

**AVAILABLE FOR
LEASE**

**WAREHOUSING
DISTRIBUTION
MANUFACTURING**



VELOCITY VENTURES

PENNSAUKEN LOGISTICS CENTER
8600 & 9000 RIVER ROAD, PENNSAUKEN, NJ

4,780 - 280,277 SF AVAILABLE + IOS

**FULLY RACKED
OPTIONS
AVAILABLE**



WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS

 (610) 212-5979
 will@velocityinv.com

BUILT TO ACCOMMODATE ALL INDUSTRIAL USES

For More Information: PennsaukenLogisticsCenter.com



WAREHOUSING & DISTRIBUTION

CLEAR HEIGHT

AVERAGE OF 20' (SOME UNITS WITH 36')

COLUMN SPACING

MOSTLY 40'x40' OR 60'x20'

LOADING

60+ LOADING DOCKS & DRIVE-INS

TRAILER PARKING

100+ SPOTS AVAILABLE

SPRINKLER SYSTEM

ENGINEERED FOR HIGH-CAPACITY RACKING

MANUFACTURING

POWER

48,000 AMPS, 3-PHASE

GAS & WATER

10" GAS LINES & 4" WATER LINES

FLOOR THICKNESS

AVERAGE OF 10"

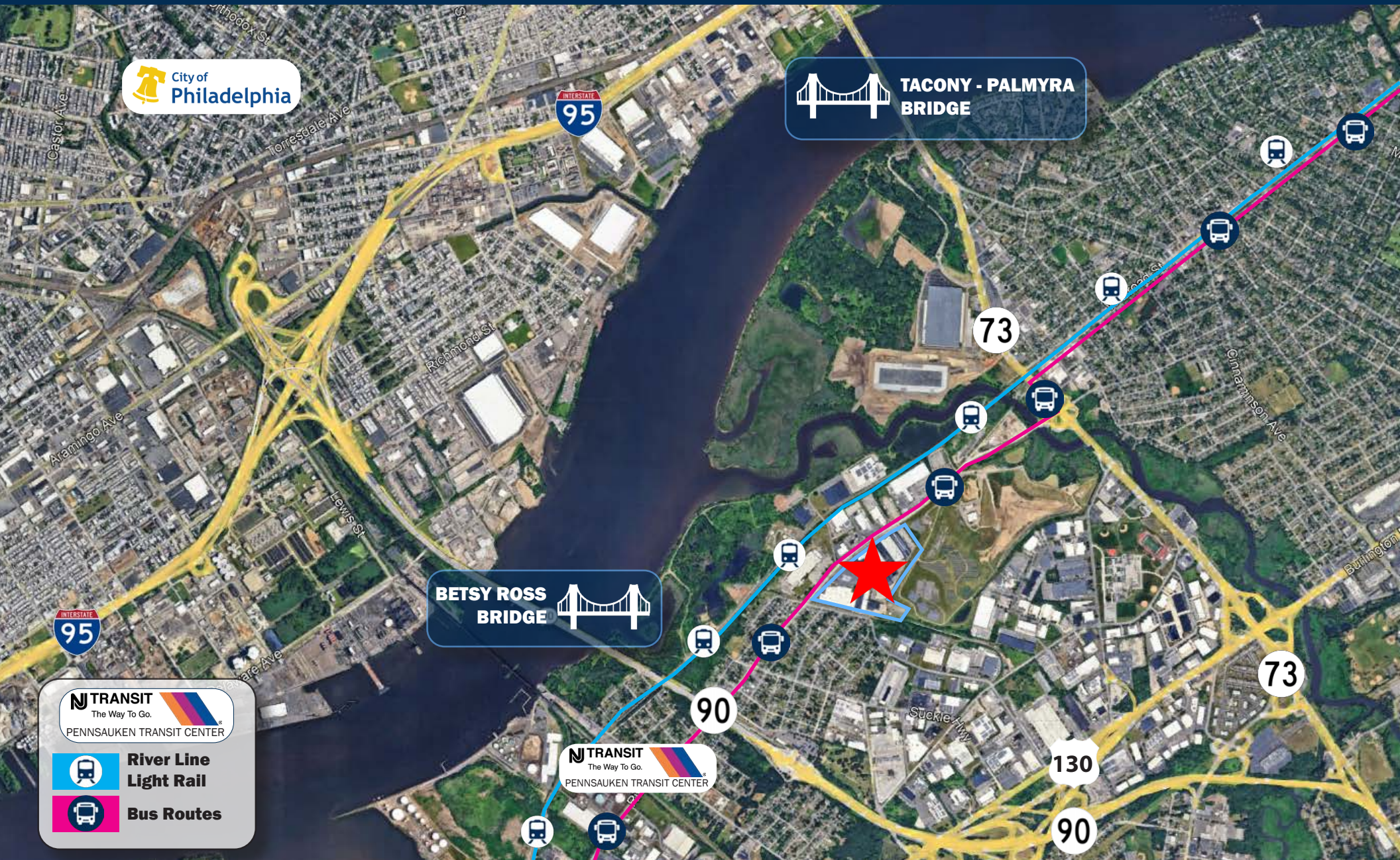
CRANE CAPACITY

28 CRANES RANGING FROM 2 - 25 TONS

EMPLOYEE PARKING

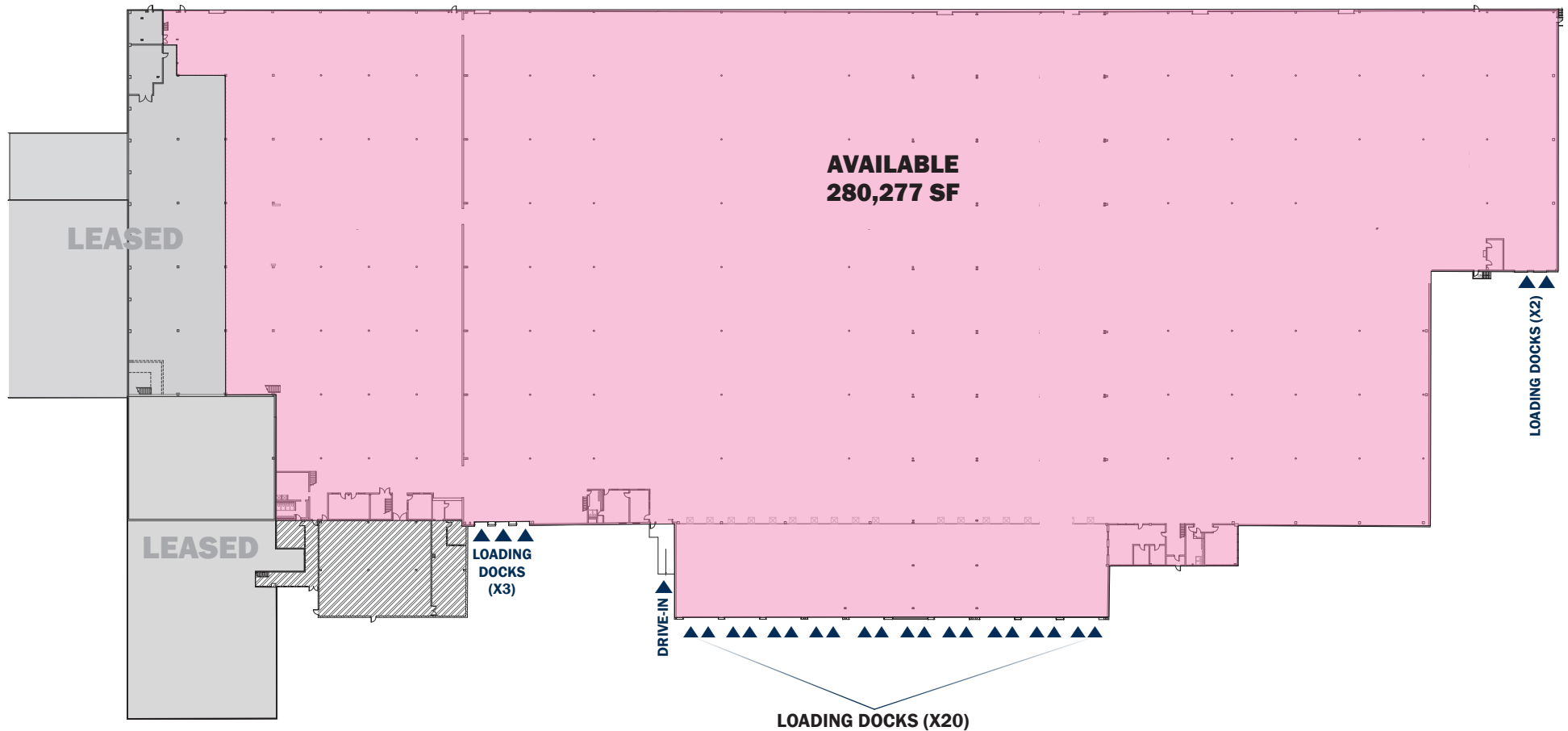
300+ SPOTS AVAILABLE

PROPERTY AERIAL



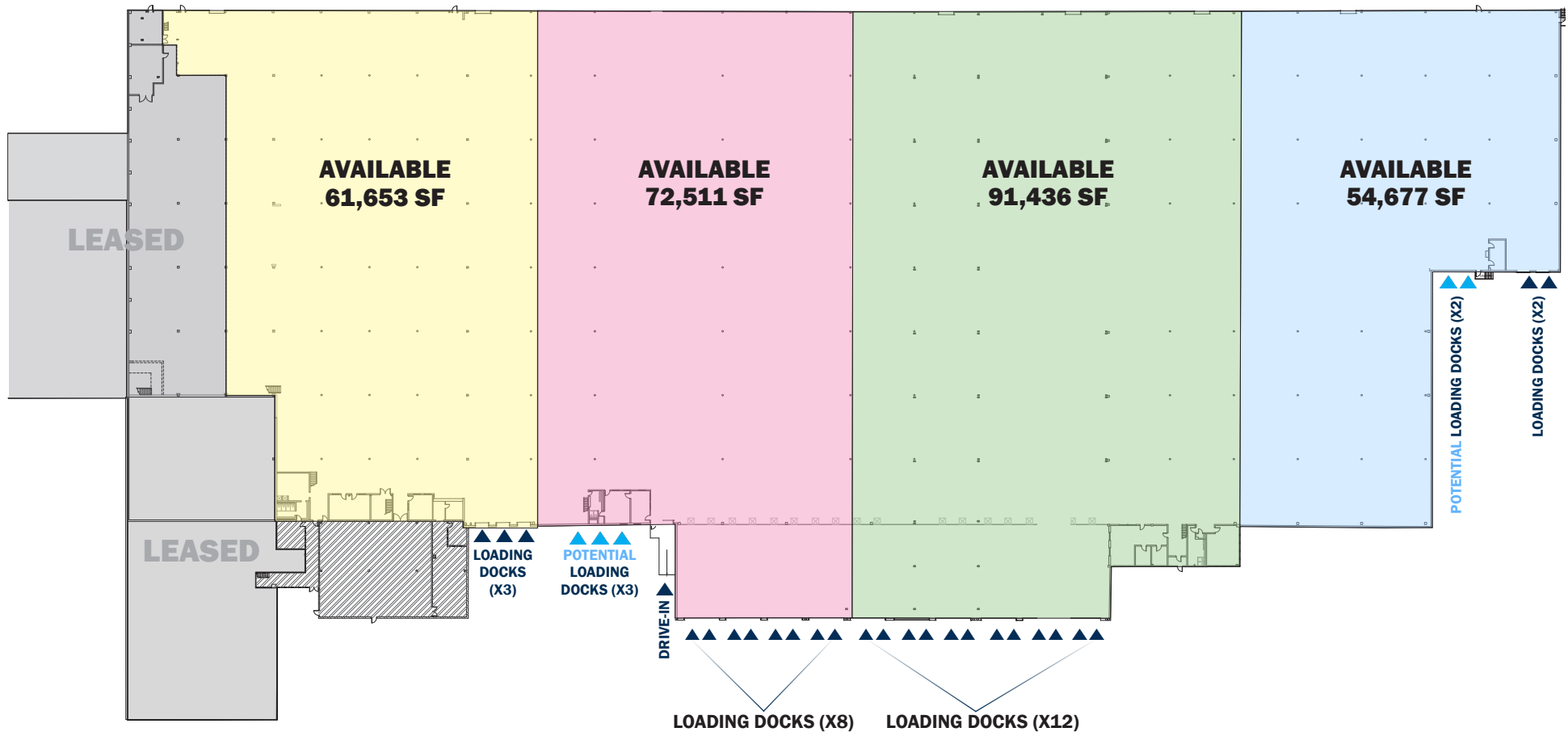
FLOOR PLAN - 8600 RIVER ROAD

EXISTING CONDITIONS



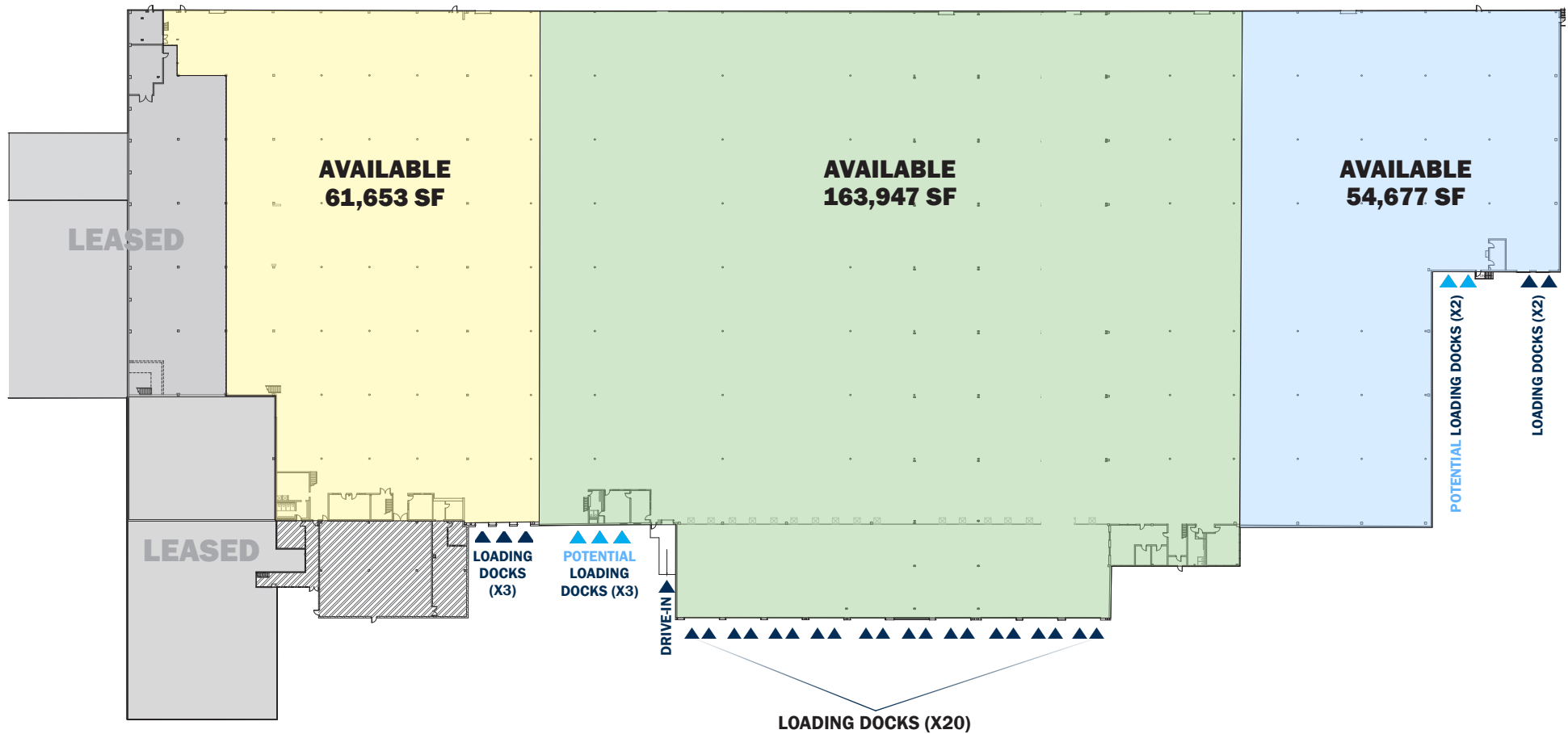
