

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
2,000 - 11,275 SF
OFFICE
988 - 1,305 SF**



VELOCITY VENTURES

**2727 PHILMONT AVENUE
HUNTINGDON VALLEY, PA**



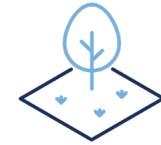
**ROB FONTANELLA | ASSOCIATE DIRECTOR
VELOCITY VENTURE PARTNERS**

 (610) 731-7080
 robert@velocityinv.com

PROPERTY OVERVIEW & SPECS



AGGREGATE PORTFOLIO AREA
+/- 110,539



ACREAGE
+/- 6.21 ACRES



CEILING HEIGHT
14' - 20'



ZONING
I - INDUSTRIAL



LOADING
BUILDING B
SUITE 235 (3 DRIVE-INS)
SUITE 205 (1 DRIVE-IN)
BUILDING C
SUITE 305A (1 DOCK)
SUITE 320 (1 DOCK, 1 DRIVE-IN)



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
WHITEBOXED INTERIOR UNITS
WITH LED LIGHTING

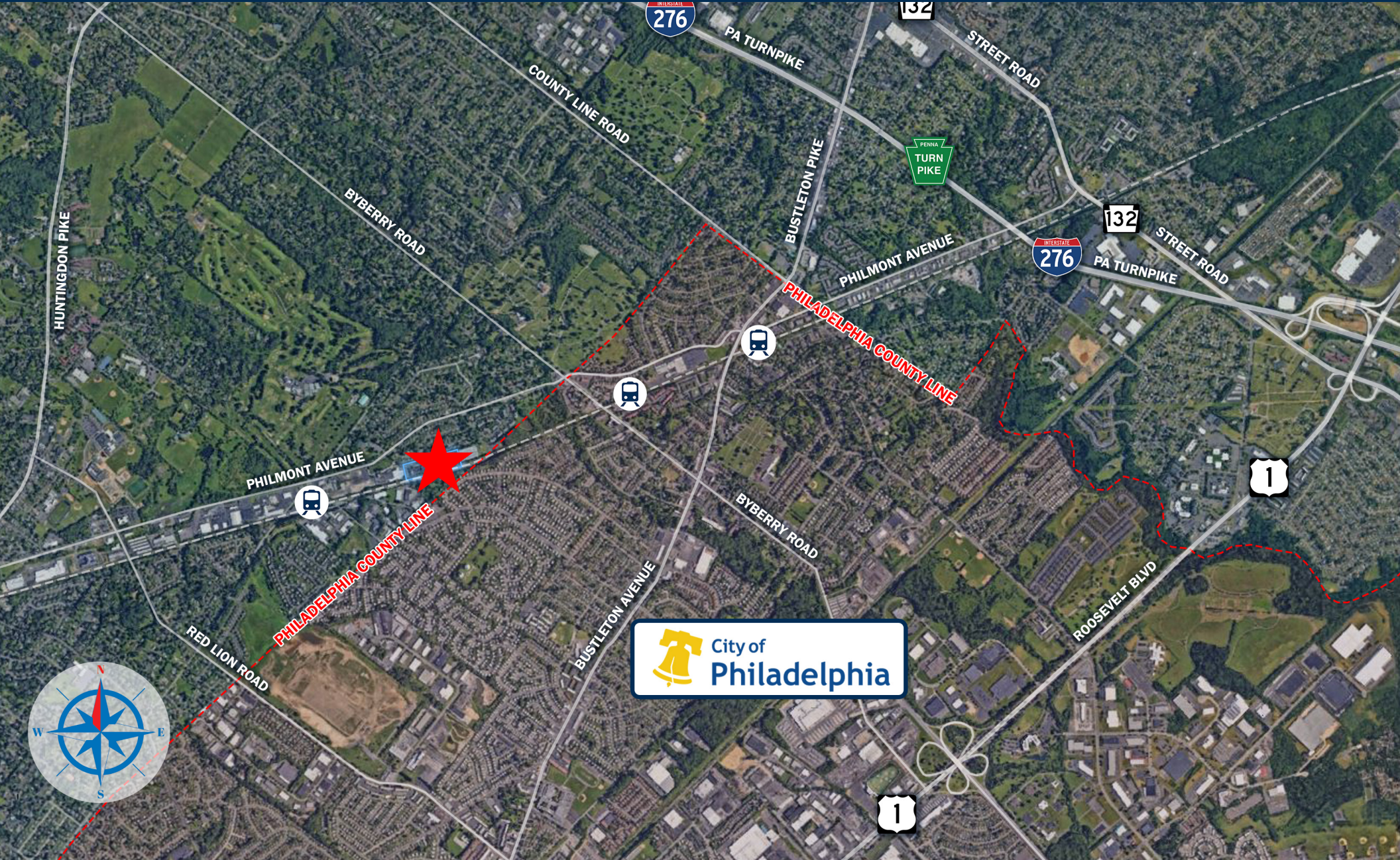
TRANSPORTATION ARTERIES



INTERSTATES

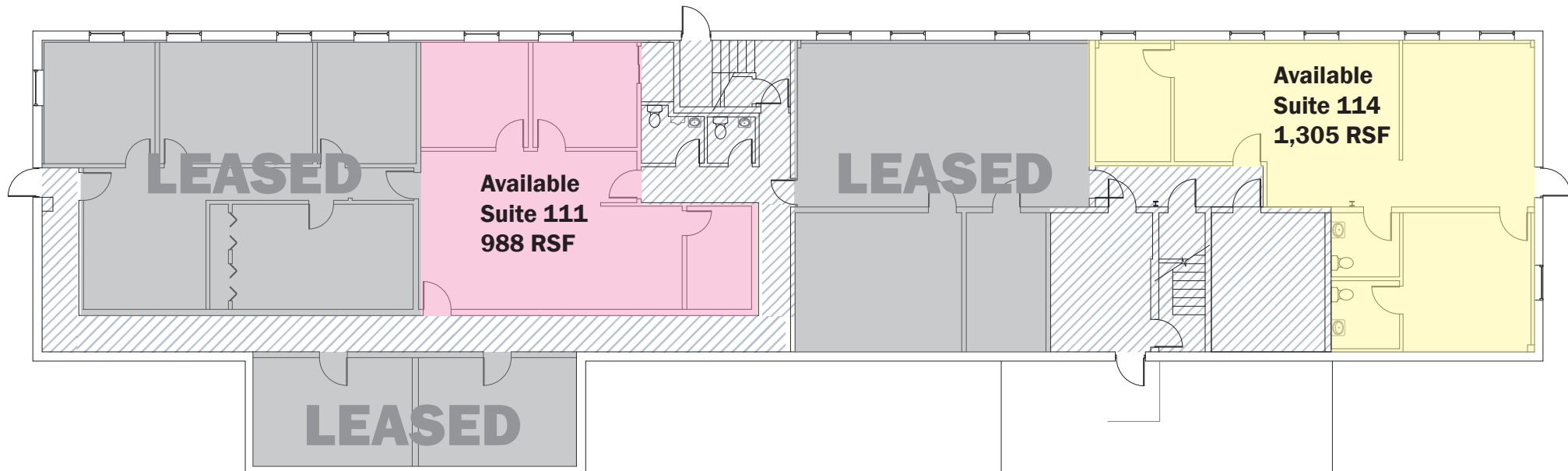
- HUNTINGDON PIKE (1 MILE)
- US ROUTE 1 (3.3 MILES)
- PA ROUTE 611 (4 MILES)
- PA TURNPIKE (6.3 MILES)
- I-95 (7.1 MILES)

