

**AVAILABLE FOR
LEASE**

INDUSTRIAL

3,282 SF (AVAILABLE NOVEMBER 1, 2025)



VELOCITY VENTURES

**443 COMMERCE LANE
WEST BERLIN, NJ**

EASY ACCESS TO NJ ROUTE 73



WILL RITER

Director of Acquisitions & Leasing
Velocity Venture Partners

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PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 16,590 SF

ACREAGE

+/- 1.05 ACRES

ZONING

I - INDUSTRIAL

CLEAR HEIGHT

14'

LOADING

1 DRIVE-IN AVAILABLE

SEWER & WATER SERVICE

PUBLIC

SPRINKLER SYSTEM

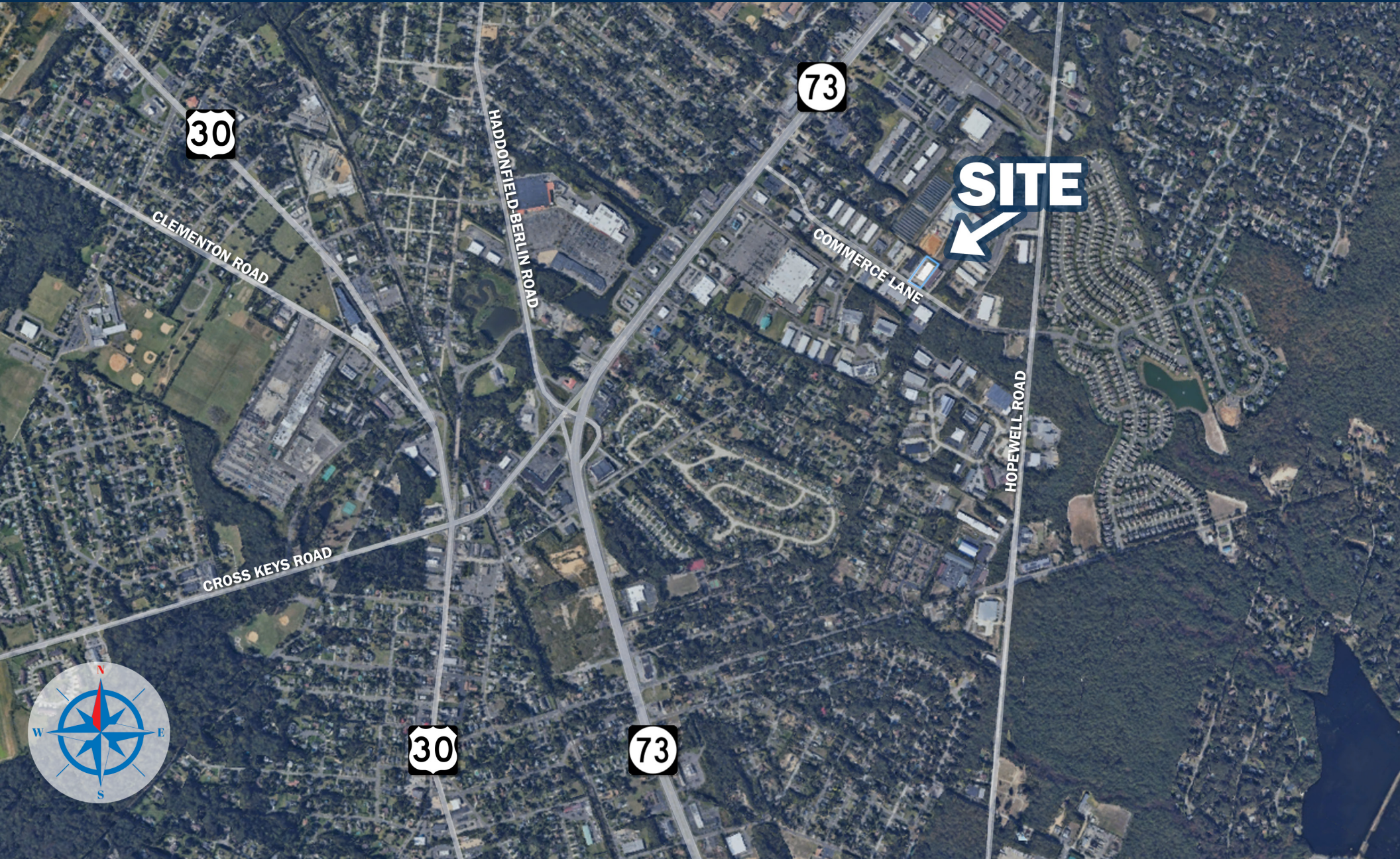
WET SYSTEM THROUGHOUT

BUILDING CONDITIONS

NEW ROOF, INTERIOR WHITEBOX
CONDITION, AND LED LIGHTING
THROUGHOUT

- Transit-oriented and proximate to various national retailers (Walmart, Home Depot, ShopRite, & more)
- Dedicated loading capabilities, office space, and private restrooms per unit
- New roof installed in 2021 with a 20-year warranty
- Immediate proximity to major interstates and arteries:
 - NJ Route 73 (< 0.5 Mile}
 - US Route 30 (1.4 Miles}
 - NJ Route 70 (6.4 Miles}
 - NJ Turnpike (9.6 Miles}
 - I-295 (10 Miles}

PROPERTY AERIAL



FLOOR PLAN



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.

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