

EXTENSIVE CAPITAL IMPROVEMENTS NOW COMPLETE

FOR LEASE

60 PORTLAND ROAD
WEST CONSHOHOCKEN, PA

NO BUSINESS
PRIVILEGE TAX



VELOCITY VENTURES



1,000,000
CARS PER WEEK

SIZE (SQ.FT.)

±34,183 SF

CLEAR HEIGHT

25'

DOCK DOORS

4 (expandable)



60 PORTLAND ROAD

VISIBILITY

138,659 CARS PASS BY THE PROPERTY PER DAY VIA I-476
970,613 CARS PASS BY THE PROPERTY PER WEEK VIA I-476
4,298,429 CARS PASS BY THE PROPERTY PER MONTH VIA I-476

ACCESSIBILITY

	MILES	MINUTES
I-76 (SCHUYLKILL EXPY)	1.6	5
I-476 (NORTHEAST EXT.)	2.0	6
KING OF PRUSSIA MALL	6.0	15
I-276 (PA TURNPIKE)	6.8	12
PHILADELPHIA EXPO CENTER	14.0	27
I-95	18.0	20
CENTER CITY PHILADELPHIA	19.0	35
PHILAPORT	23.0	34
PHILADELPHIA INT'L AIRPORT	26.0	35

PROPERTY HIGHLIGHTS

AVAILABLE AREA (SQ.FT)

34,183 SF

SPRINKLER

ESFR

OFFICE AREA

15,600 SF (TWO
STORIES)
(CAN BE REDUCED)

POWER

1,200 AMP,
480-V, 3-PHASE SERVICE



60 PORTLAND ROAD

BUILDING SPECIFICATIONS

AVAILABLE SQUARE FOOTAGE

34,183 SF

OFFICE SQUARE FOOTAGE

15,600 SF
(CAN BE REDUCED)

SITE

3 ACRES

CLEAR HEIGHT

25'-28'6"

PARKING

40 EXCLUSIVE
ON-SITE SPACES

60 SPACES AVAILABLE
ON PORTLAND ROAD

DOCK DOORS

FOUR (4) EXPANDABLE

SPRINKLER

ESFR

WATER/SEWER

PUBLIC

POWER

1,200 AMP,
480-V, 3-PHASE SERVICE
*BACK-UP GENERATOR AVAILABLE

ZONING

HI (HEAVY INDUSTRIAL)

Permissive zoning allows warehousing, distribution, manufacturing, mini storage as well as a wide range of other uses.

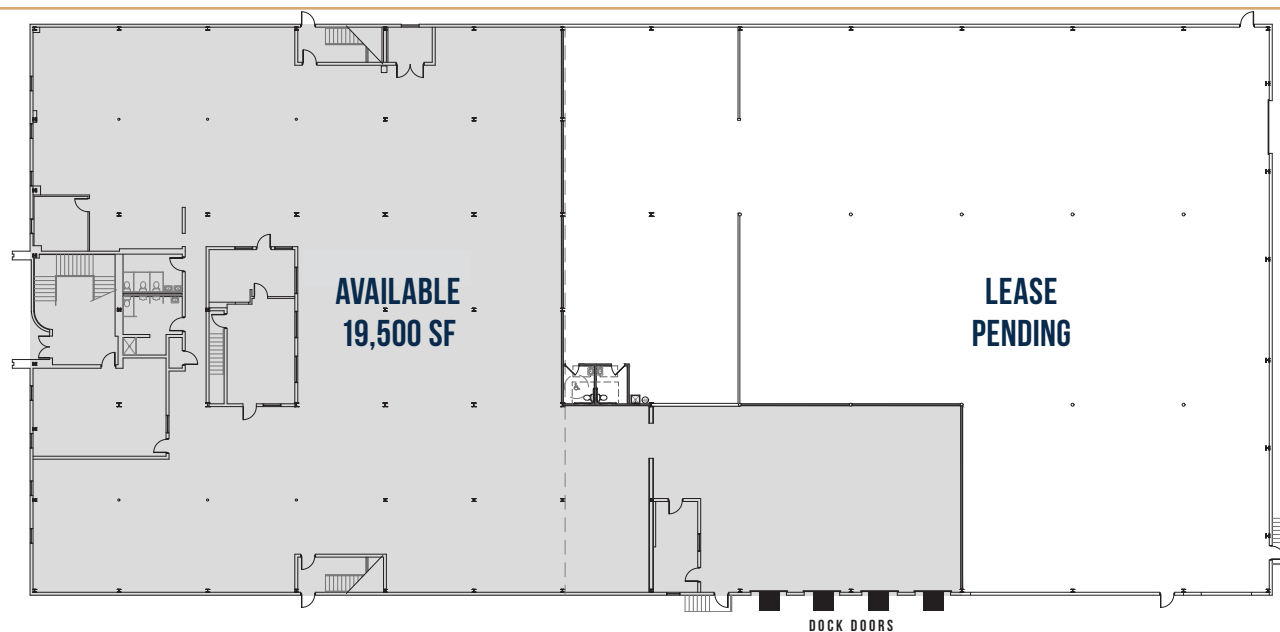
- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ MINI STORAGE
- ✓ + MANY OTHER USES



