

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
4,856 - 54,413 SF**



VELOCITY VENTURES

**242 DELSEA DRIVE
SEWELL, NJ**

**FULLY
CONDITIONED**



**EXISTING RACKING
IN PLACE**



DYLAN IRVING
Director of Leasing
Velocity Venture Partners

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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



AGGREGATE BUILDING AREA

+/- 67,904 SF

ACREAGE

+/- 16.36 ACRES

ZONING

CI - COMMERCIAL/INDUSTRIAL

CLEAR HEIGHT

16' - 24'

LOADING

6 LOADING DOCKS, 3 DRIVE-IN DOORS

SEWER & WATER SERVICE

PUBLIC

HVAC

FULLY CONDITIONED

SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

BUILDING CONDITIONS

BRAND NEW WHITEBOXED INTERIOR UNITS, LED LIGHTING, EXTERIOR PAINTING, & PARKING LOT RESURFACING

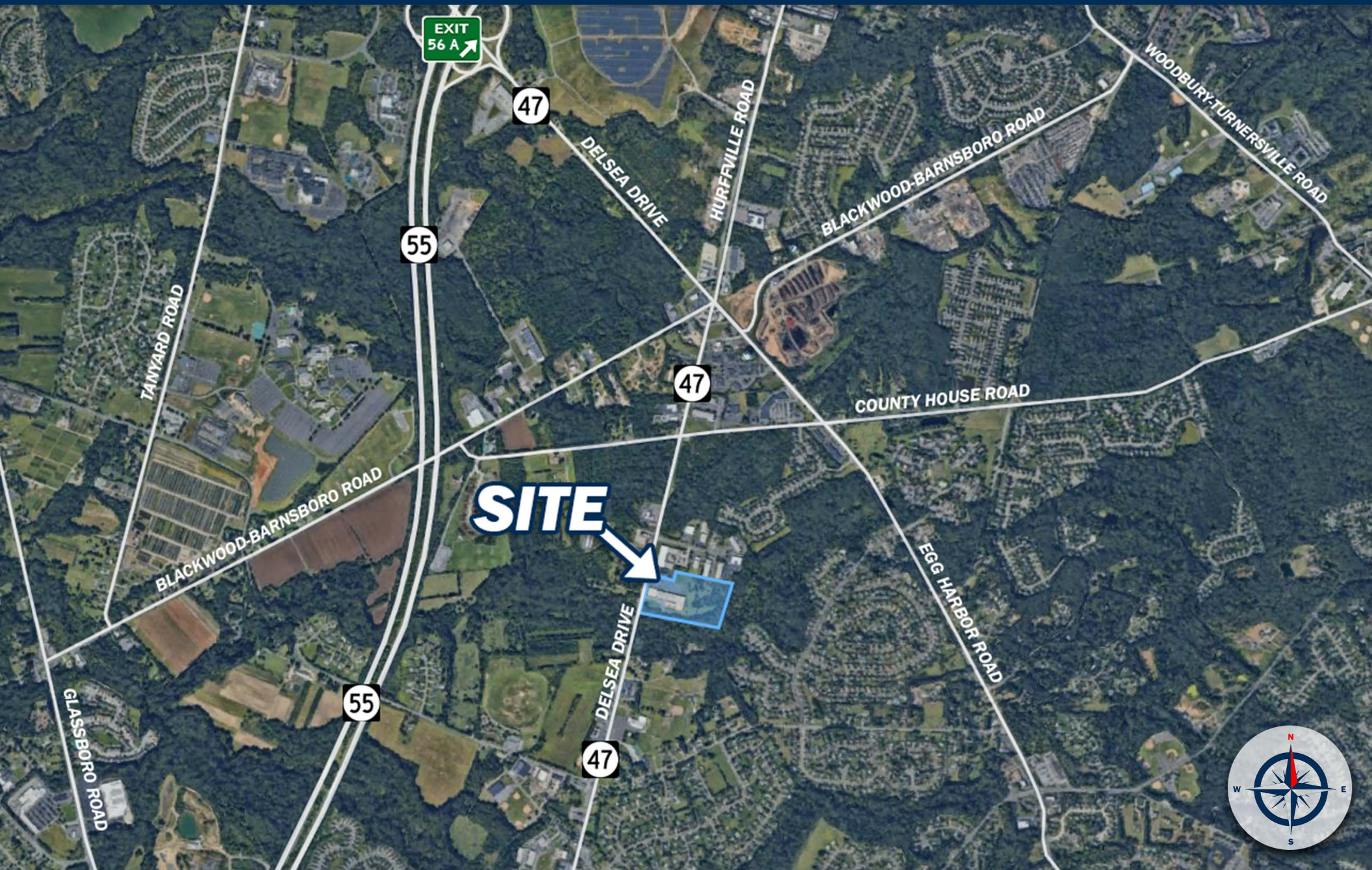
- Under new ownership with significant renovations planned, including freshly whiteboxed unit interiors and new LED lighting throughout
- Ideal for warehousing & industrial users
- Significant parking and industrial outdoor storage (IOS) space available

