

**AVAILABLE FOR
SALE ^{or} LEASE**

INDUSTRIAL
45,000 - 120,000 SF



VELOCITY VENTURES

**222 S WHITE HORSE PIKE
STRATFORD, NJ**

TRANSIT - ORIENTED
Steps from Lindenwold PATCO

**JUST \$0.65
PSF BASELINE
TAXES (PILOT)**

Redevelopment on Track for Q1 Completion

WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS

 (610) 212-5979
 will@velocityinv.com

PROPERTY OVERVIEW



- Easily visible from White Horse Pike (US 30), providing an unmatched signage opportunity
- Located directly across from the Lindenwold PATCO train station
- Eligible for multiple NJ tax benefit programs focused on economic development

- Immediate proximity to major interstates and arteries:
 - I-295 (4.3 Miles)
 - NJ Route 42 (5 Miles)
 - NJ Route 73 (5 Miles)
 - NJ Turnpike (6.5 Miles)

LOCAL AERIAL

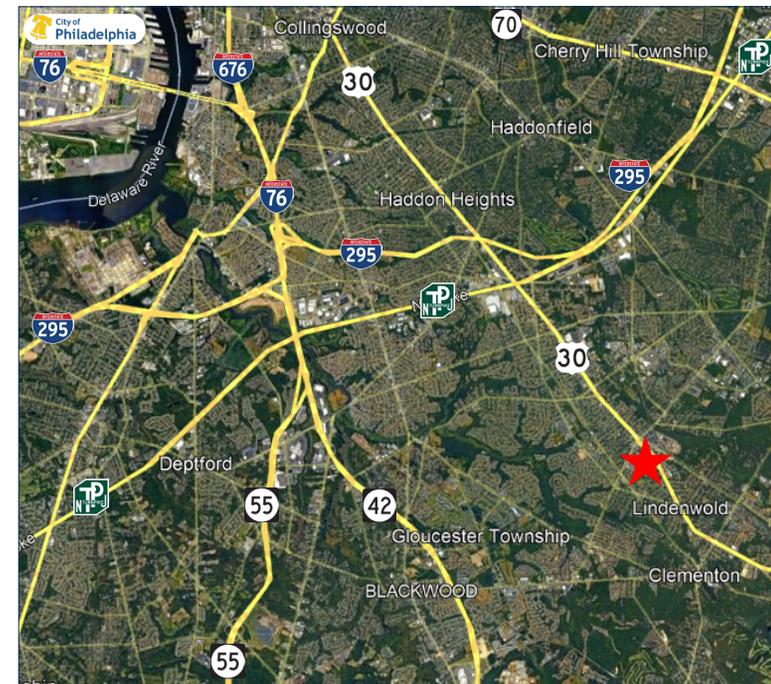


REGIONAL AERIAL



DISTANCE TO:

Philadelphia, PA	19 Miles
New York City, NY	92.2 Miles
Baltimore, MD	107 Miles
Washington, DC	146 Miles



SALE OR LEASE OPTIONS



SPECIFICATIONS

- **ROOF:** TPO in year 2 of 20-year GAF warranty
- **LOADING:** Six loading dock positions and two drive-ins, with the ability to add an additional six loading docks. All doors are brand new
- **CLEAR HEIGHT:** 18'
- **COLUMN SPACING:** 25' x 50'
- **LIGHTING:** New LEDs
- **PARKING:** 43 private spots and 200+ shared spots
- **SPRINKLER:** Wet system fully certified & operational
- **OTHER:** Fully ADA compliant; new fence around exclusive parking area & truck court; built-to-suit offices/bathrooms

SALE OPTION: \$115 PSF*

PILOT: Benefit from an in-place PILOT that contributes to rock bottom baseline taxes starting at \$0.65 PSF

ROOF LEASE INCOME: \$80-90,000 per year in revenue from an upcoming Community Solar installation. 20-year term with payments increasing by 1% annually.

FIT OUT: Landlord's in-house construction team can deliver a layout per your exact specifications, above the \$115 PSF sale price.

