

**AVAILABLE FOR  
SALE OR LEASE**

**INDUSTRIAL CONDOS  
9,778 - 22,028 SF**



VELOCITY VENTURES

**3701 WELSH ROAD  
WILLOW GROVE, PA**



**Sandro Randazzo**  
Director of Leasing  
Velocity Venture Partners

 (856) 266 - 7830  
 [sandro@velocityinv.com](mailto:sandro@velocityinv.com)

# Property Overview & Specs



- Willow Grove Industrial Center is a 50,236 square foot building that features 1,500 feet of frontage along the PA Turnpike providing billboard-like visibility to an average of 97,000 vehicles per day
- Three (3) remaining suites available with dedicated dock and drive-in capabilities, ranging from 9,778 - 22,028 SF

- Located less than 1.5 miles from the PA Turnpike entrance, Route 309, and Route 611
- Under new ownership with significant renovations completed

## Aggregate Building Area

+/- 50,236 SF

## Acres

+/- 4.07 Acres

## Loading

One (1) Drive-In  
Four (4) Loading Docks

## Water Service

Public

## Zoning

Industrial

## Clear Height

13' 2"

## Heavy Power

2,000 Amp

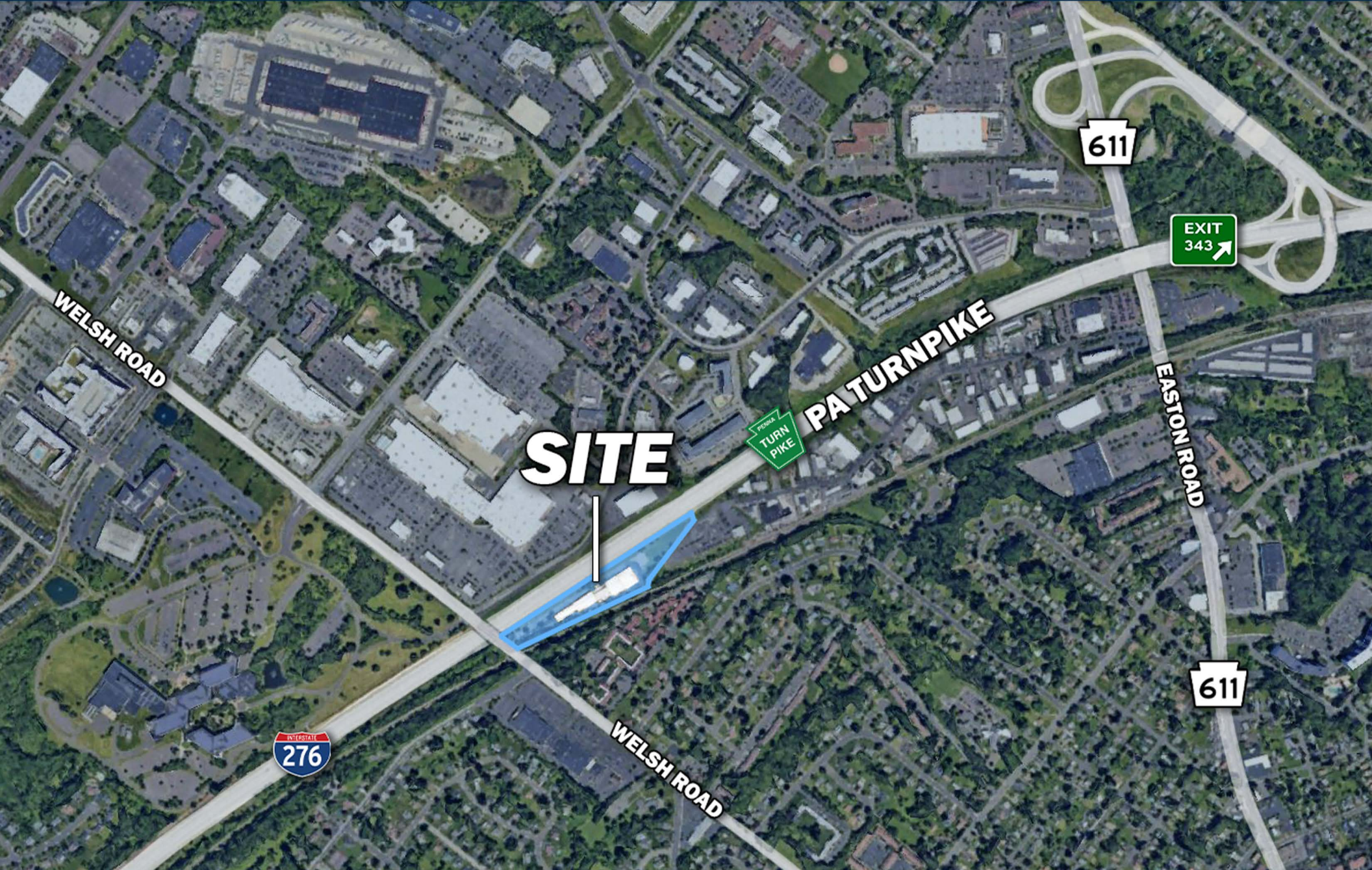
## Building Condition

**NEW!** LED Lighting, HVAC, & Loading Dock Infrastructure

# Property Aerial



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# Site Plan



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## AVAILABILITIES

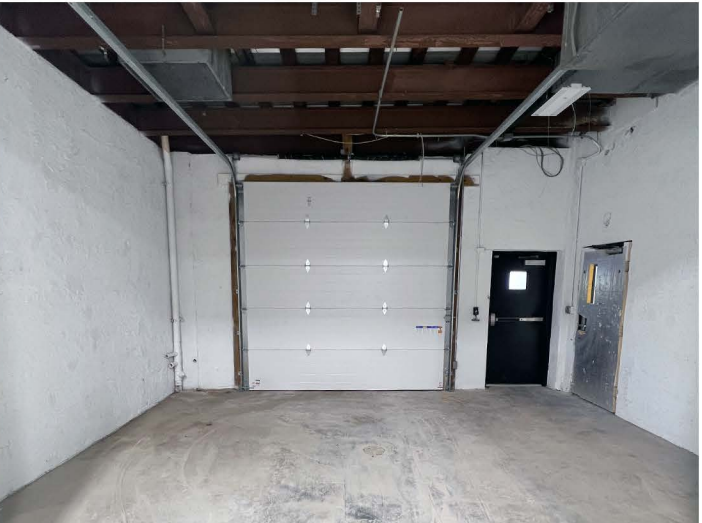
Unit	Square Feet	Office	Loading/Drive-In	Loading Specs
<b>B</b>	<b>+/- 11,290 SF</b>	<b>Build to Suit</b>	<b>1 Elevated Dock</b>	<b>10' x 10'</b>
<b>D</b>	<b>+/- 9,778 SF</b>	<b>Build to Suit</b>	<b>1 Elevated Dock</b>	<b>8' x 8'</b>
<b>E</b>	<b>+/- 12,250 SF</b>	<b>Build to Suit</b>	<b>2 Elevated Docks + 1 Drive-in Door</b>	<b>8' x 10' &amp; 12' x 12' 12' x 12'</b>



# Photos



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# 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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