FLOOR PLAN - 8600 RIVER ROAD

CONCEPT - EXAMPLE 1



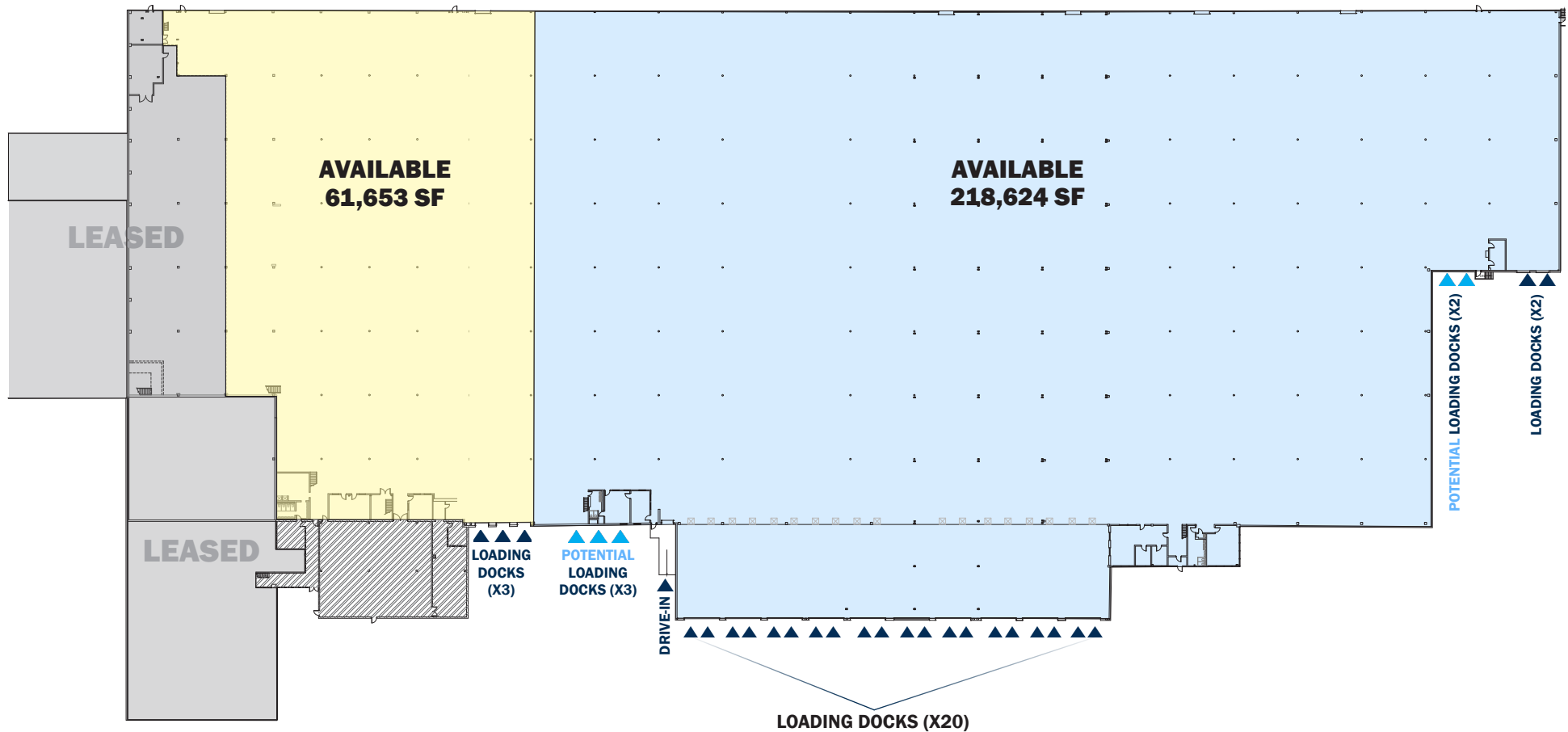
FLOOR PLAN - 8600 RIVER ROAD

CONCEPT - EXAMPLE 2



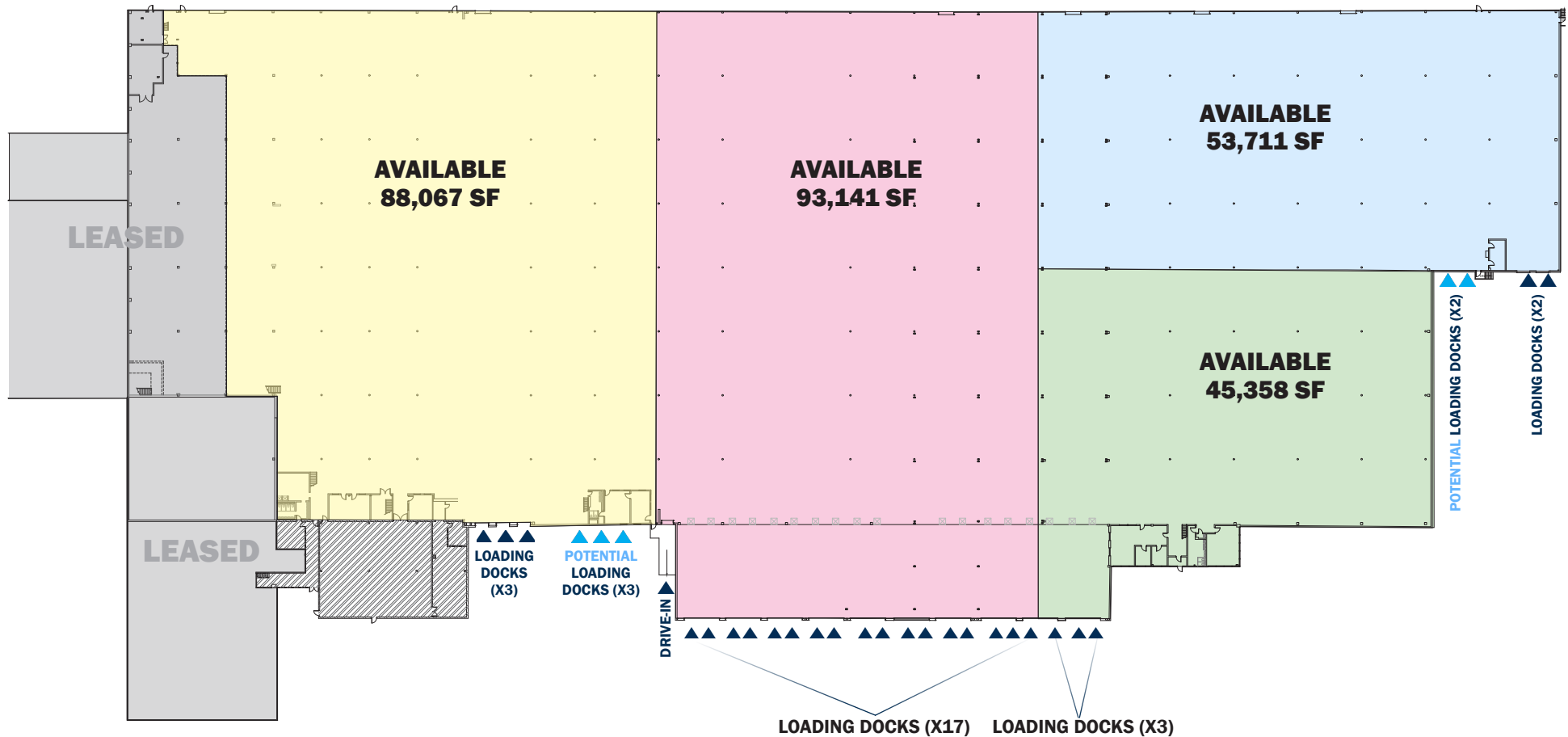
FLOOR PLAN - 8600 RIVER ROAD

CONCEPT - EXAMPLE 3



FLOOR PLAN - 8600 RIVER ROAD

CONCEPT - EXAMPLE 4

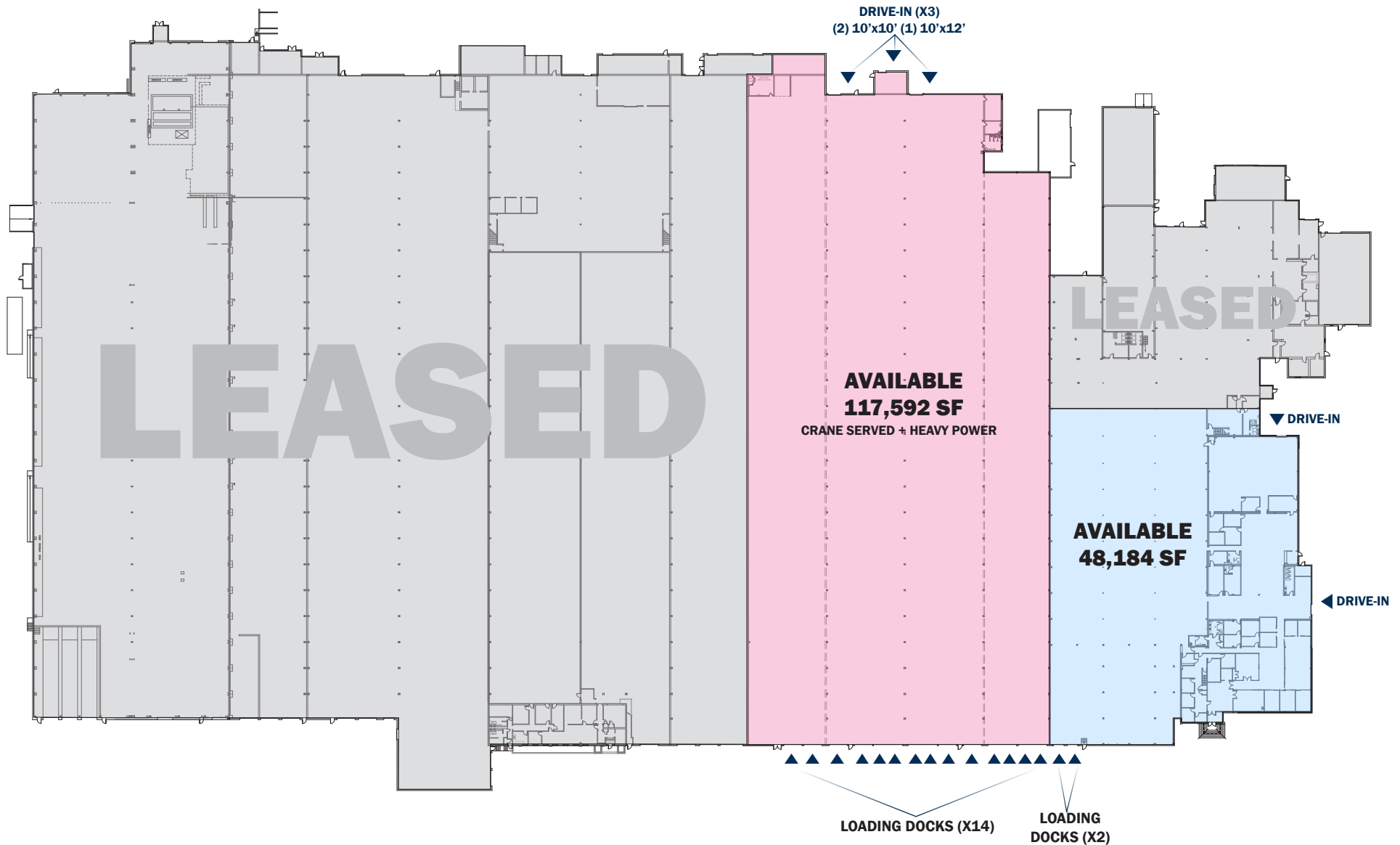


PHOTOS - 8600 RIVER ROAD



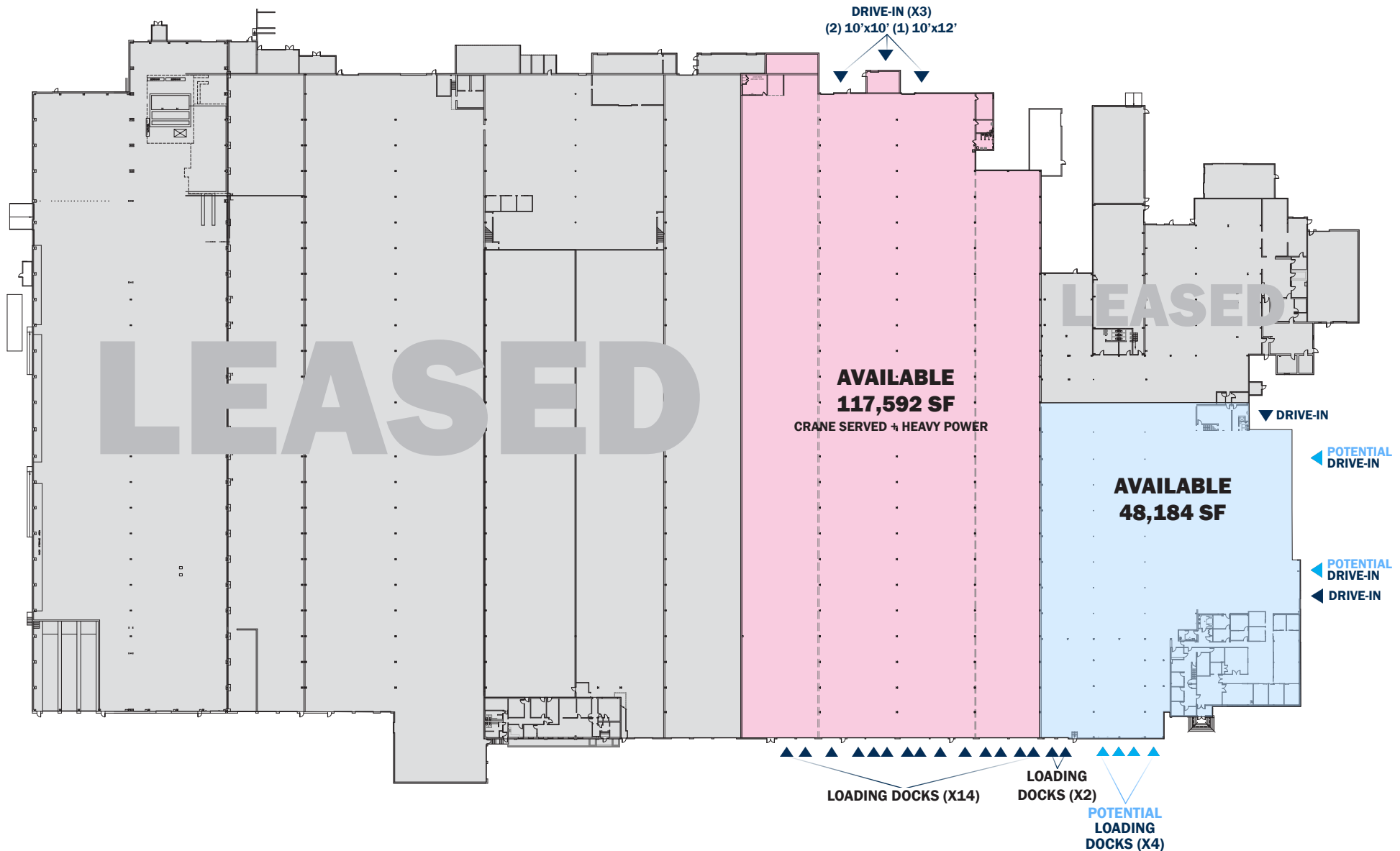
FLOOR PLAN - 9000 RIVER ROAD

EXISTING CONDITIONS



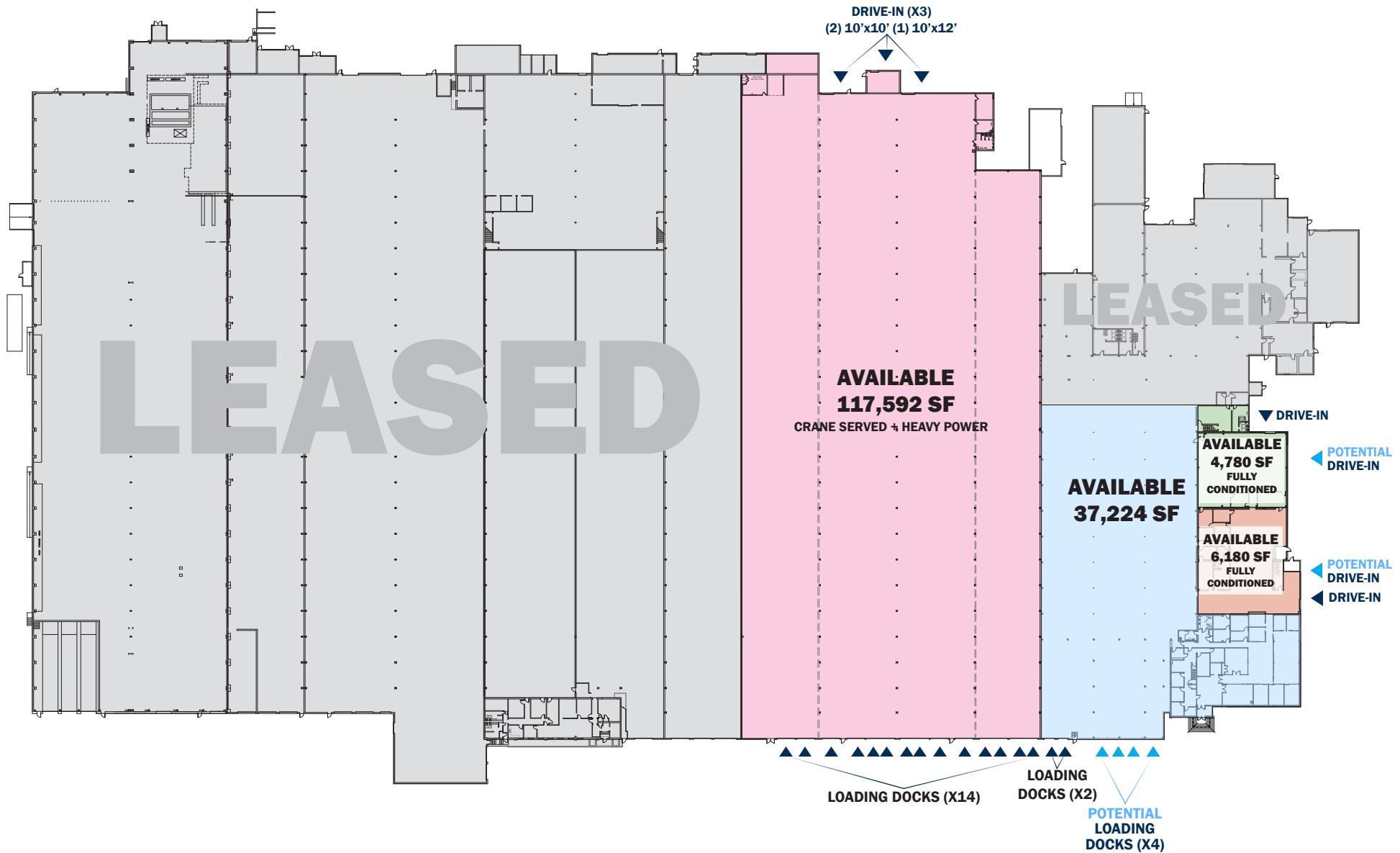
FLOOR PLAN - 9000 RIVER ROAD

CONCEPT - EXAMPLE 1