PROPERTY AERIAL



FLOOR PLAN - BUILDING A

OFFICE AVAILABILITIES



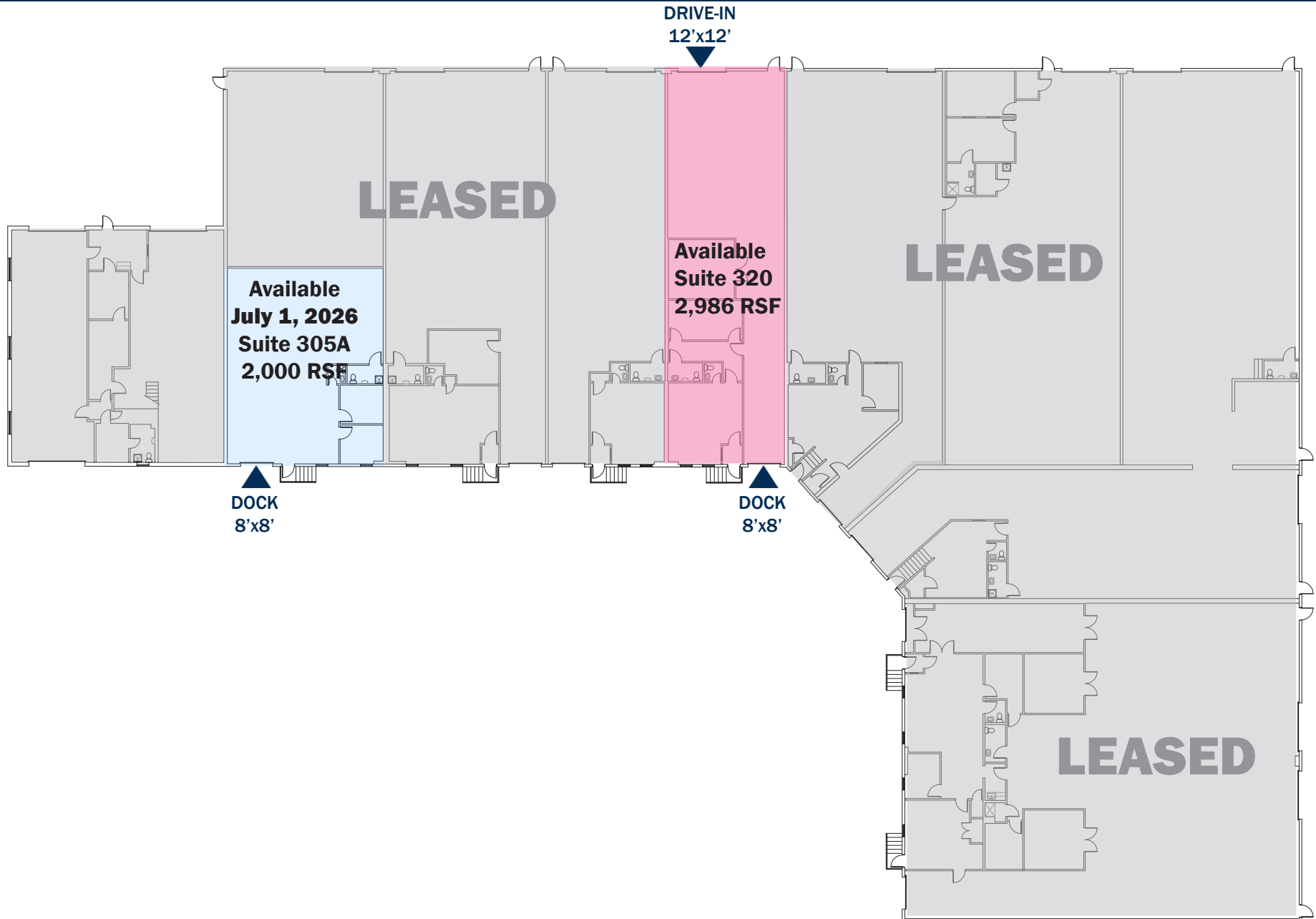
FLOOR PLAN - BUILDING B

INDUSTRIAL AVAILABILITIES



FLOOR PLAN - BUILDING C

INDUSTRIAL AVAILABILITY



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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

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