

# VELOCITY COMMERCE CENTER BUILDING 101



CLICK OR SCAN TO WATCH A  
FULL PROPERTY TOUR!



REPRESENTED BY  
THE FLYNN COMPANY

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**+/- 95,000 SF AVAILABLE FOR LEASE**

## CAMPUS HIGHLIGHTS

○.....→ **430,000 SF Multi-Tenant Campus**

○.....→ **+/- 95,000 SF Building**

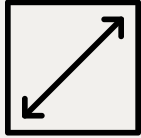
○.....→ **3 Miles to PA Turnpike Interchange**



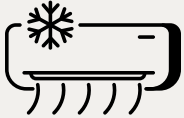
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## HIGHLIGHTS



First floor: 48,905 +/- SF of Industrial Flex Space  
Second floor: 47,848 +/- SF of Office/Lab/Assembly Space



Fully conditioned warehouse and office space

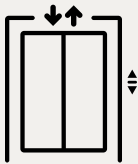


Newly installed LED Lighting



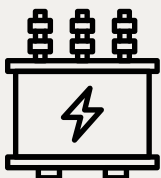
2 Loading Docks, 1 Drive-in door

\*Potential for additional loading docks



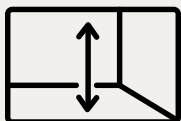
1 Passenger Elevator off of main entrance of building

1 Freight Elevator with 16,000 lb. load capacity



One service Transformer @ 1500 kVA with a max of 1,807 amps  
(480/277V – 3Ph – 4W)

One service Transformer @ 750 kVA with a max of 1,200 amps  
(208/120V – 3Ph – 4W)



