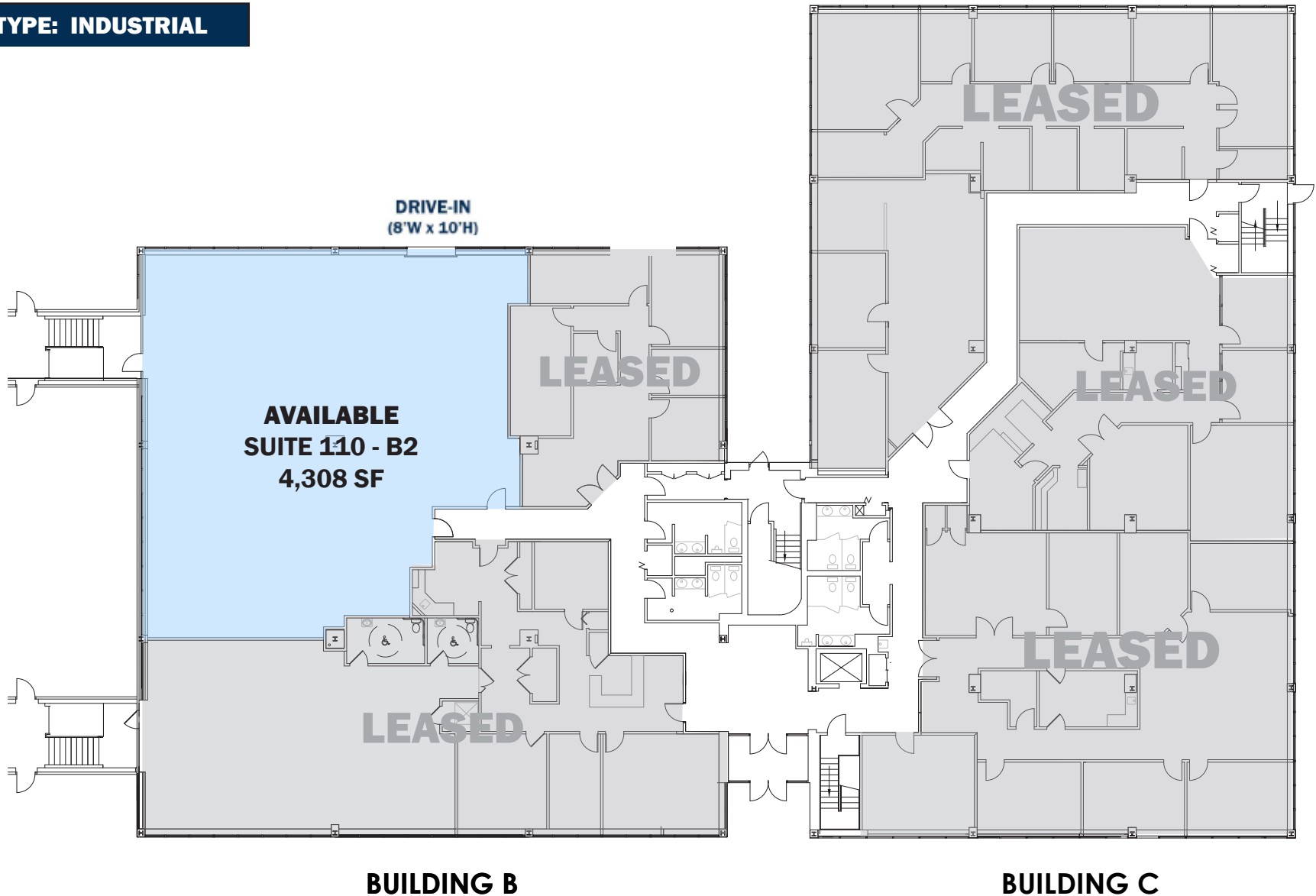
- PHL INTERNATIONAL AIRPORT (20 MILES)

