



LANSDALE INDUSTRIAL AVAILABILITIES

AVAILABLE FOR LEASE

200 W. 8TH STREET

**21,644 SF INDUSTRIAL BUILDING
(DIVISIBLE TO 1,764 - 13,873 SF)**



AVAILABLE FOR LEASE

821 W. 5TH STREET

519 - 14,445 SF

**SMALL BAY WAREHOUSE & SELF
STORAGE UNITS AVAILABLE**



**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

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PROPERTY OVERVIEW & SPECS



200 W. 8TH STREET

BUILDING SIZE	+/- 21,644 SF (DIVISIBLE to 1,764 - 13,873 SF)
LOT SIZE	.72 ACRE
CLEAR HEIGHT	MAIN SECTION: 14' - 18' SMALLER SECTION: 10' - 12'
LOADING	MAIN SECTION: 18' W X 15' H HIGH GRADE LEVEL DRIVE-IN DOOR (ADDITIONAL LOADING CAN BE ADDED) SMALLER SECTION: 10'W x 12'H GRADE LEVEL DRIVE-IN DOOR TO 8TH STREET 10' X 10' GRADE LEVEL DRIVE-IN DOOR TO ALLEY
UTILITIES	PECO GAS, LANSDALE BOROUGH ELECTRIC
FIRE SUPPRESSION	100% SPRINKLER
POWER	3 PHASE/480V
BUILDING CONDITION	WHITEBOXED INTERIOR WITH NEW LED LIGHTING, EXTERIOR PAINTING & LANDSCAPING UPGRADES



821 W. 5TH STREET

BUILDING SIZE	+/- 31,041 SF
LOT SIZE	1.27 ACRES
CLEAR HEIGHT	18'
LOADING	2 LOADING DOCKS ADDITIONAL LOADING CAN BE ADDED
COLUMN SPACING	20'X39'
UTILITIES	PECO GAS
POWER	3 PHASE/480V
BUILDING CONDITION	WHITEBOXED INTERIOR WITH NEW LED LIGHTING, EXTERIOR PAINTING & LANDSCAPING UPGRADES