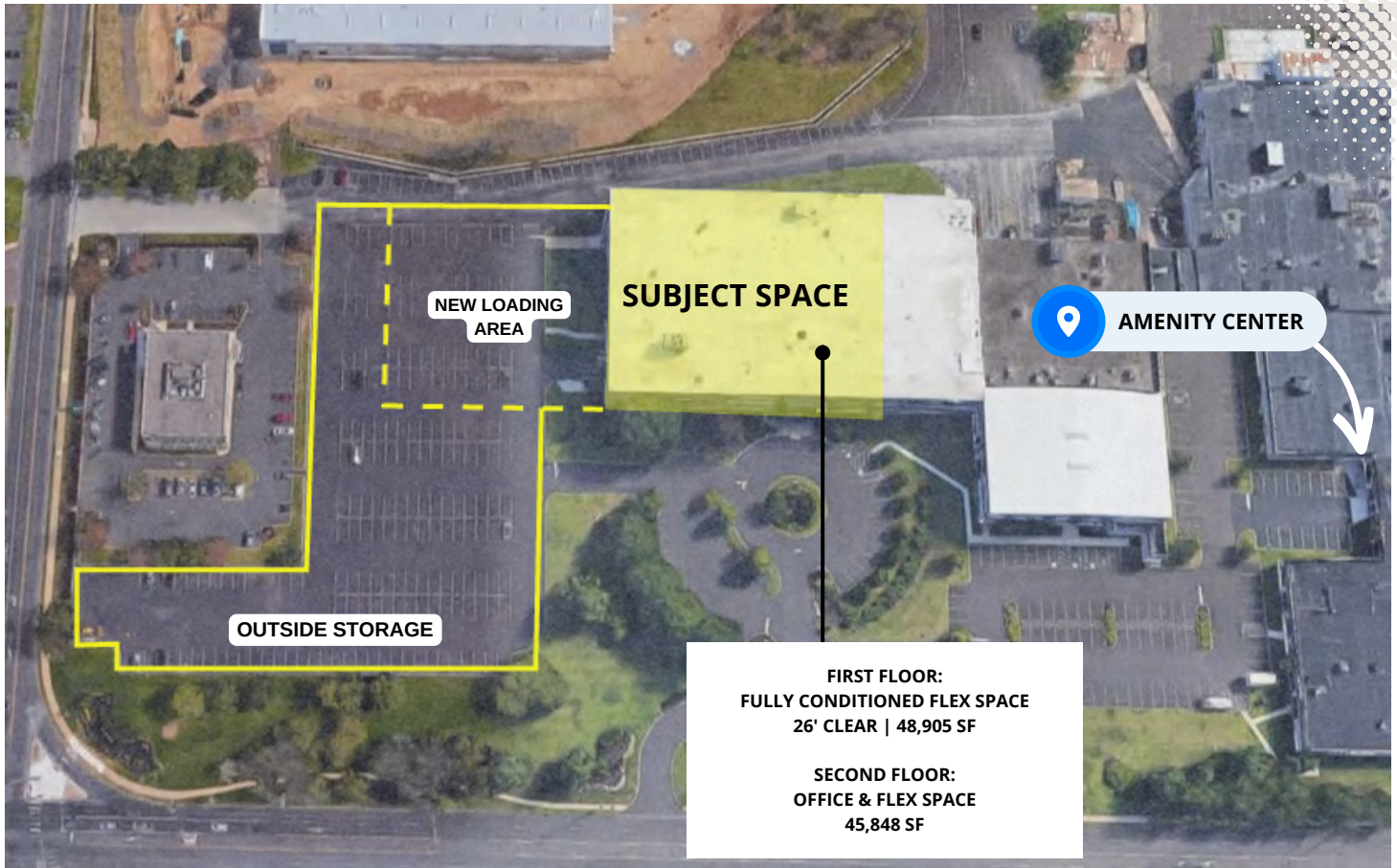
26' Clear

32' Column Spacing



6-7" concrete floor (1st floor warehouse area)

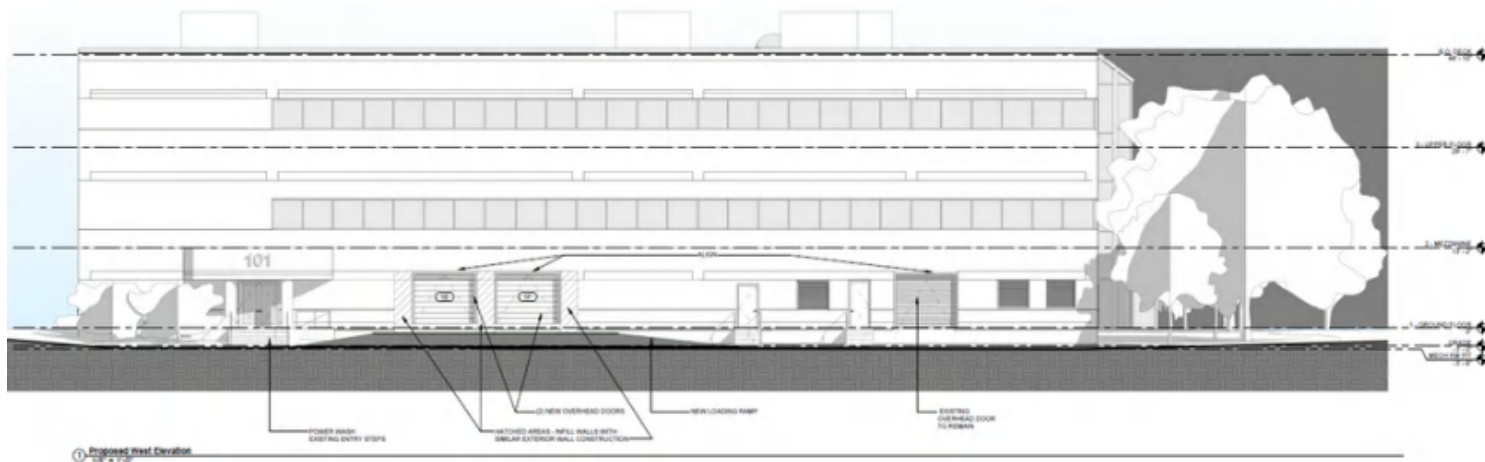
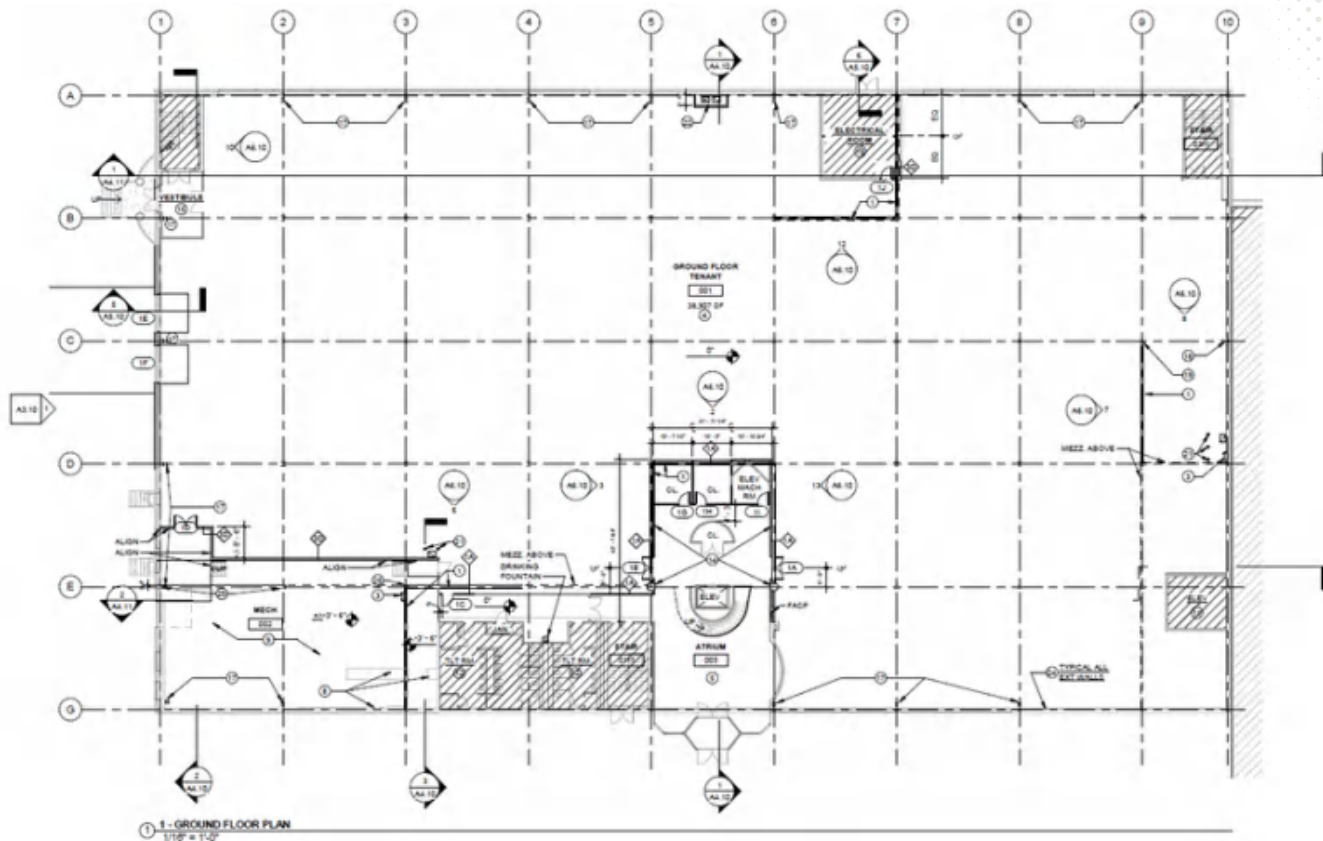
## BUILDING 101 CONVERSION OVERVIEW