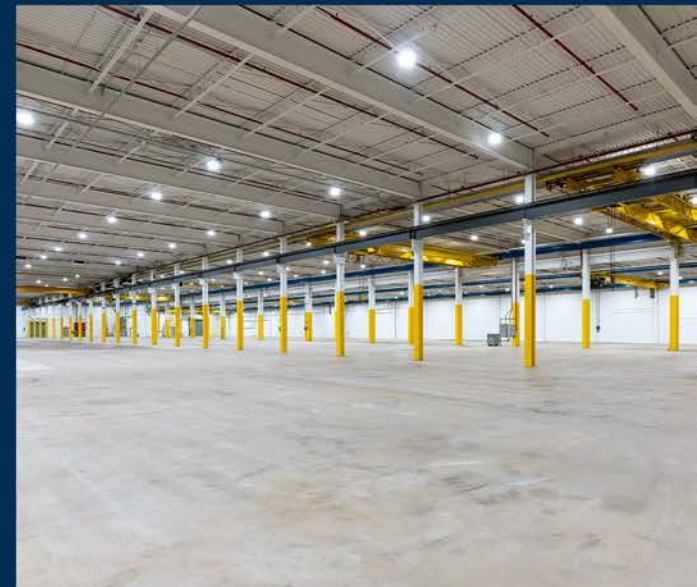
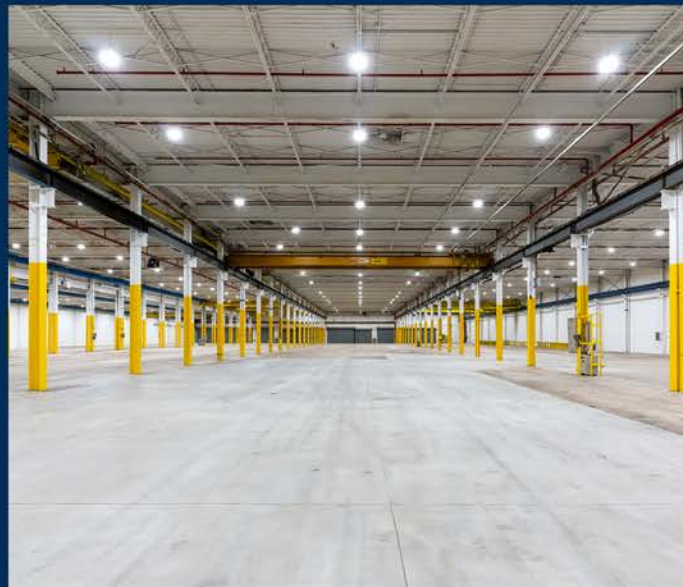


FLOOR PLAN - 9000 RIVER ROAD

CONCEPT - EXAMPLE 2



PHOTOS - 9000 RIVER ROAD



PHOTOS - 9000 RIVER ROAD

SHOWN AS OCCUPIED



**FULLY RACKED
OPTIONS
AVAILABLE**



OUTDOOR STORAGE Available 2/1/2026



± 3 ACRES OF INDUSTRIAL SPACE | IDEAL FOR TRAILER STORAGE

PENNSAUKEN'S LARGEST INDUSTRIAL LANDLORD



ABOUT PENNSAUKEN:

- Pennsauken boasts 13M SF of industrial product, close to 40% of the entire Camden County submarket
- Vacancy rate < 3.5% (one of the tightest industrial submarkets in the Northeast)