PROPERTY AERIAL

821 W 5TH STREET

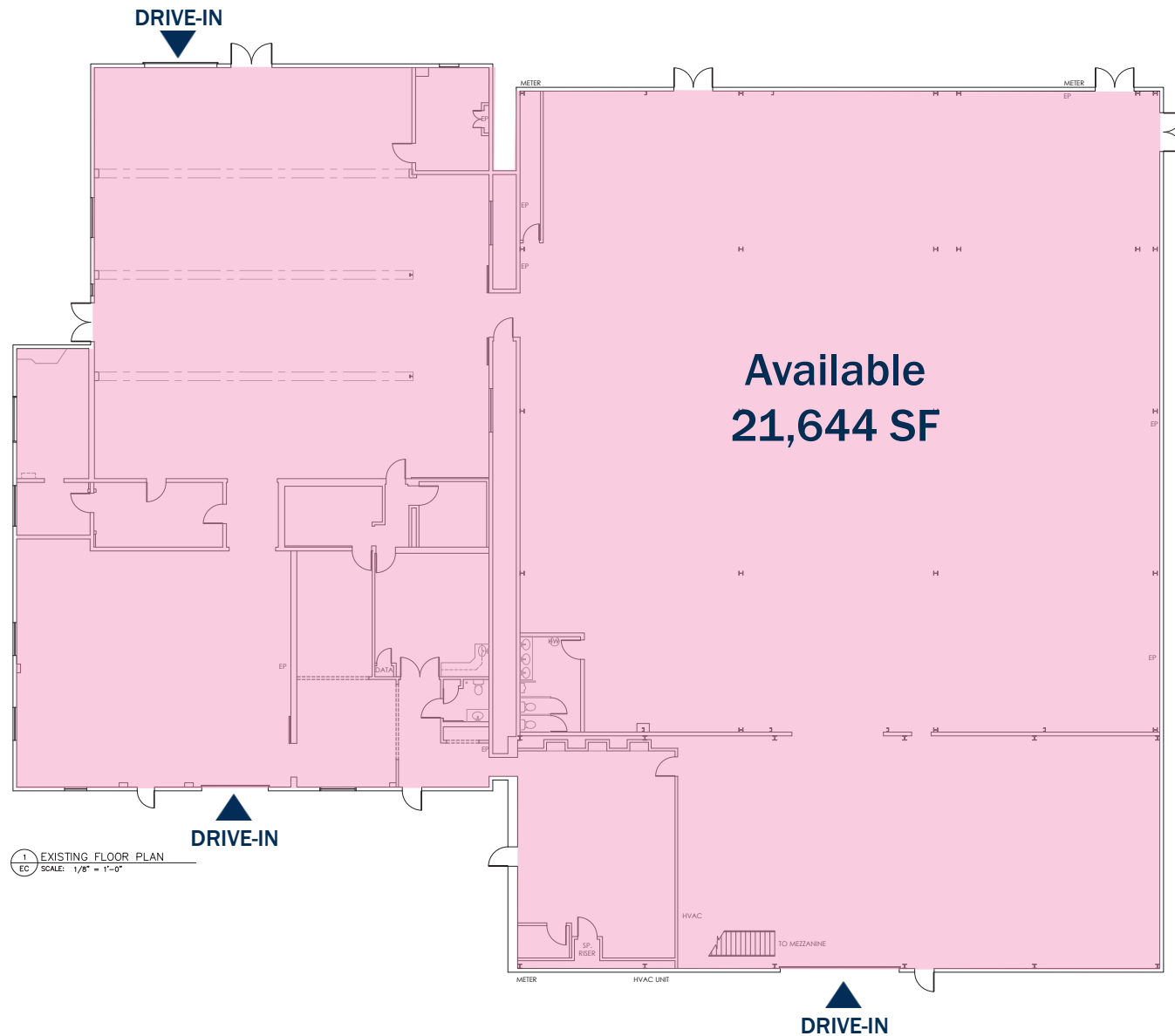
9TH STREET SEPTA REGIONAL RAIL

200 W 8TH STREET

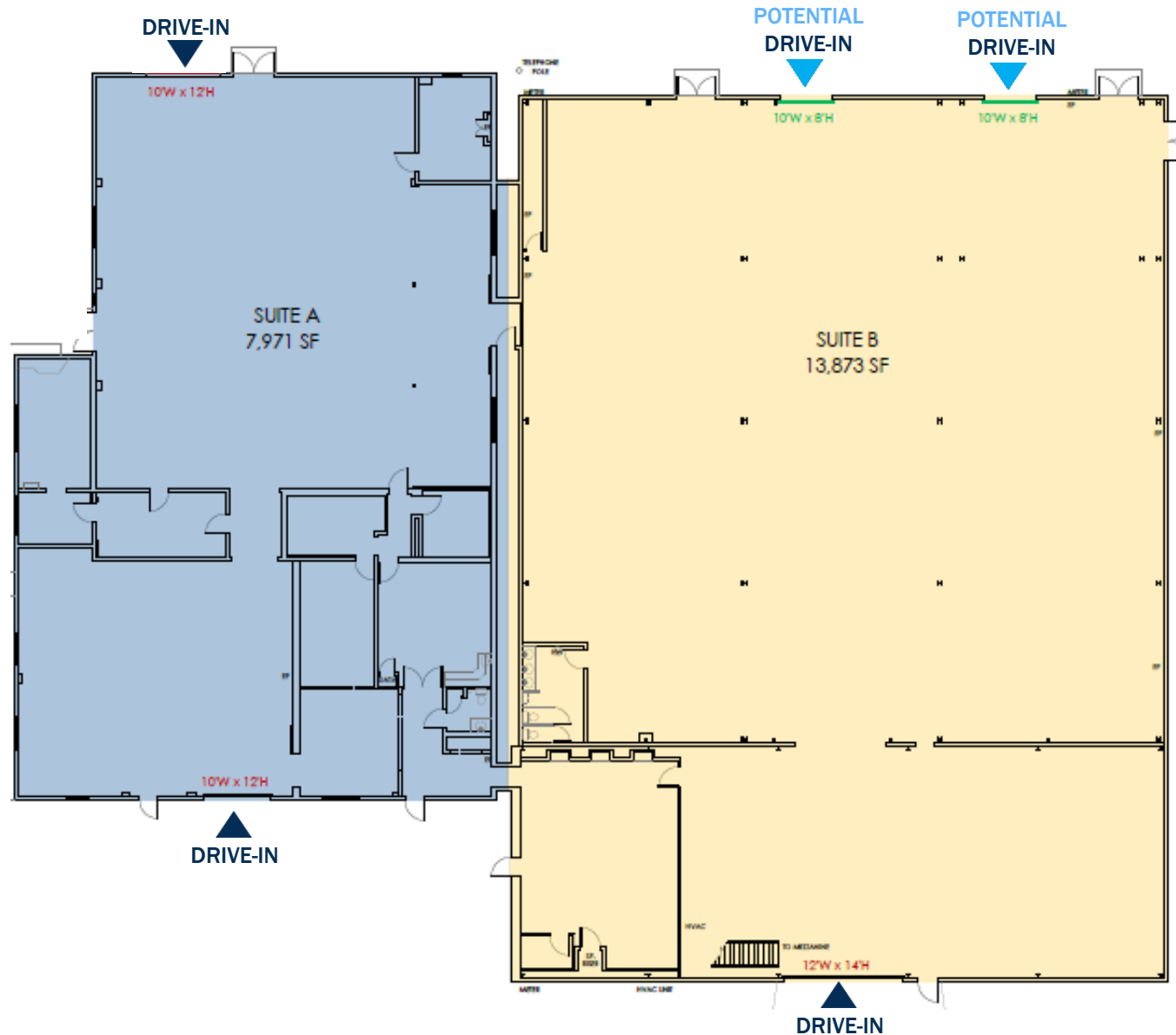
ROAD	200 W 8TH	821 W 5TH
I-476	3.74 MILES	3.17 MILES
RT 309	2.30 MILES	2.93 MILES
RT 202	3.73 MILES	3.77 MILES
PUBLIC TRANSPORTATION (SEPTA RR)		
Lansdale Station	.56 Miles	.75 Mile
9th Street Station	.27 miles	.72 Miles

