

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
4,879 SF**



VELOCITY VENTURES

**9411 N CRESCENT BOULEVARD
PENNSAUKEN, NJ**

SIGNAGE OPPORTUNITY ALONG US ROUTE 130



**WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS**

 (610) 212-5979
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PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 31,842 SF



ACREAGE
+/- 2.15 ACRES



ZONING
LI - LIGHT INDUSTRIAL



CEILING HEIGHT
15'



LOADING
6 DRIVE-IN DOORS
1 SERVING AVAILABILITY



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
WHITEBOXED INTERIOR, LED LIGHTING THROUGHOUT, AND
PRIVATE RESTROOMS

TRANSPORTATION ARTERIES



INTERSTATES

- NJ Route 73 (< 0.5 Mile)
- NJ Route 90 (1 Mile)
- 1-95 (3.4 Miles)



BRIDGES

- Betsy Ross Bridge (2.8 Miles)
- Tacony-Palmyra Bridge (2.9 Miles)



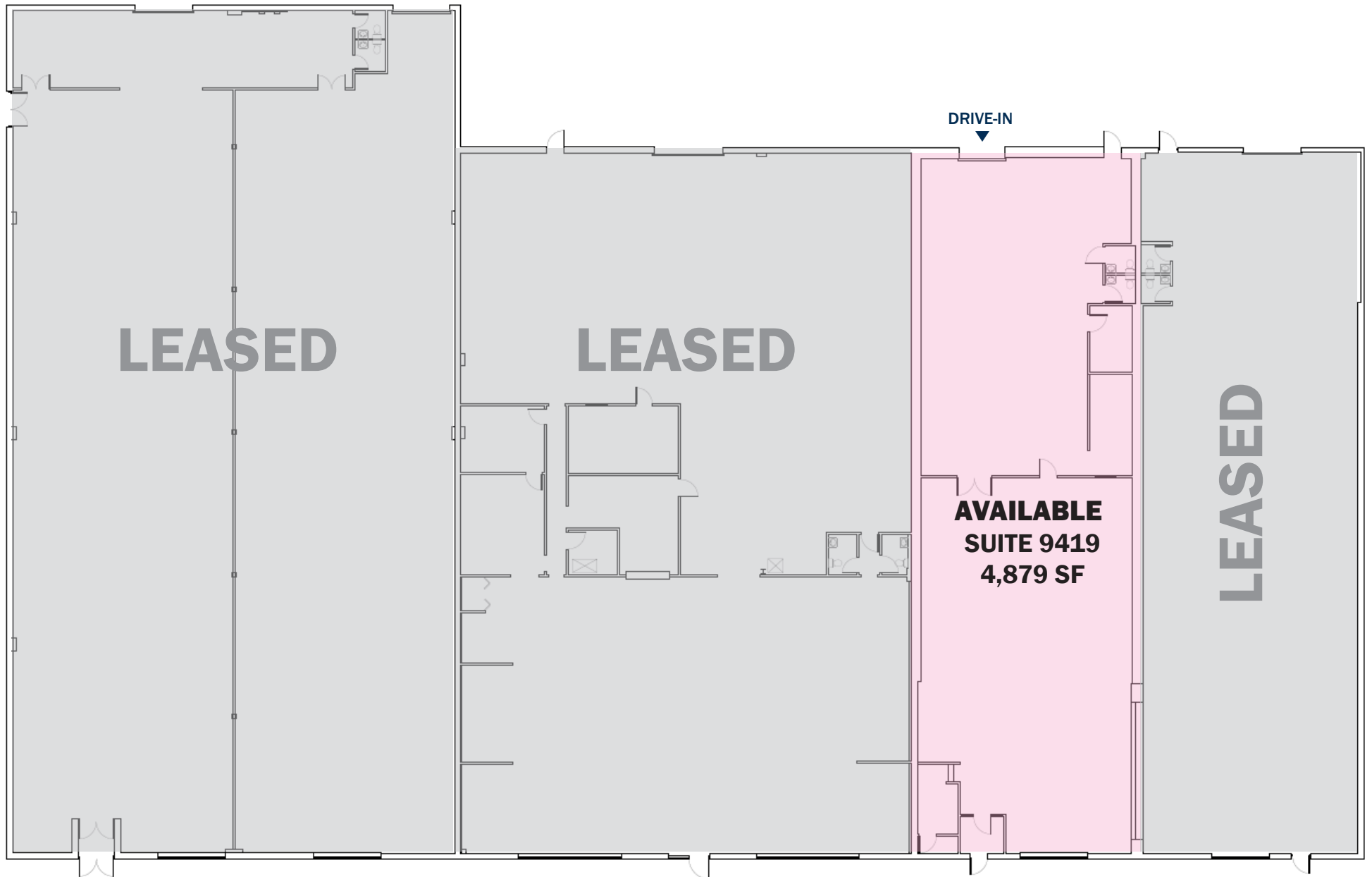
AIRPORT

- Philadelphia Intl Airport (19 Miles)

PROPERTY AERIAL



FLOOR PLAN



PENNSAUKEN'S TOP INDUSTRIAL LANDLORD



VELOCITY VENTURES



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 - 446,053 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 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.

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