

**AVAILABLE FOR  
SALE <sup>OR</sup> 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)**



**Truck Court Nearing 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



City of Philadelphia

WALT WHITMAN BRIDGE

BEN FRANKLIN BRIDGE

BETSY ROSS BRIDGE

TACONY-PALMYRA BRIDGE

PATCO Broadway

PATCO Ferry Ave

PATCO Westmont

PATCO Haddonfield

PATCO Woodcrest

PATCO Ashland

PATCO Lindenwold

EXIT 3

EXIT 29

6.5 MILES TO NJ TURNPIKE

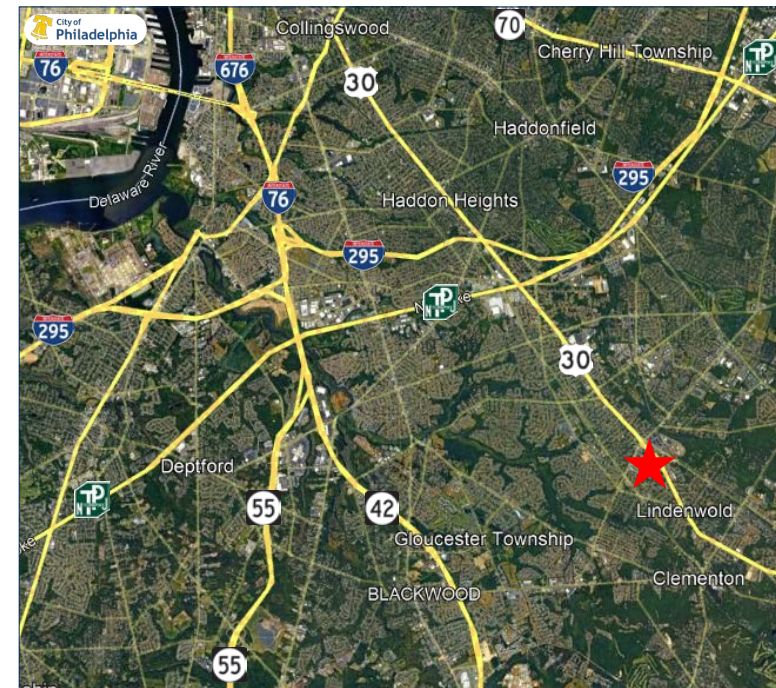
4.3 MILES TO I-295

# REGIONAL AERIAL



## DISTANCE TO:

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



# 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.

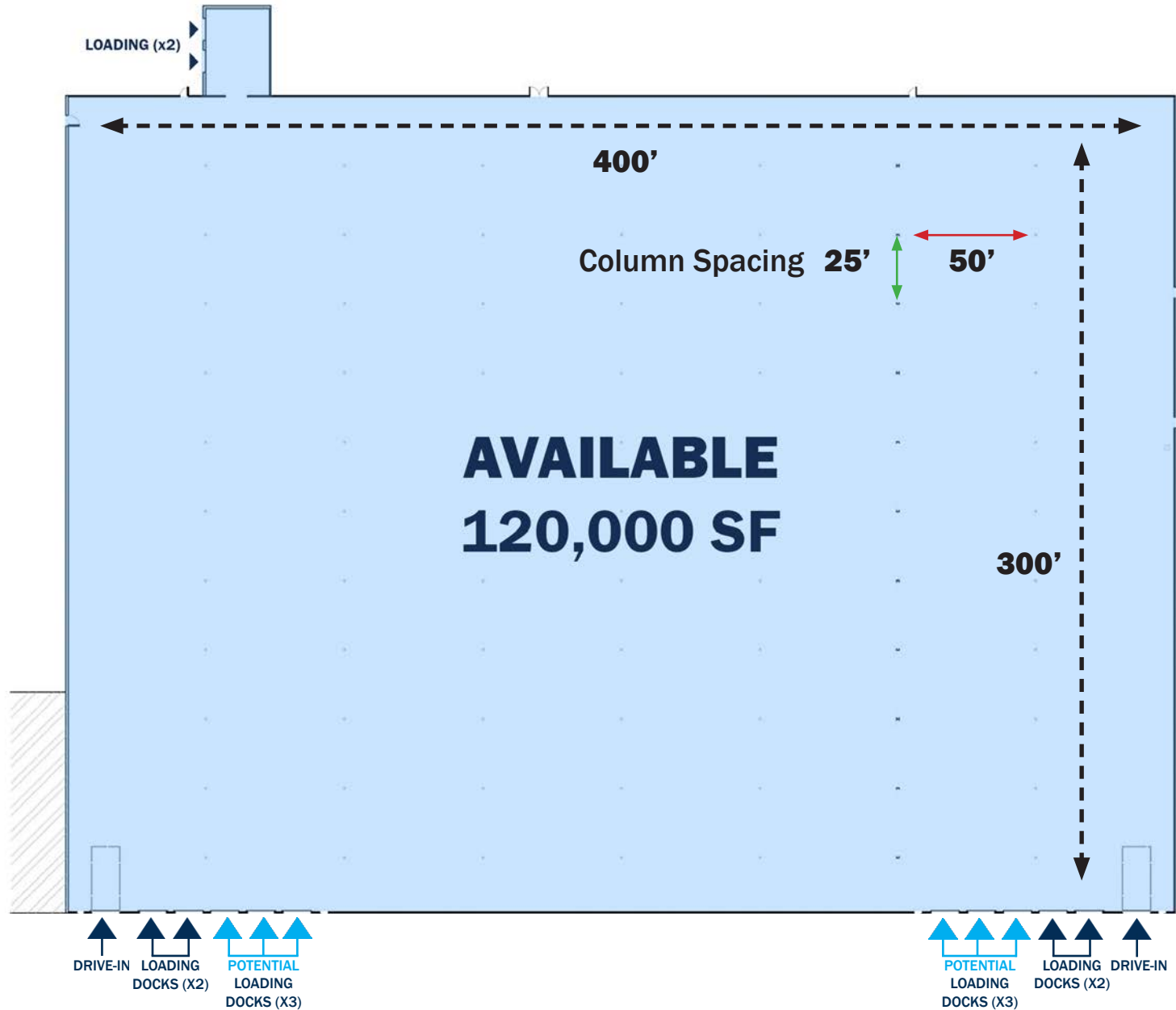
### LEASE OPTION: \$6.95 PSF

**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





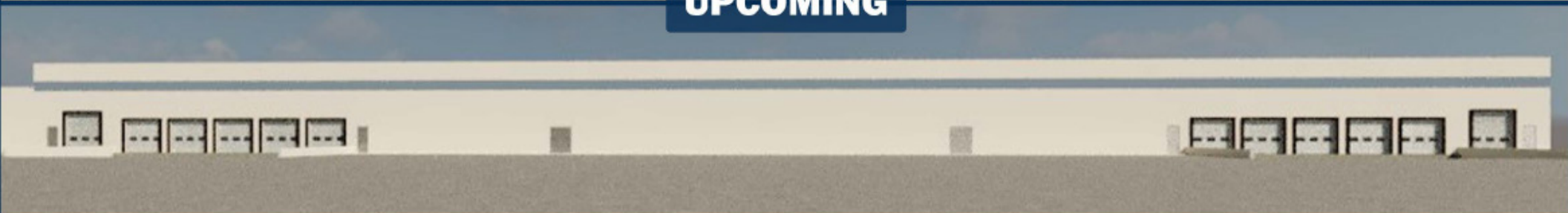
# PHOTOS



**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.

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

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