LANSDALE SEPTA REGIONAL RAIL

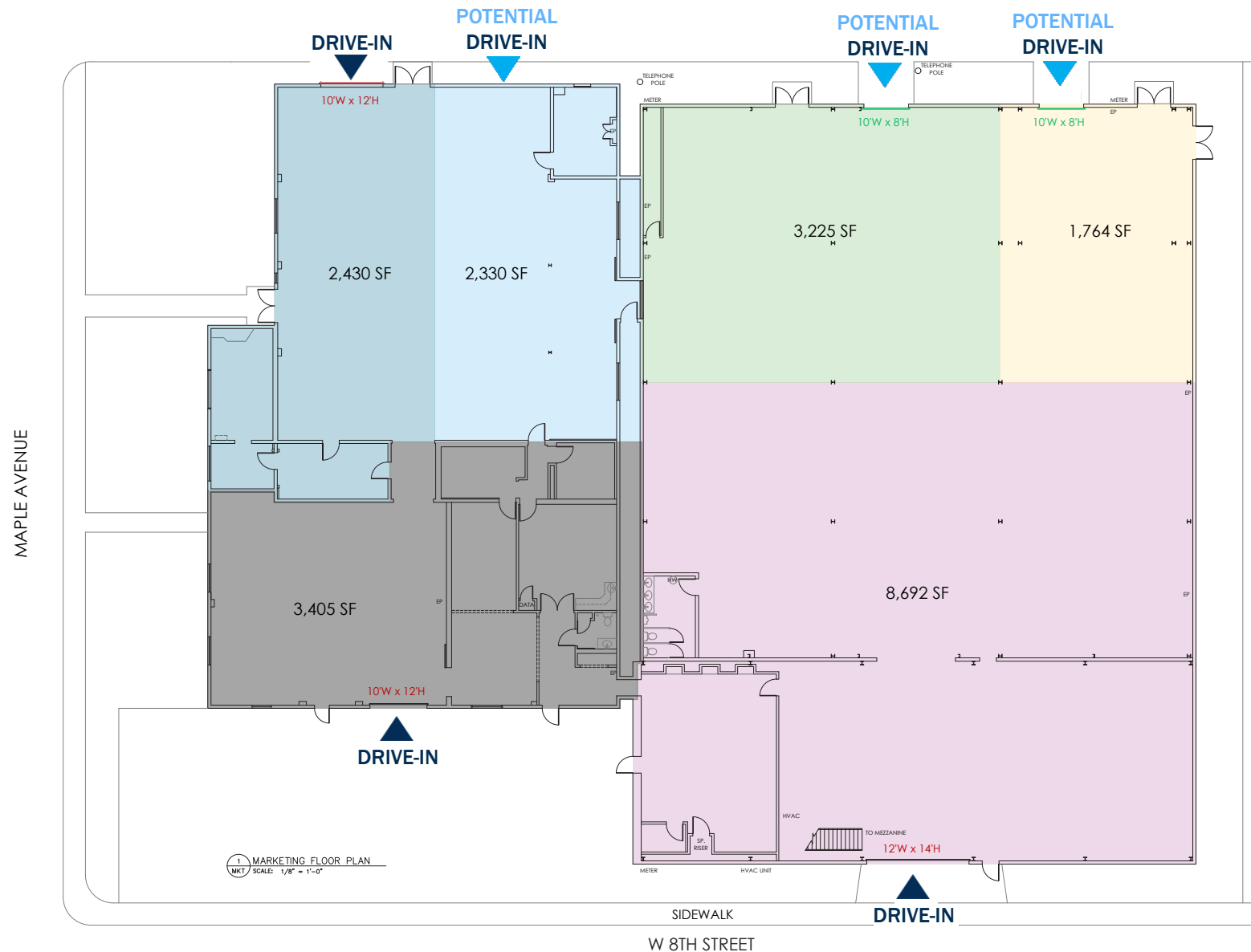
FLOOR PLAN | 200 W. 8TH STREET EXISTING CONDITIONS



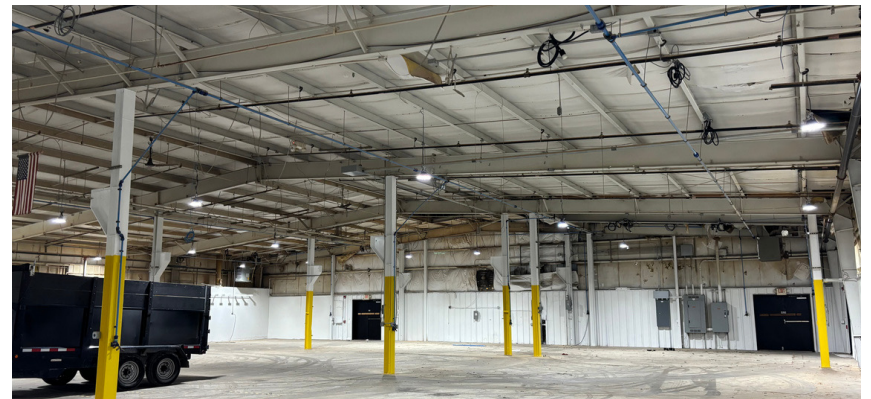
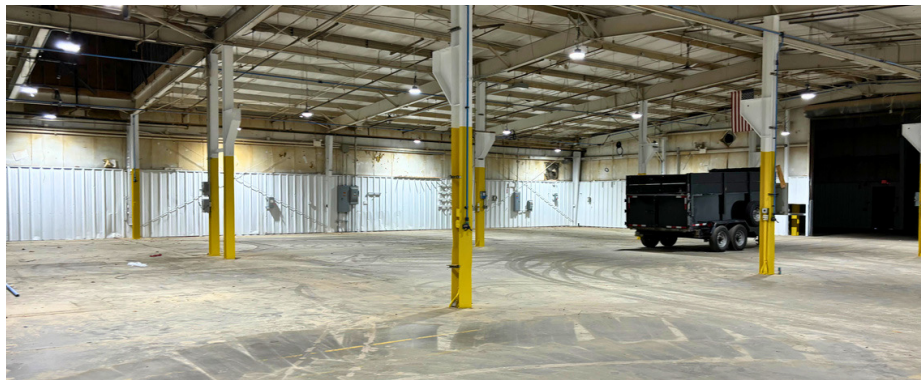
FLOOR PLAN | 200 W. 8TH STREET DEMISED OPTION 1