- Immediate proximity to major interstates and arteries:
 - Route 55 (< 2 Miles)
 - NJ Turnpike (4.5 Miles)
 - I-295 (6 Miles)
 - PHL International Airport (10 Miles)
 - Philadelphia (13 Miles)

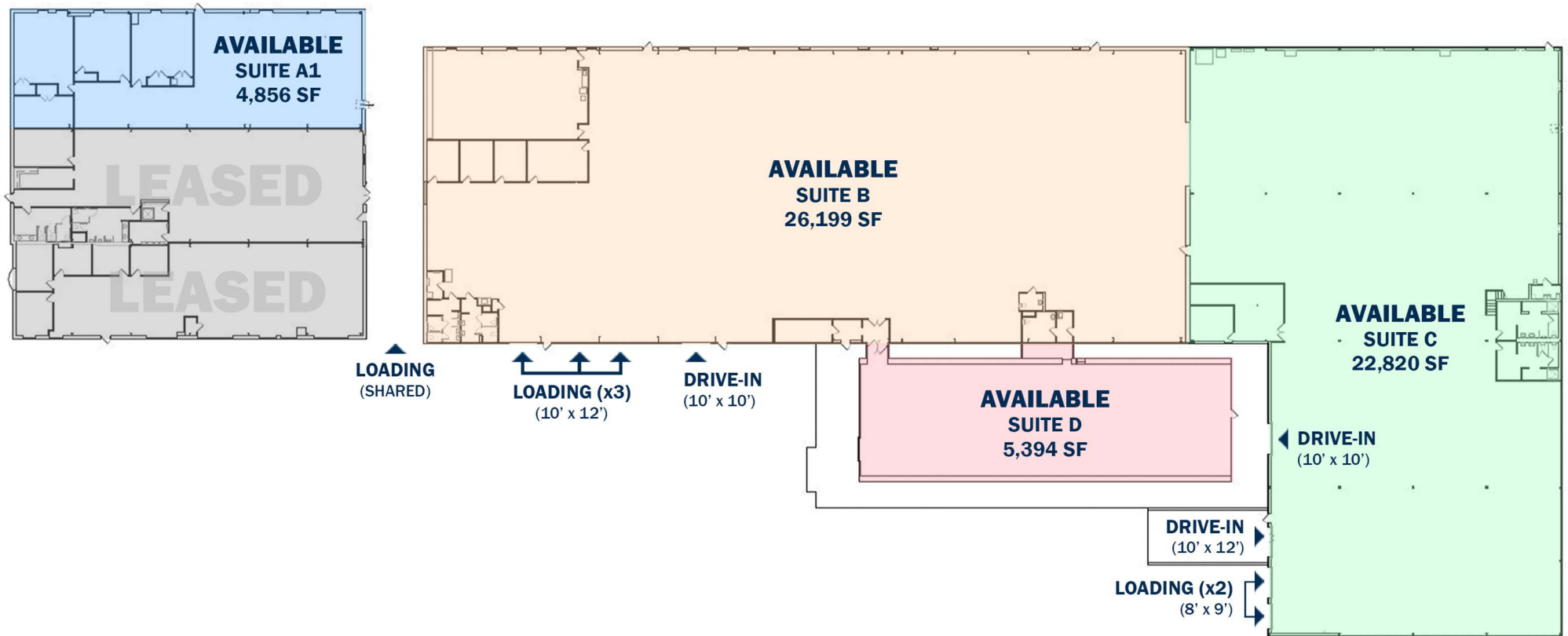
PROPERTY AERIAL



