

AVAILABLE FOR
SALE

INDUSTRIAL
24,345 SF



VELOCITY VENTURES

675 S EVERGREEN AVE
WOODBURY HEIGHTS, NJ

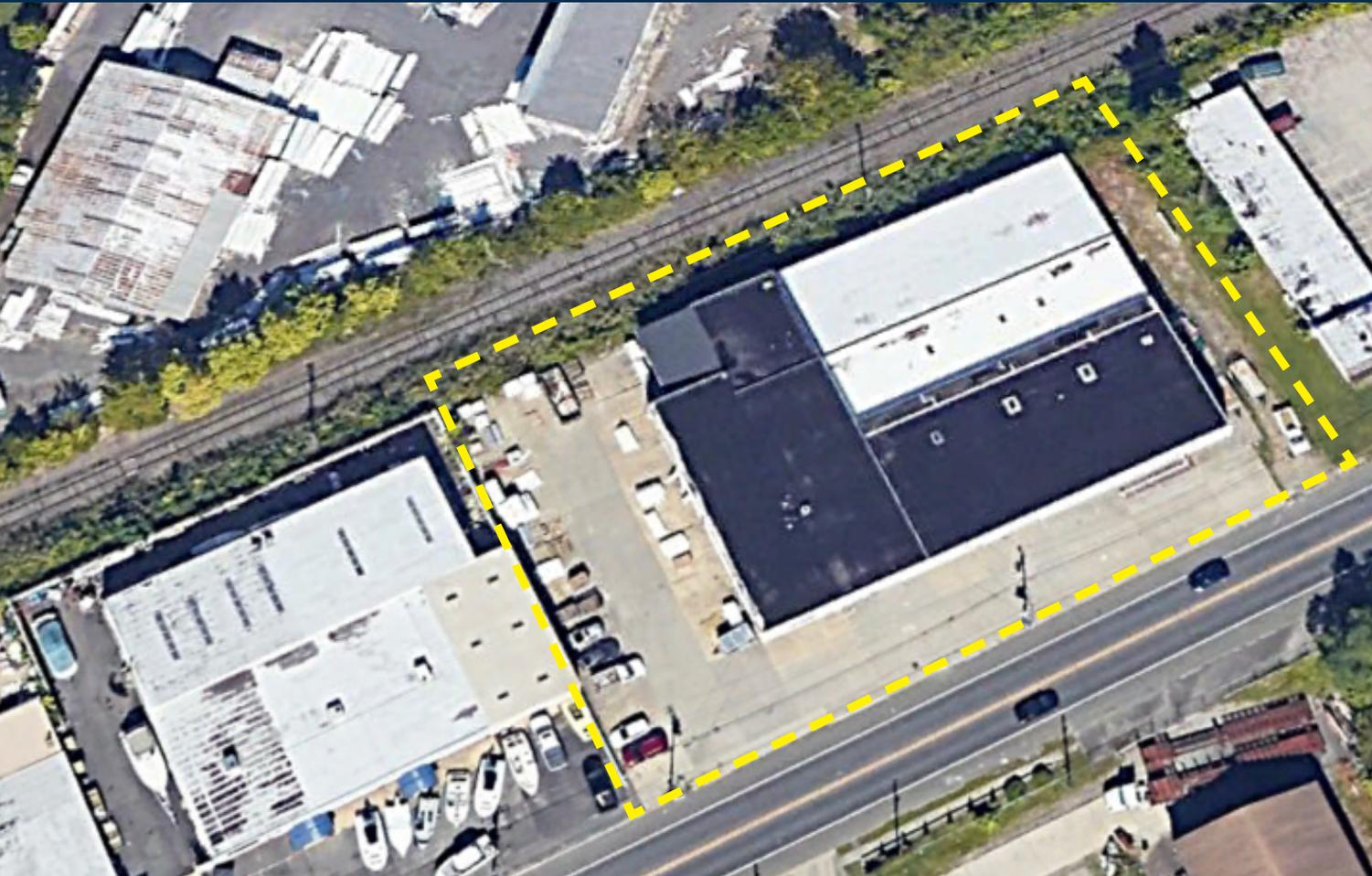


ROB FONTANELLA | ASSOCIATE DIRECTOR
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PROPERTY OVERVIEW & SPECS



TOTAL SQUARE FOOTAGE

24,345 SF

ACRES

.99 ACRES

ZONING

LIGHT INDUSTRIAL

CLEAR HEIGHTS

VARYING, WITH THE MAIN SPACE 17'