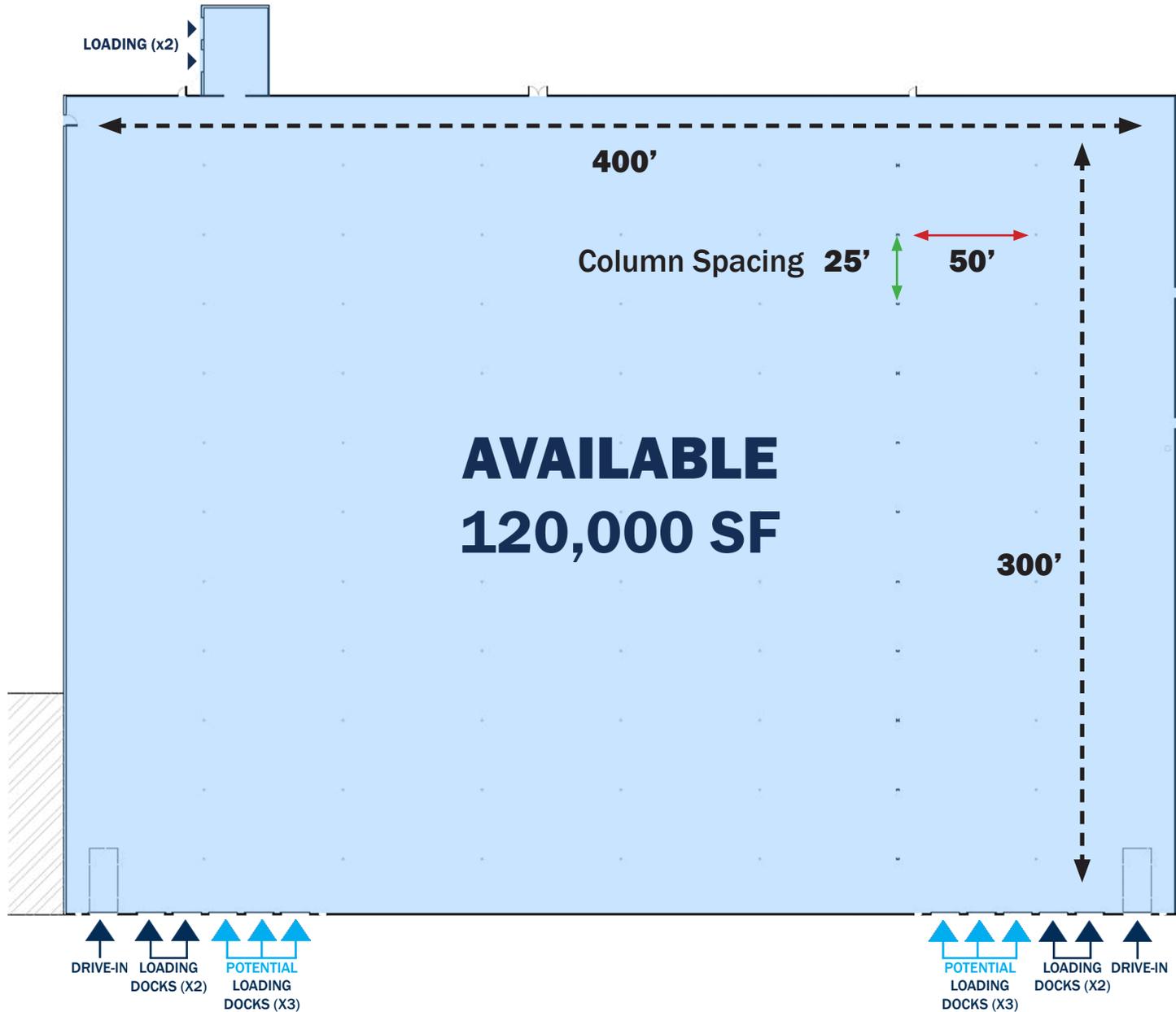
LEASE OPTION: \$6.95 PSF

PILOT: Benefit from an in-place PILOT that contributes to rock bottom baseline taxes starting at \$0.65 PSF

FIT OUT: Landlord's in-house construction team can deliver a layout per your exact specifications. Any fit out will be amortized into the lease above the \$6.95 PSF base rate.

*SALE OPTION IS FOR FULL BUILDING ONLY

FLOOR PLAN - FULL BUILDING



FLOOR PLAN - DEMISED



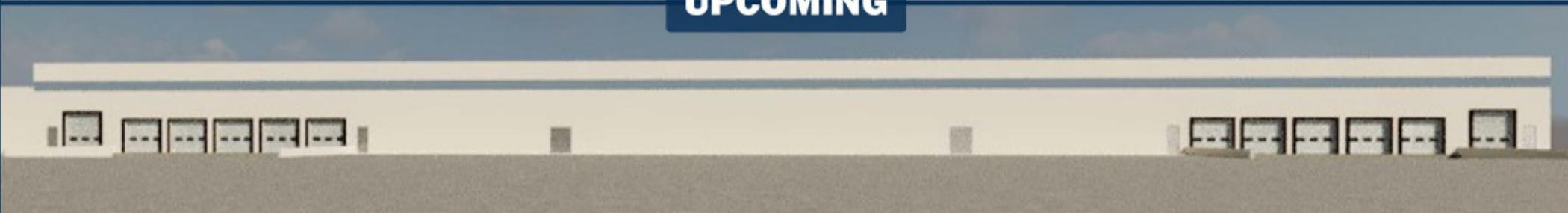
PHOTOS



EXISTING



UPCOMING



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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