### RENOVATIONS INCLUDED:

- .....→ Demolition of existing 2nd floor offices to create 26' Clear, ~94,753 SF high-end specialty manufacturing fully conditioned flex space
- .....→ Flexible loading - drive in doors and loading docks
- .....→ Opportunity for ample outside storage and trailer parking
- .....→ 3rd floor converted to second floor, with functioning elevator access, fully sprinklered ceilings, and ample natural light with 3 sides of windows

## FLOOR PLAN



## PROPERTY IMAGES



## EXCLUSIVE AMENITY CENTER



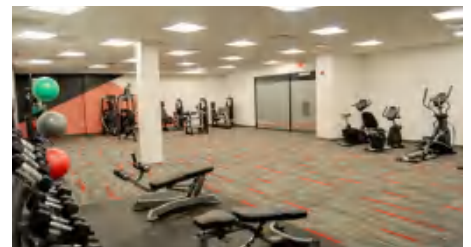
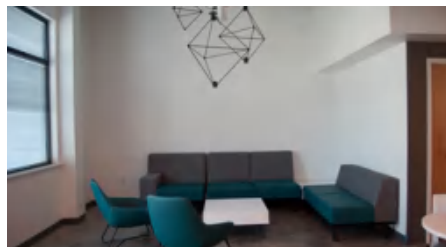
GRAB 'N' GO CAFE

24/7/365 FITNESS CENTER

LOCKER ROOMS & SHOWERS

32 SEAT MEETING/TRAINING ROOM

20 SEAT PRIVATE BOARD ROOM



## LOCATION



## FOR MORE INFORMATION

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