

AVAILABLE FOR
LEASE | **INDUSTRIAL**
14,493 SF

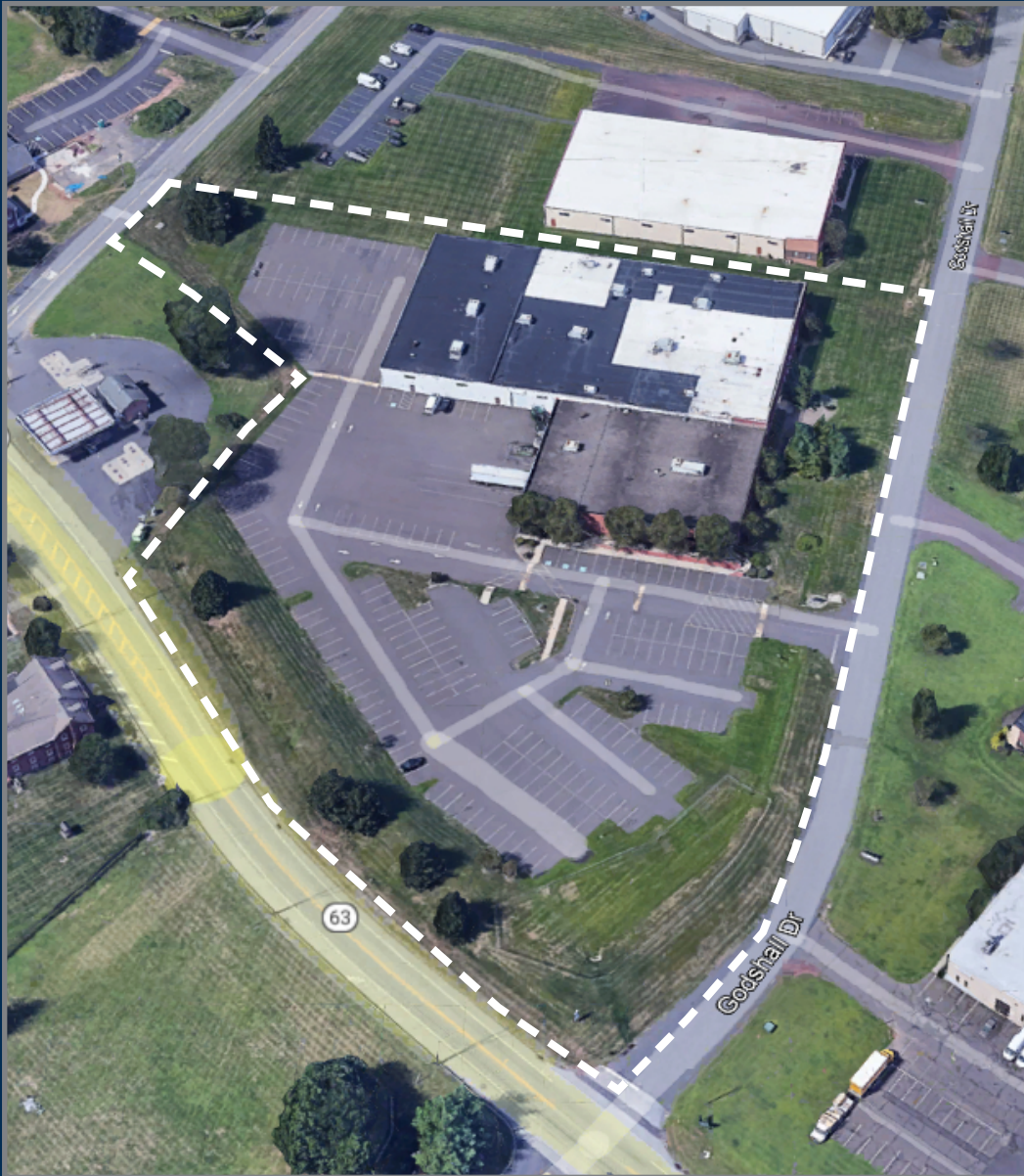
343 GODSHALL DRIVE
HARLEYSVILLE, PA



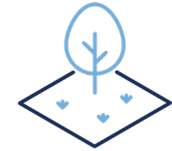
ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS

