

**AVAILABLE FOR
LEASE**

INDUSTRIAL

4,633 & 5,730 SF



VELOCITY VENTURES

**2460 & 2490 GENERAL ARMISTEAD
NORRISTOWN, PA**



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Property Overview & Specs



Aggregate Building Area

+/- 60,195 SF

Acres

+/- 8.94 Acres

Loading

One (1) Drive-In (2490)
One (1) Loading Dock (2460)

Sewer Service

Public

Water Service

Public

Zoning

(LC & I) Limited Commercial & Industrial

Clear Height

11' 7"

Parking

4/1,000

Building Condition

NEW! Whitebox Condition, LED Lighting, and Drive-in Door

- The property is strategically located 5 miles from King of Prussia and 18 miles from Philadelphia

- Available units are in whitebox condition with offices and new LED lighting throughout

- Available units feature drive-in or loading capabilities suitable for various warehouse and flex users

- Immediate proximity to major interstates and arterial access:

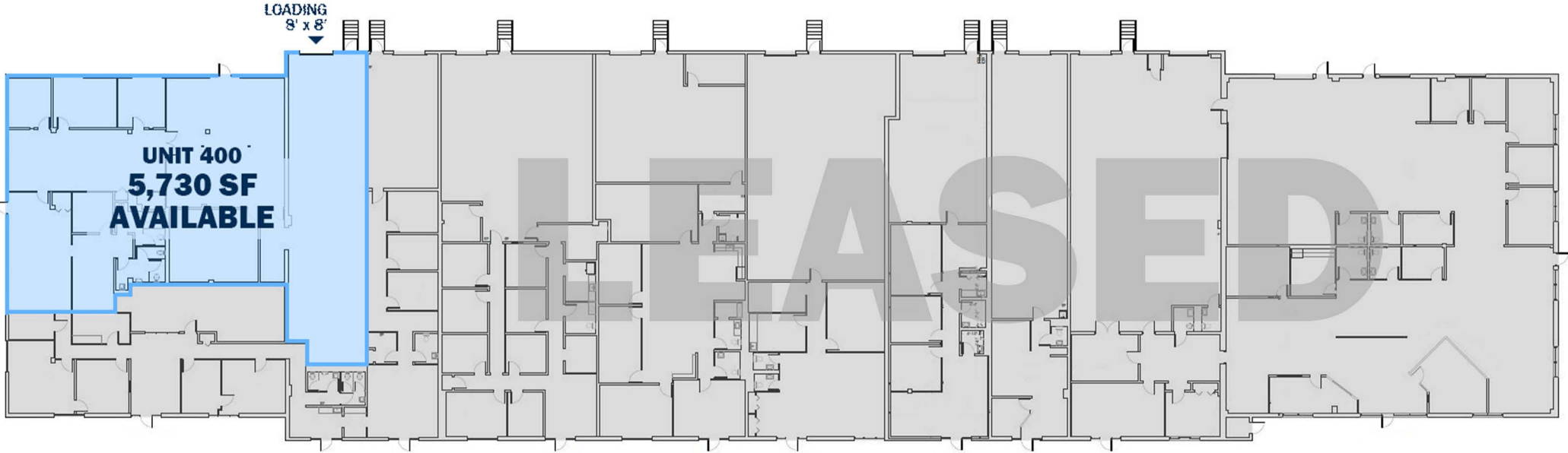
PA Turnpike (5 Miles)

476 N/E Extension (7 Miles)

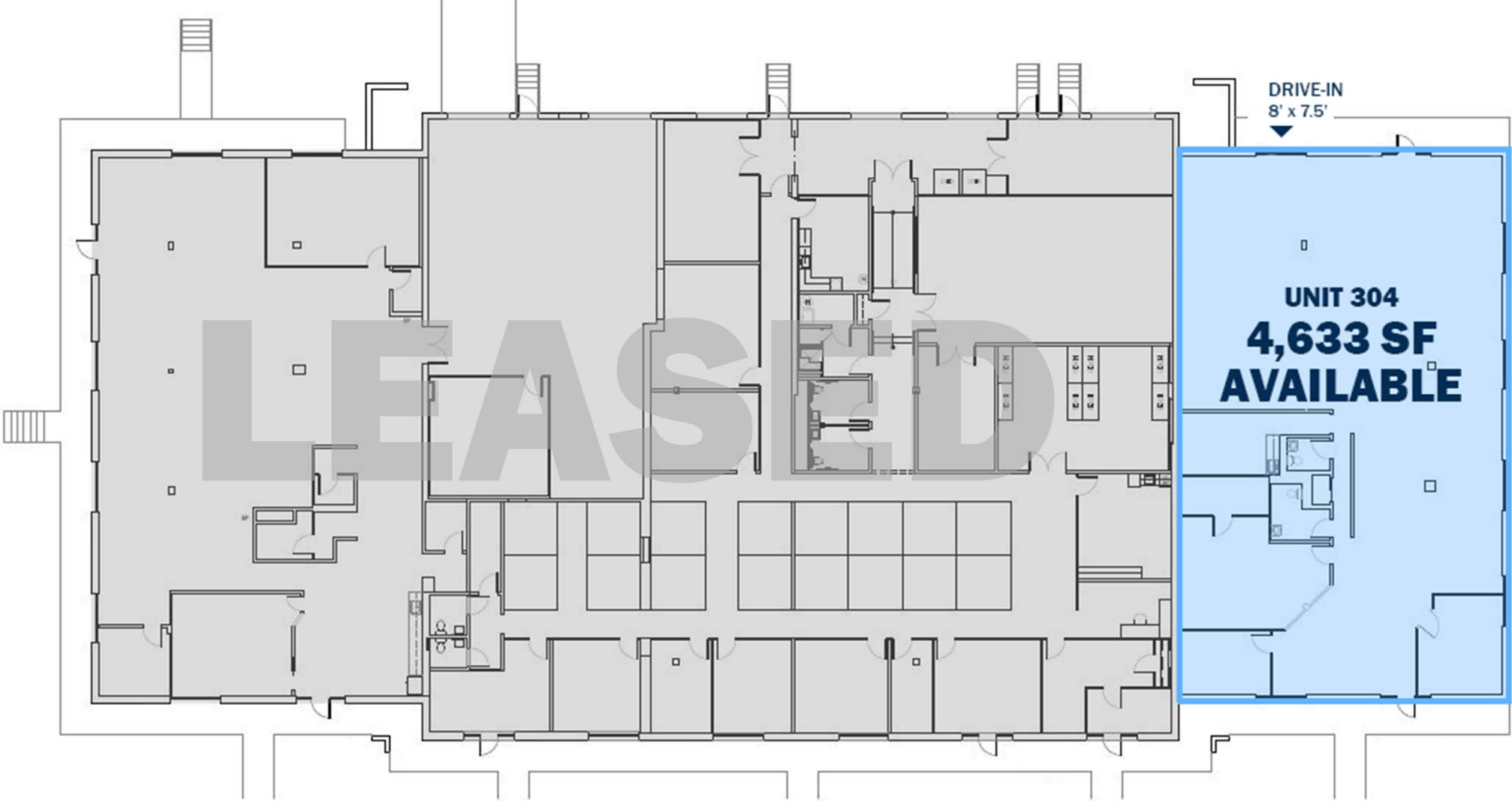
I-76 (4.5 Miles)

Route 422 (1.65 Miles)

Site Plan (2460)



Site Plan (2490)



Photos



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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