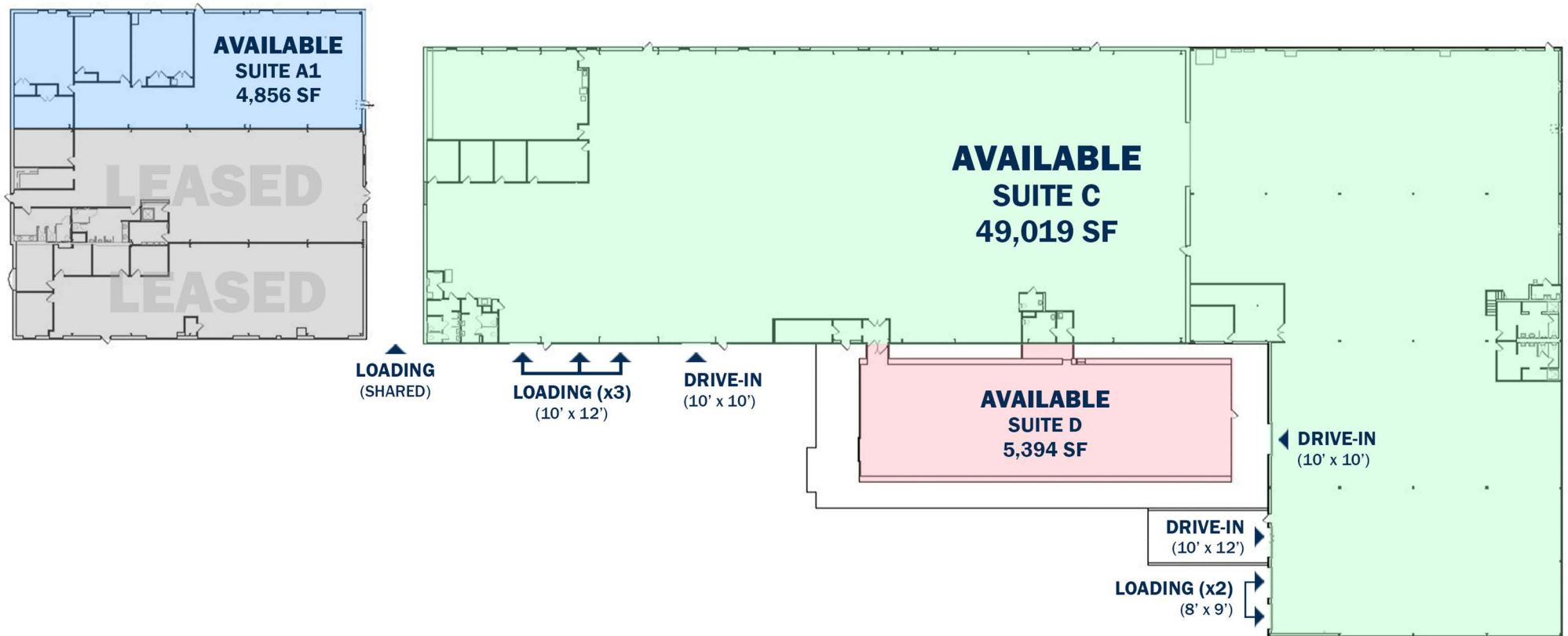
VELOCITY VENTURES



FLOOR PLAN - INDIVIDUAL SUITES



FLOOR PLAN - COMBINED SUITES



PHOTOS



VELOCITY VENTURES



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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