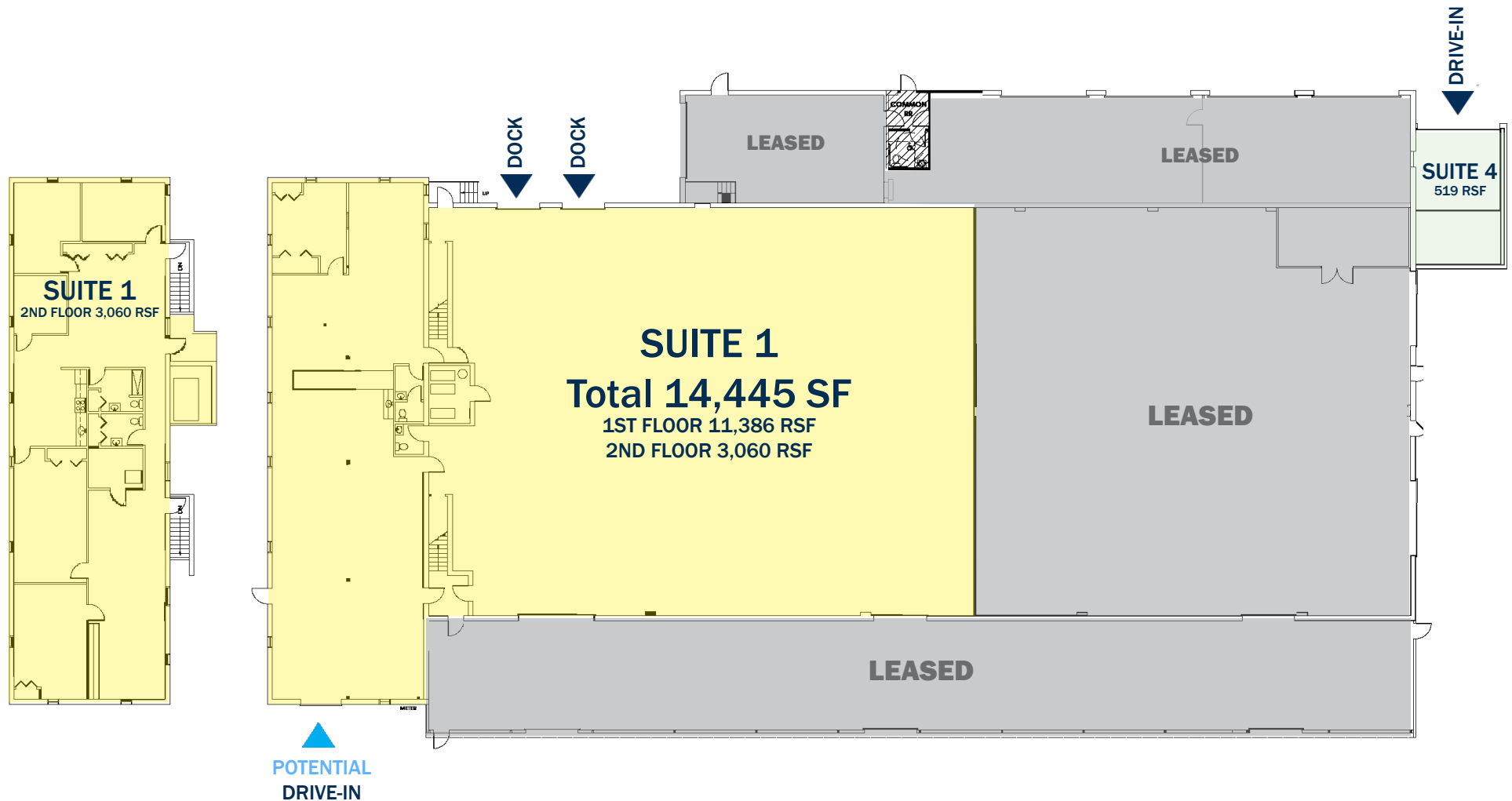
FLOOR PLAN | 200 W. 8TH STREET DEMISED OPTION 2



