AVAILABLE FOR LEASE

INDUSTRIAL
115,076 SF

VELOCITY VENTURES

5660 RISING SUN AVENUE
PHILADELPHIA, PA

$ **LOWEST COST FUNCTIONAL AVAILABILITY IN PHILADELPHIA**

$6.50/SF NNN

ONE UNIT REMAINING!

ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS

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PROPERTY OVERVIEW & SPECS

VELOCITY VENTURES

AGGREGATE BUILDING AREA
+/- 426,335

ACREAGE
+/- 16 ACRES

LOADING
7 LOADING DOCK DOORS SERVING AVAILABILITY

HEAVY POWER
13,000+ AMPS

SEWER & WATER SERVICE
PUBLIC

PARKING
461 PARKING SPACES

ZONING
I2 - INDUSTRIAL

CLEAR HEIGHT
20'-7"

BUILDING CONDITIONS
BRAND NEW INTERIOR WHITEBOX CONDITION, EXTERIOR PAINT, LED LIGHTING, AND ADDITIONAL LOADING COURTS

- Multiple loading configurations and 20'+ clear heights suitable for manufacturing and warehouse/distribution users
- Significant power and dedicated loading courts
- Gated & secured exterior storage for materials, trailers, or fleet vehicles
- Availability contains two mezzanines with offices, breakroom and restrooms.

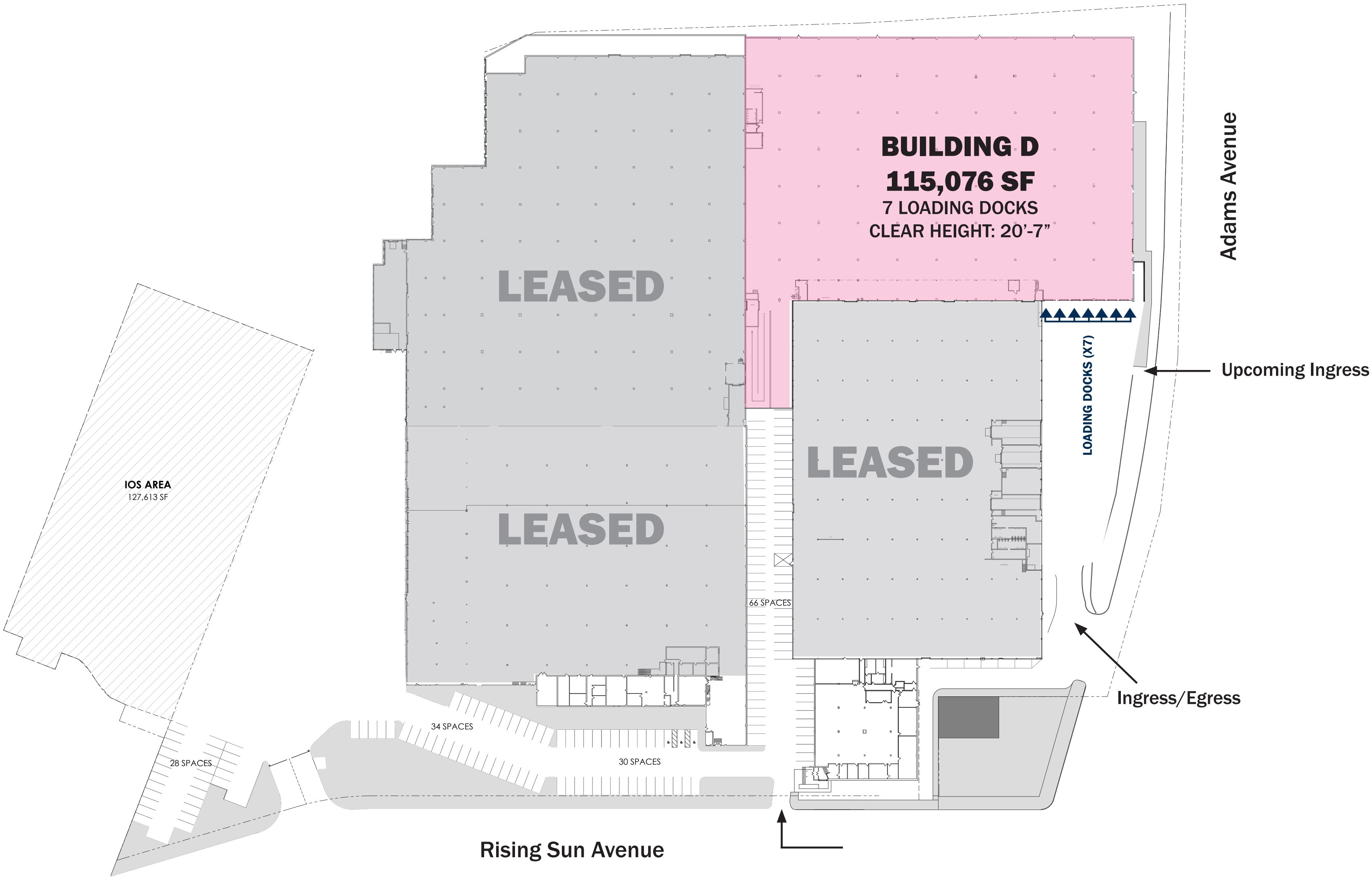
- Immediate proximity to major interstates and arteries:
  - US Route 1/Roosevelt Boulevard (1 Mile)
  - PA Route 611/N Broad Street (2 Miles)
  - Tacony-Palmyra Bridge (5.3 Miles)
  - Betsy Ross Bridge (5.5 Miles)
  - Center City Philadelphia (10.5 Miles)