LOADING

2 DOCK DOORS, 5 DRIVE-IN

WATER/SEWER SERVICE

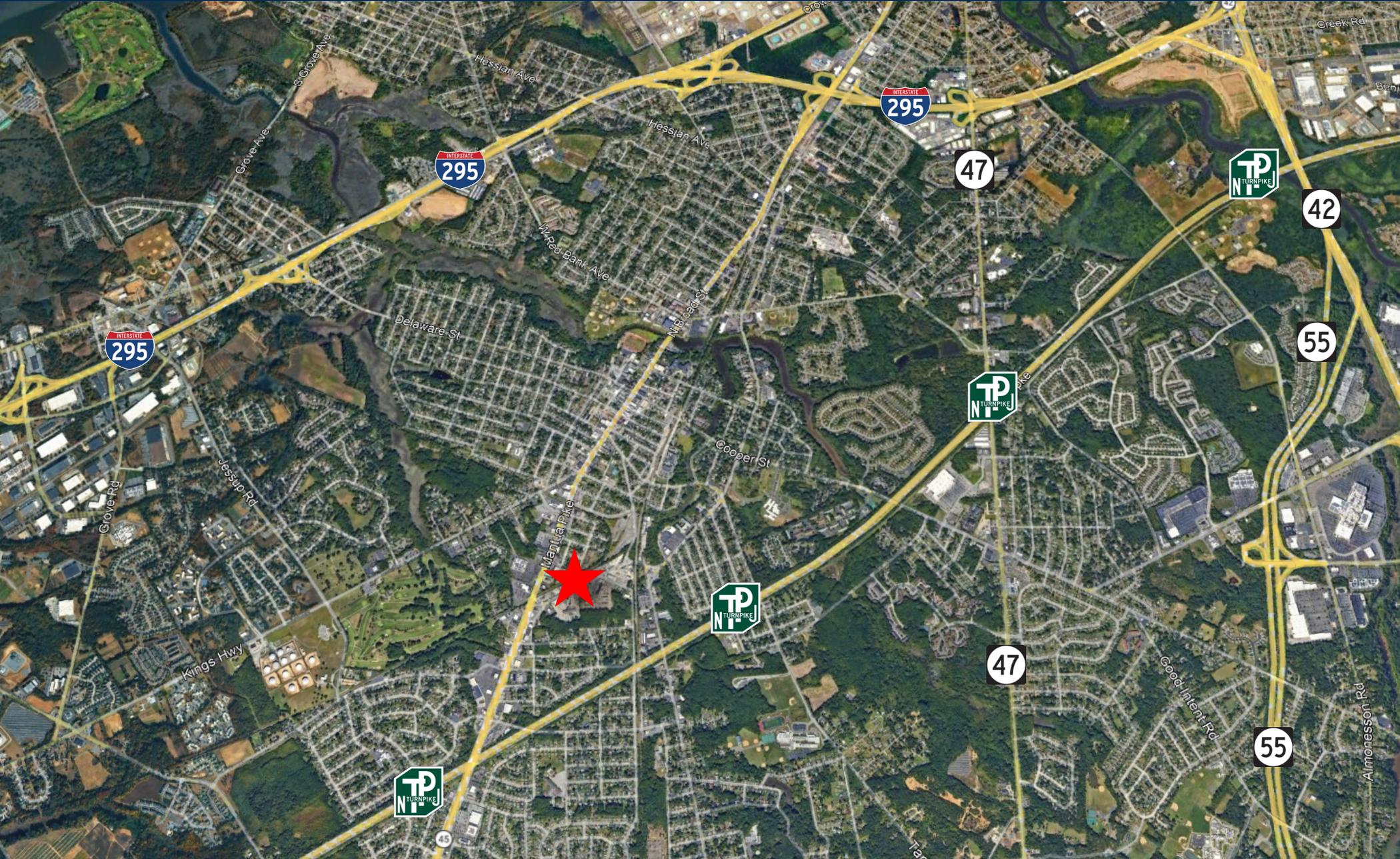
PUBLIC

675 S Evergreen Avenue is a 24,345 SF industrial asset strategically located between the New Jersey Turnpike and I-295, next to county seat of Gloucester County NJ offering:

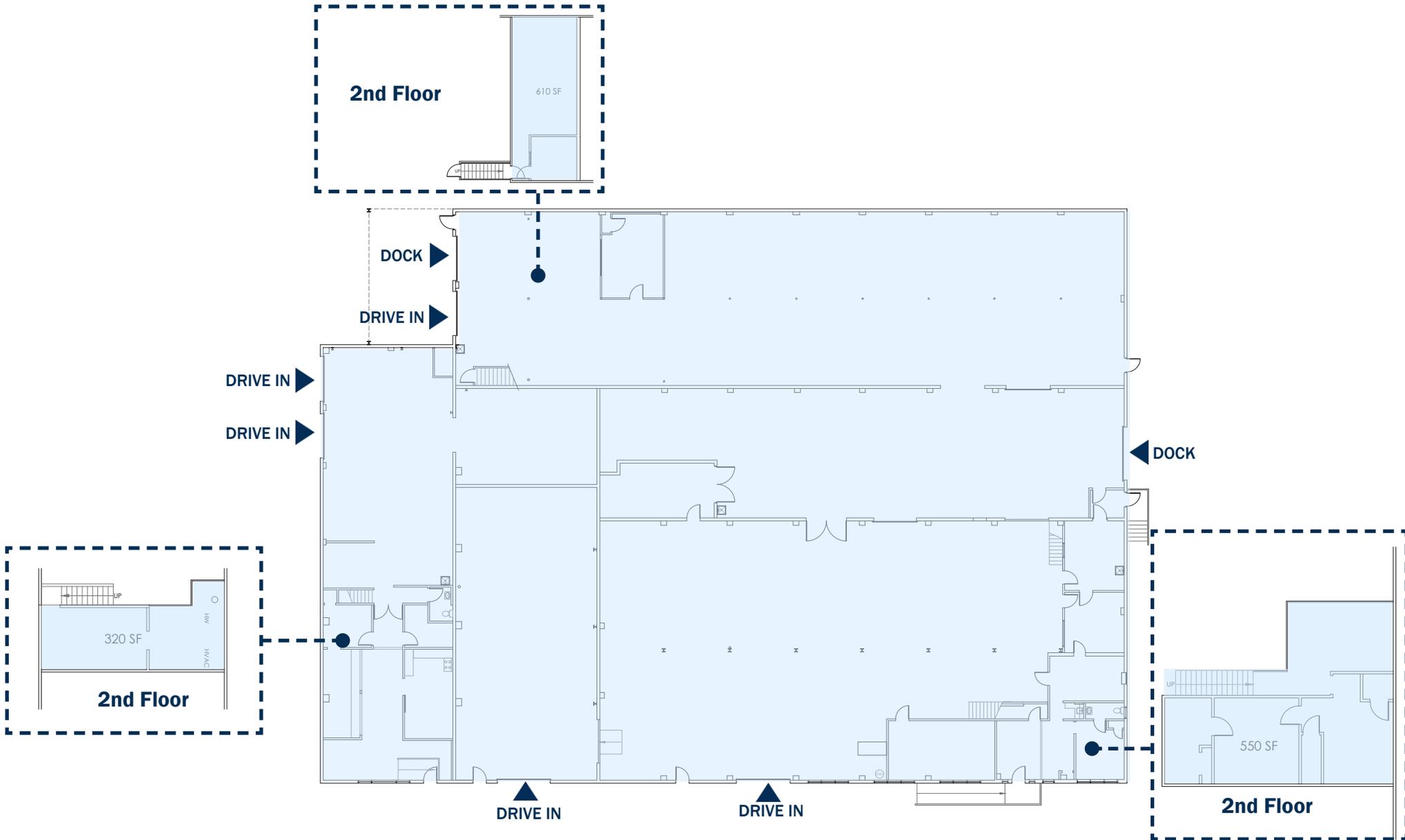
- Strong logistics access across Southern New Jersey and the wider distribution network serving the Northeast
- Outdoor storage available
- Flexible layout ideal for multi-tenancy

- Immediate proximity to major interstates and arteries:
 - I-295 (2.7 Miles)
 - Route 76 (5.1 Miles)
 - Route 55 (4.7 Miles)
 - NJ Turnpike (8.6 Miles)

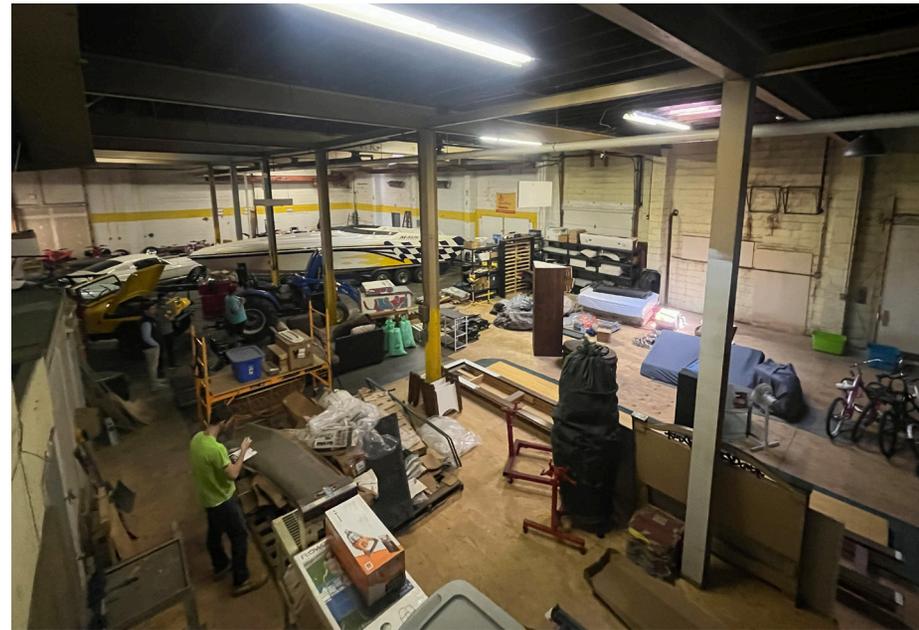
PROPERTY AERIAL



FLOOR PLAN 1ST & 2ND FLOOR



PHOTOS



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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