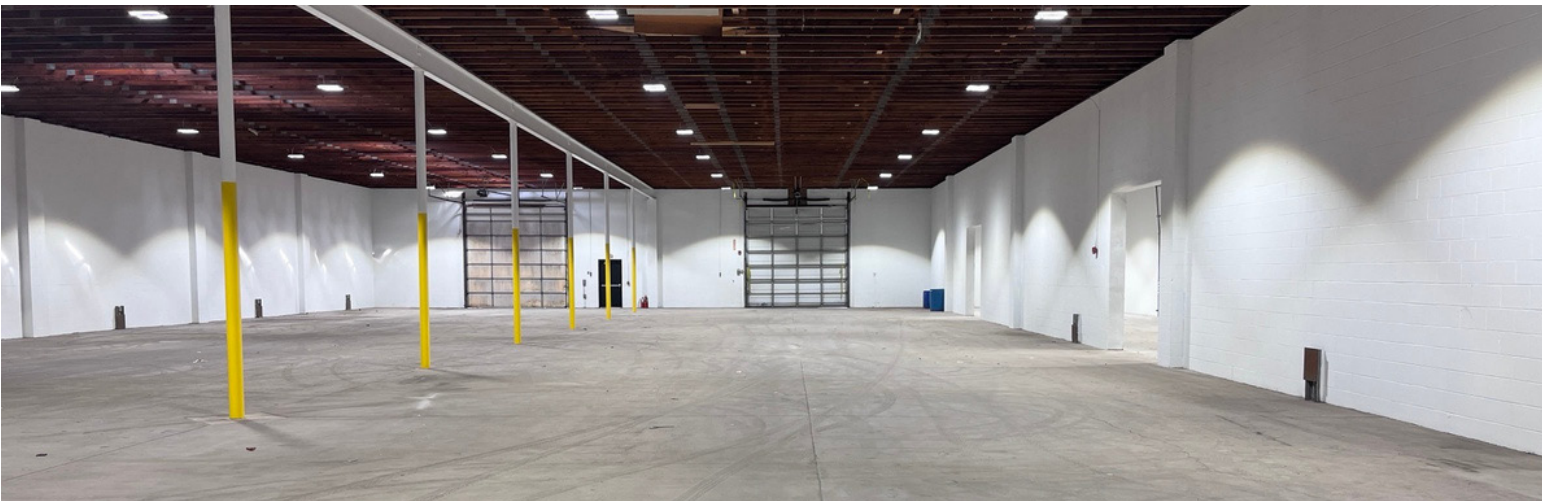
PHOTOS | 200 W. 8TH STREET



FLOOR PLAN | 821 W. 5TH STREET



PHOTOS | 821 W. 5TH STREET



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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