- Proximate to 4 bridges, providing easy access to Philadelphia and several other major transportation arteries
- Access to affluent customer hubs such as Cherry Hill, Haddonfield, & Moorestown
- Strong skilled labor force in Pennsauken, Camden, and surrounding areas
- North/South access provided by Rt. 130, I-295, I-676, and New Jersey Turnpike
- Efficient and affordable public transportation (NJ Transit)
 - River Line (Trenton to Camden)
 - Atlantic City Rail Line (Philadelphia to Atlantic City)
 - Bus Route 417 (Philadelphia to Pennsauken)

COMPANIES WE'VE WORKED WITH IN PENNSAUKEN:



CURRENT PENNSAUKEN PORTFOLIO

8600 & 9000 RIVER ROAD
AVAILABLE
4,780 - 280,277 SF
INDUSTRIAL & IOS

2301 OLD HADDONFIELD RD
FULLY LEASED

841-965 BETHEL AVE
AVAILABLE
19,676 - 45,208 SF
INDUSTRIAL

6901 N CRESCENT BLVD
AVAILABLE
24,854 - 63,121 SF
INDUSTRIAL

9411 N CRESCENT BLVD
AVAILABLE
4,879 & 5,919 SF
INDUSTRIAL

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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

This brochure is intended for marketing purposes only, is not intended to be complete in all respects, and is provided solely as a convenience for the recipient. Any and all statements, information, and/or drawings contained herein should be independently verified by any recipient of the brochure wishing to rely on same. Neither Velocity Venture Partners LLC ("VVP") nor its owners, principals, subsidiaries, affiliates, members, employees, representatives, or agents (collectively, the "WP Parties") make any claim as to the truth, completeness, and/or accuracy of the contents herein and all VVP Parties hereby expressly disclaim any and all such representations and warranties, both express and implied. The recipient of this brochure waives any and all claims against the VVP Parties arising from and/or relating to the brochure. Any and all intellectual property rights pertaining to any statements, information, and/or drawings in this brochure created by or on behalf of VVP are the sole and exclusive property of VVP. This brochure and the contents herein including, but not limited to, any drawings may not be duplicated, published sold, and/or distributed in part or in whole without the prior written consent of WP.