60 PORTLAND ROAD

SITE PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



60 PORTLAND ROAD

LABOR

30-MINUTE
DRIVE TIME

TOTAL POPULATION

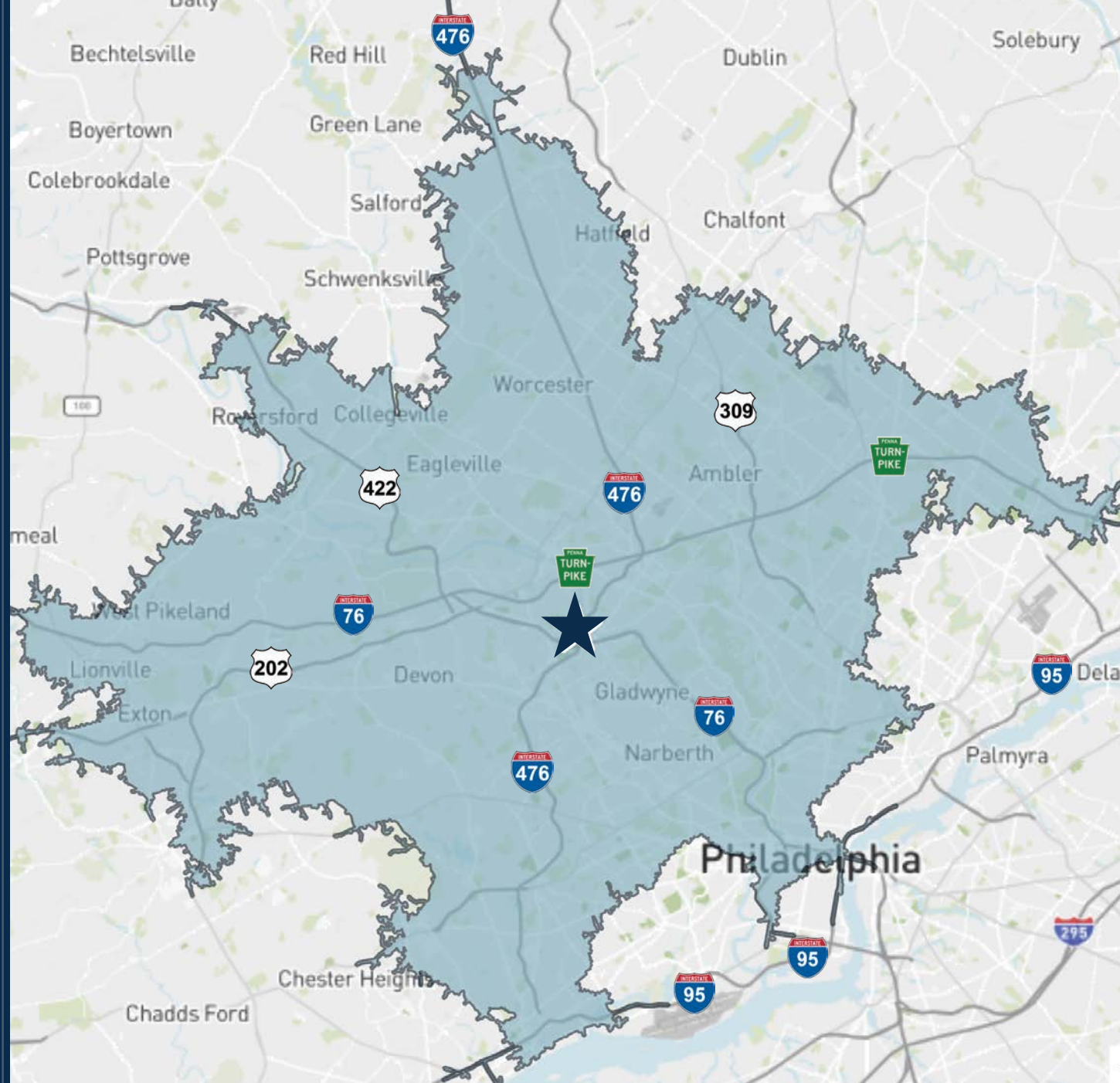
1,926,772

TOTAL LABOR FORCE

1,055,776