PROPERTY AERIAL

ONE MILE FROM US ROUTE 1

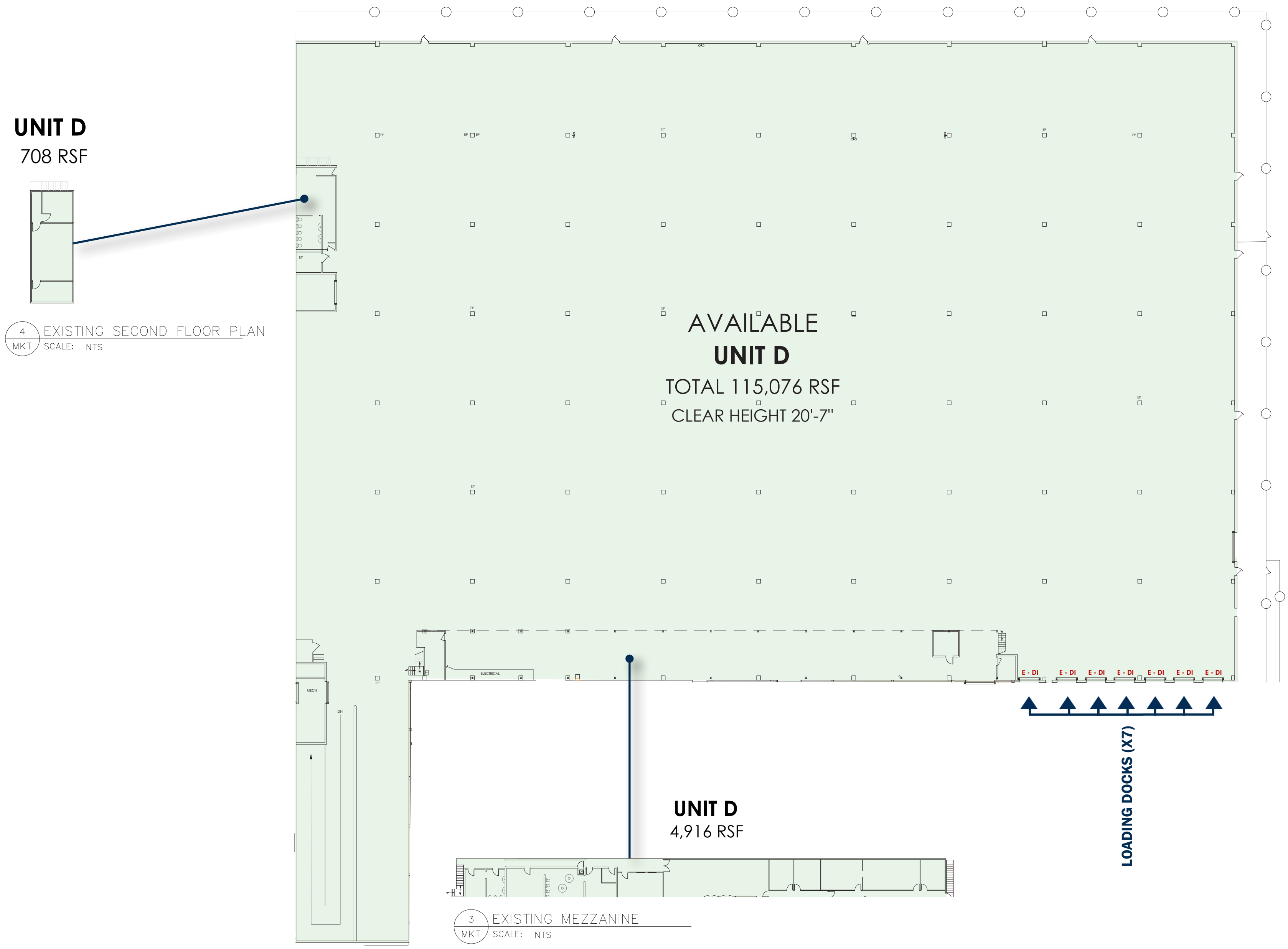
LOCATION WITHIN THE PARK

VELOCITY VENTURES



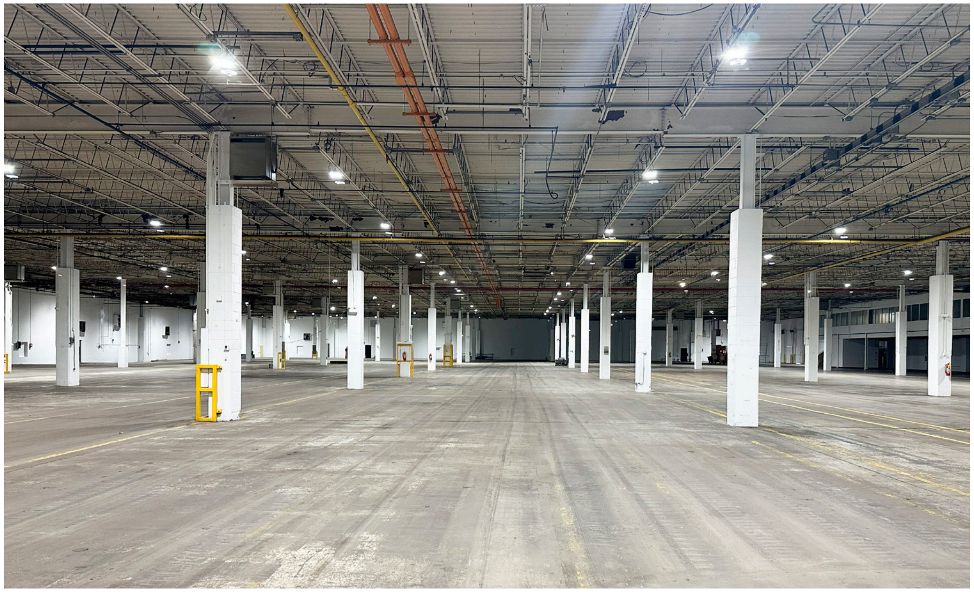
FLOOR PLAN

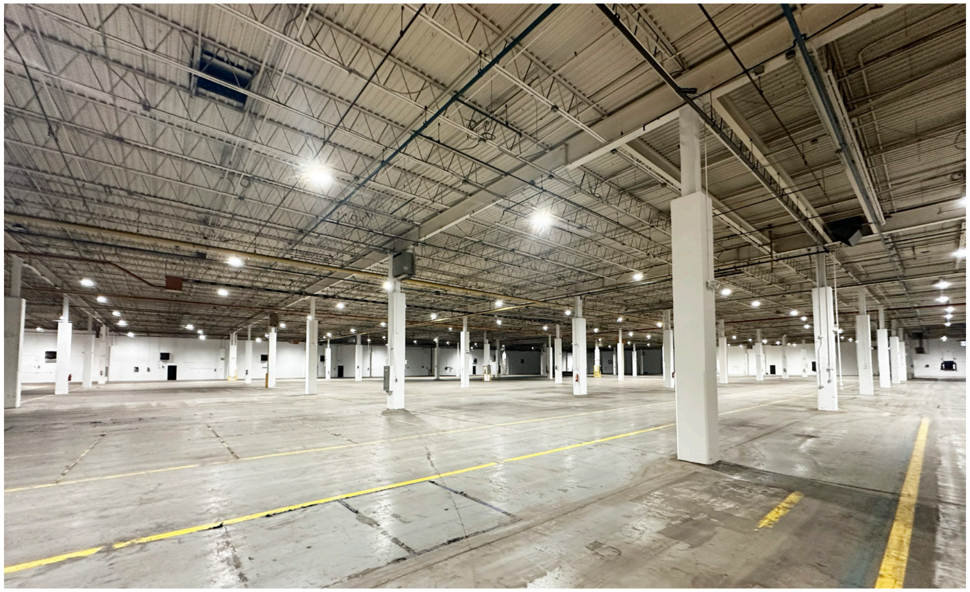
VELOCITY VENTURES



PHOTOS

VELOCITY VENTURES





ABOUT VELOCITY

VELOCITY VENTURES

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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