PROPERTY AERIAL



FLOOR PLAN - LOWER LEVEL

SPACE TYPE: INDUSTRIAL



BUILDING B

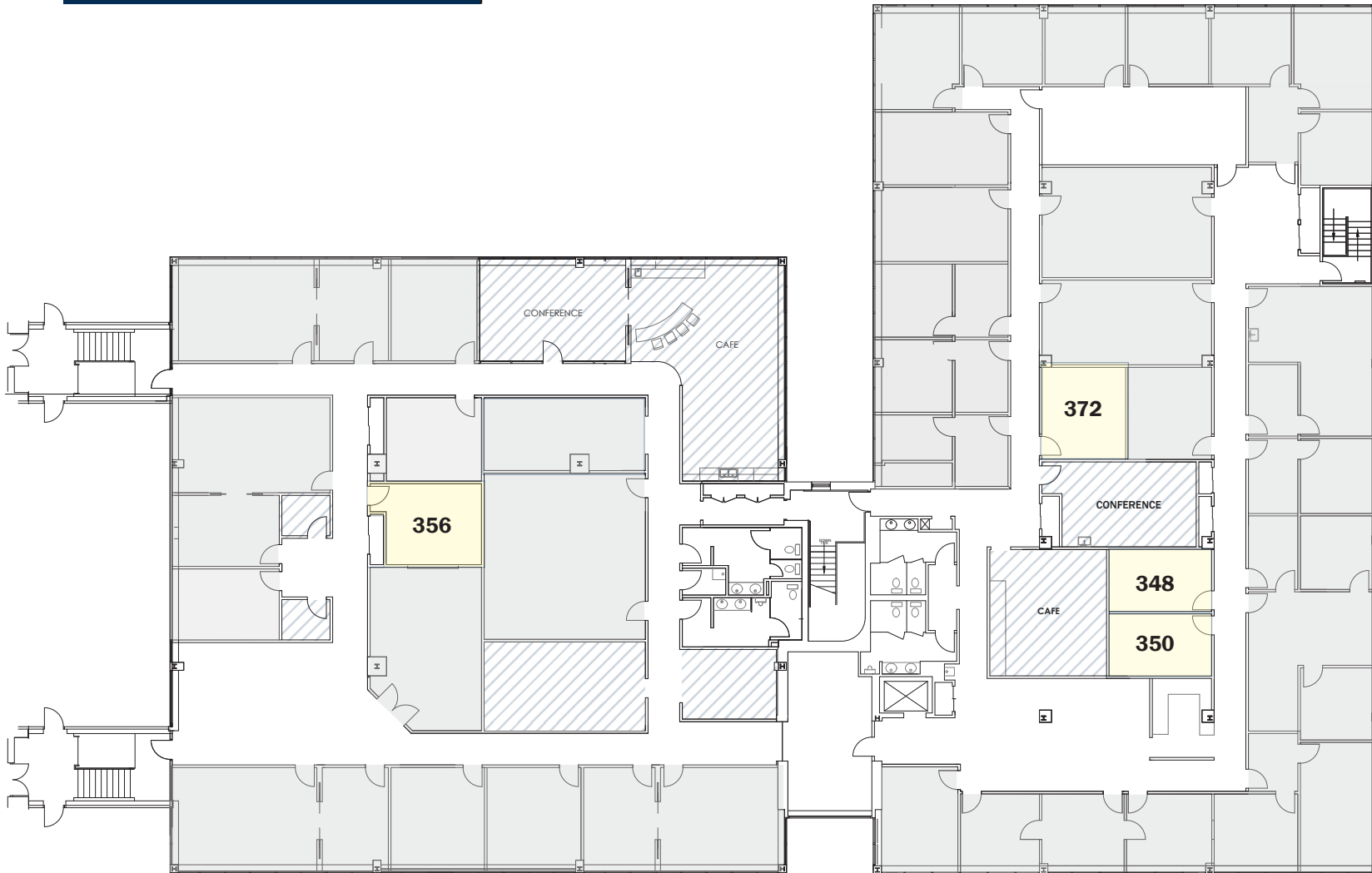
BUILDING C

FLOOR PLAN - UPPER LEVEL



VELOCITY VENTURES

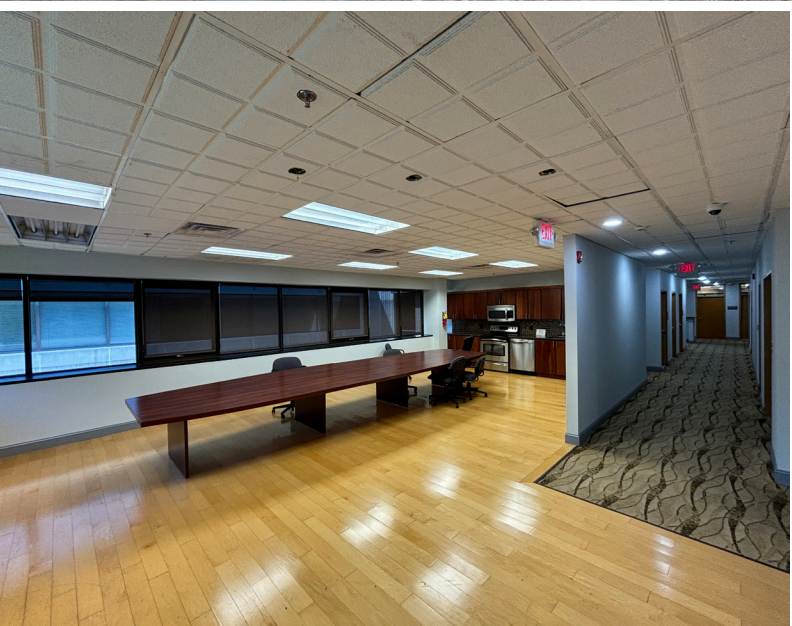
SPACE TYPE: OFFICE



SUITE KEY

SUITE #	SIZE
348	241 SF
350	236 SF
356	308 SF
372	289 SF

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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