% BLUE COLLAR WORKERS

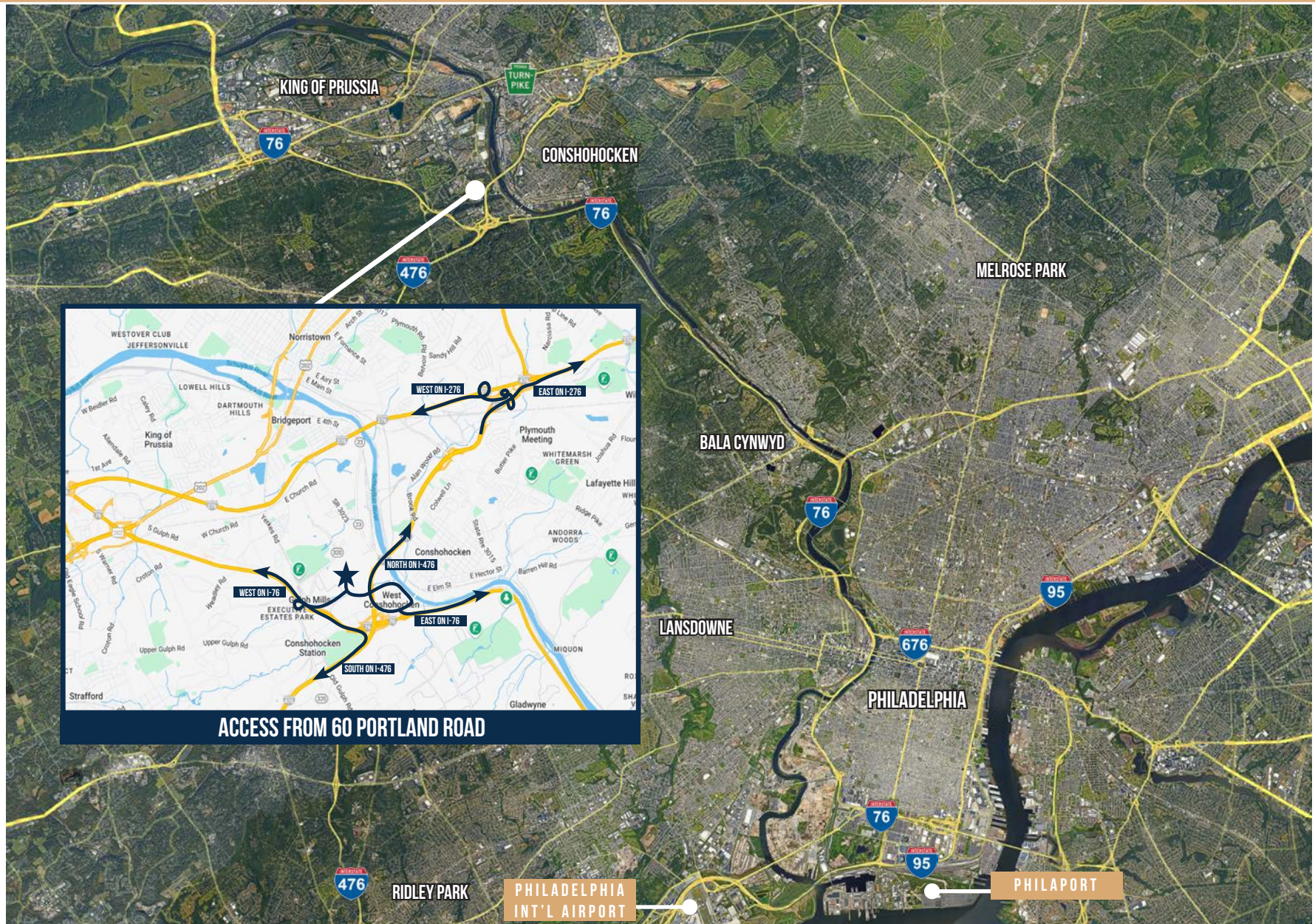
13%



CONSUMER SPENDING FOR THE DRIVE-TIME SHOWN TOTALED
\$89.5 BILLION IN 2023

60 PORTLAND ROAD

ACCESS



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