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✉ robert@velocityinv.com

PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
57,690 SF



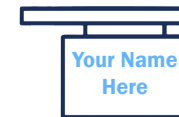
ACREAGE
6.01 ACRES



CEILING HEIGHT
16'



POWER
1200 AMP, 3 PHASE SERVICE



SIGNAGE
EXCELLENT SIGNAGE
OPPORTUNITY ALONG RT. 63



LOADING
1 DRIVE-IN SERVICING
THE AVAILABILITY

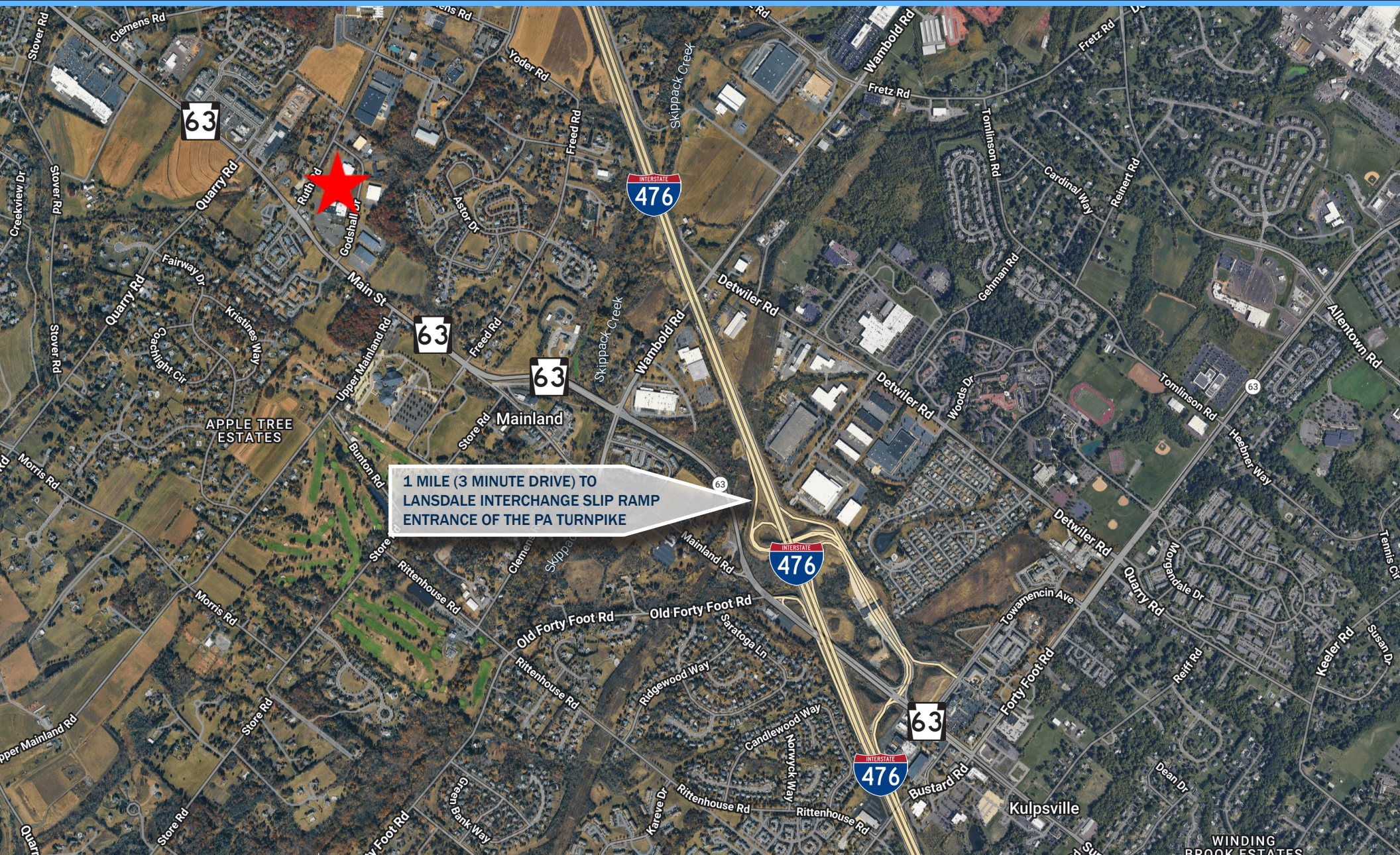
TRANSPORTATION ARTERIES



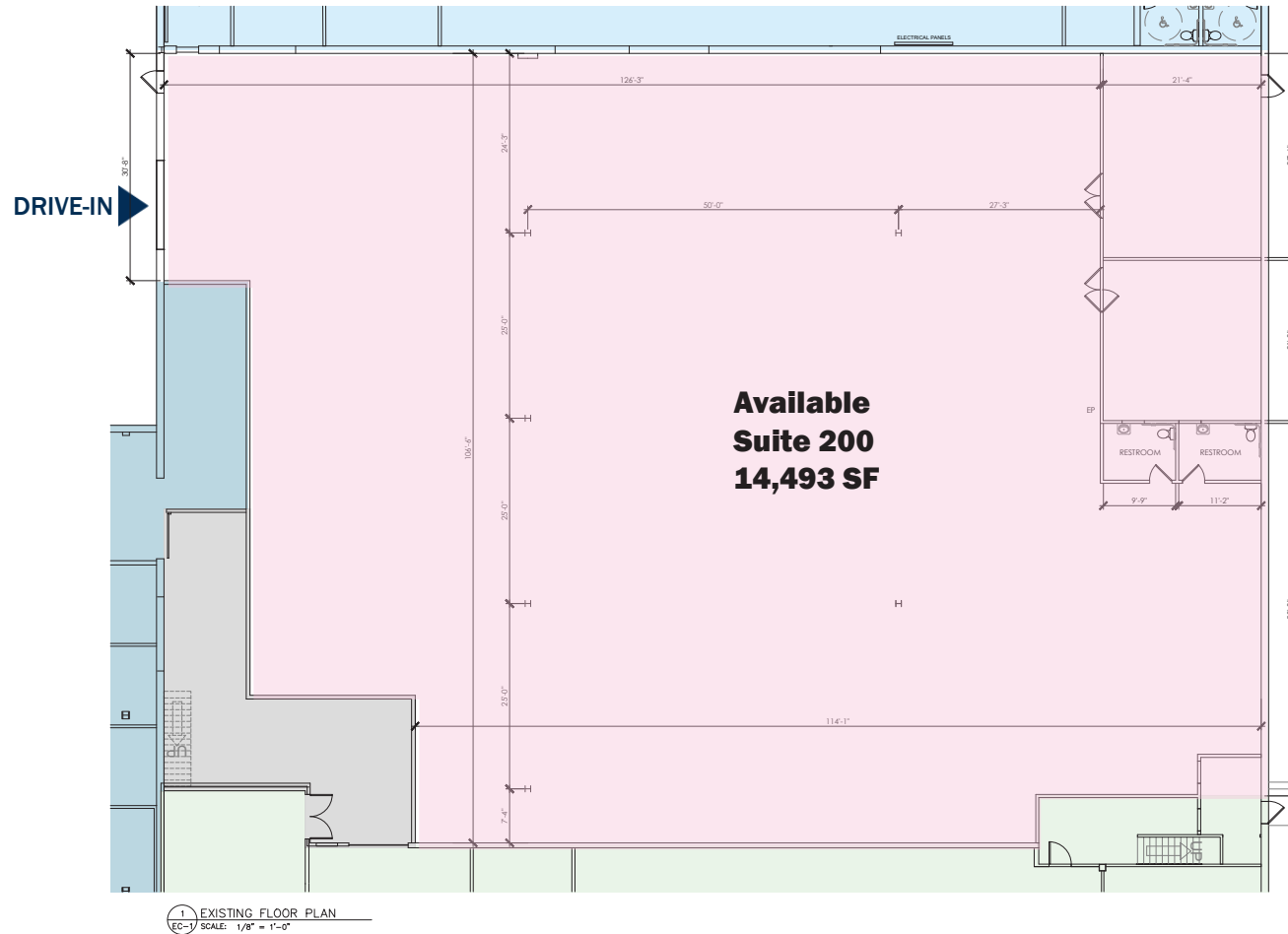
INTERSTATES

- 1.9 MILES, 5 MINUTES TO 476 INTERCHANGE
- **1 MILE (3 MINUTE DRIVE) TO LANSDALE INTERCHANGE SLIP RAMP ENTRANCE OF THE PA TURNPIKE**

PROPERTY AERIAL



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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