

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL  
24,951 SF**



VELOCITY VENTURES

**1515 GARNET MINE ROAD  
GARNET VALLEY, PA**



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# PROPERTY OVERVIEW & SPECS



**TOTAL BUILDING AREA**  
176,000 SF



**ACREAGE**  
4.36 AC



**ZONING**  
LI 1 (LIGHT INDUSTRIAL)



**CEILING HEIGHT**  
15'



**POWER**  
AMPS: 1,300 VOLTS: 120-480 PHASE: 3



**SPRINKLER SYSTEM**  
WET



**SEWER & WATER SERVICE**  
PUBLIC



**BUILDING CONDITIONS**  
POSSIBLE OUTDOOR STORAGE, TRAILER PARKING, NEW ROOF, HEAT

## TRANSPORTATION ARTERIES



**INTERSTATES**  
ROUTE 322 (0.5 MILES)  
I-95 (3.0 MILES)  
ROUTE 1 (4.0 MILES)  
ROUTE 202 (4.2 MILES)  
I-476 (7.8 MILES)  
I-76 (18.2 MILES)

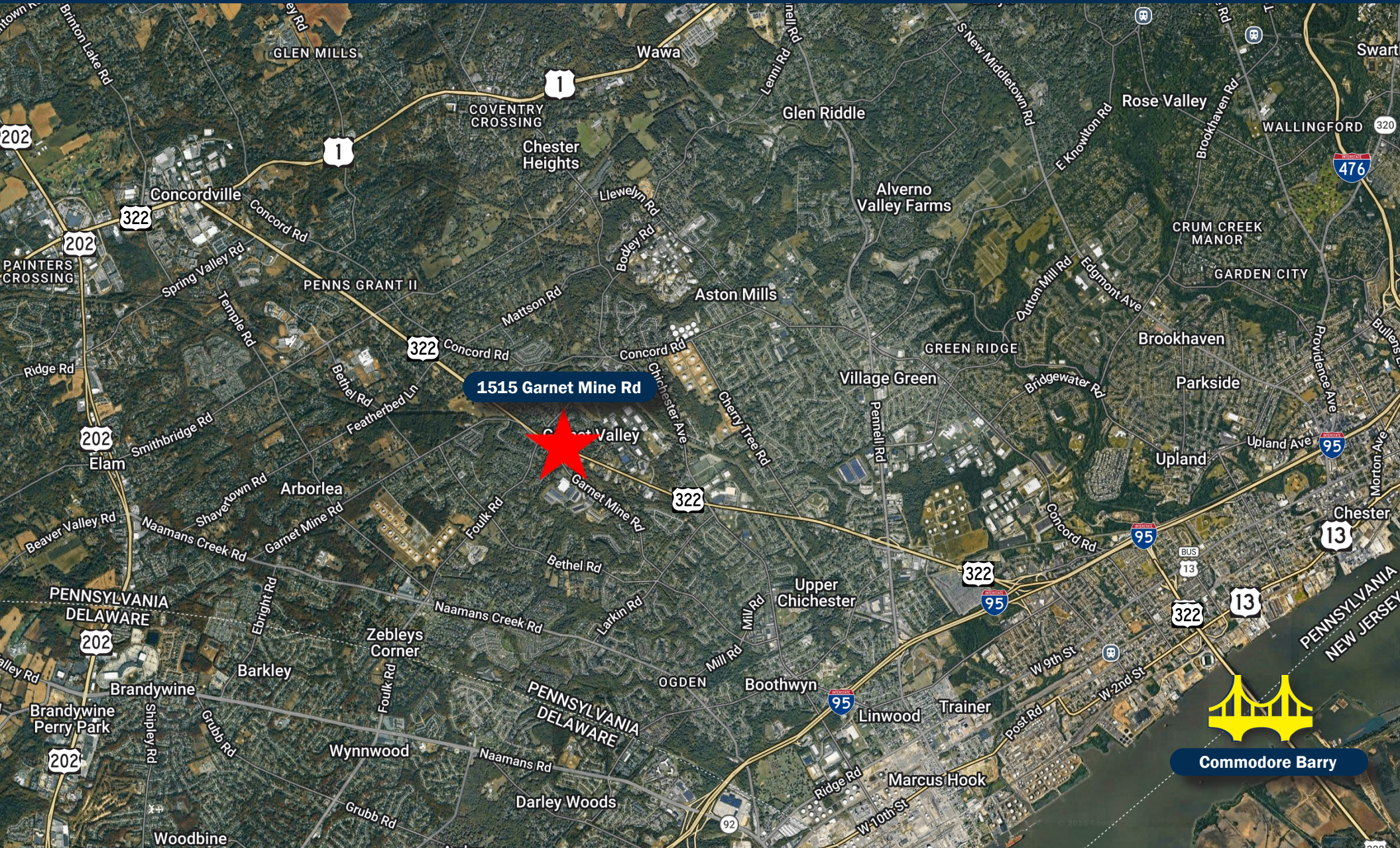


**BRIDGES**  
COMMODORE BARRY  
6.4 MILES  
WALT WHITMAN  
21.7 MILES  
BEN FRANKLIN  
24.6 MILES



**AIRPORT**  
PHILADELPHIA  
INTERNATIONAL AIRPORT  
13.7 MILES

# PROPERTY AERIAL

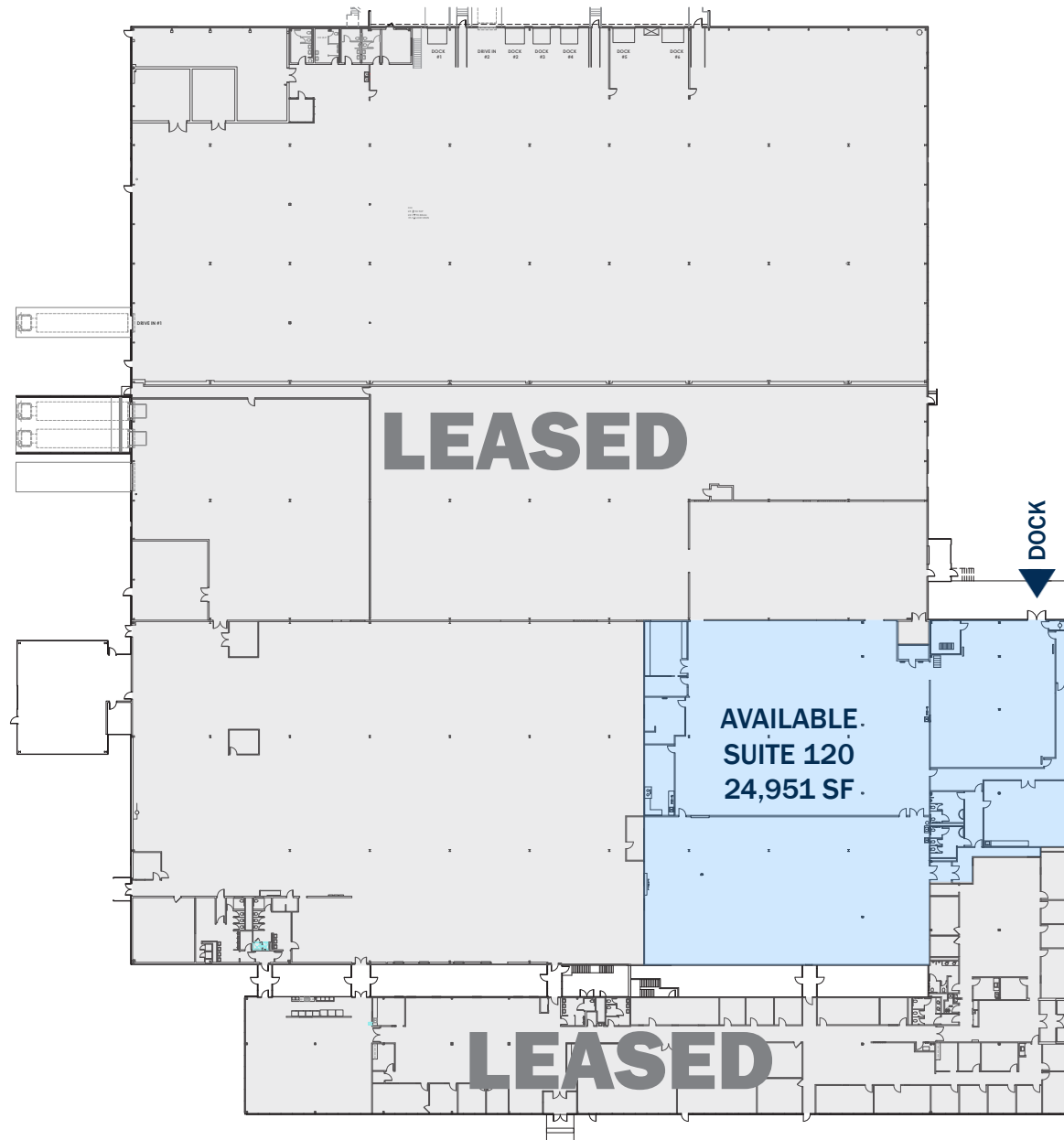


  
**Commodore Barry**

# FLOOR PLAN



VELOCITY VENTURES



# 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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