

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL**  
**38,267 SF**



VELOCITY VENTURES

**6901 N CRESCENT BLVD**  
**PENNSAUKEN, NJ**



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# PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



## AGGREGATE BUILDING AREA

+/- 63,121 SF

## ACREAGE

+/- 3.92 ACRES

## ZONING

LI - LIGHT INDUSTRIAL

## CLEAR HEIGHT

14'

## LOADING

6 LOADING DOCKS, 3 DRIVE-IN DOORS

## SEWER & WATER SERVICE

PUBLIC

## HEAVY POWER

2,220 AMP/120-208v 3-PHASE

## BUILDING CONDITIONS

**BRAND NEW** ROOF, HVAC, LED LIGHTING, LOADING DOCK DOORS & LEVELERS

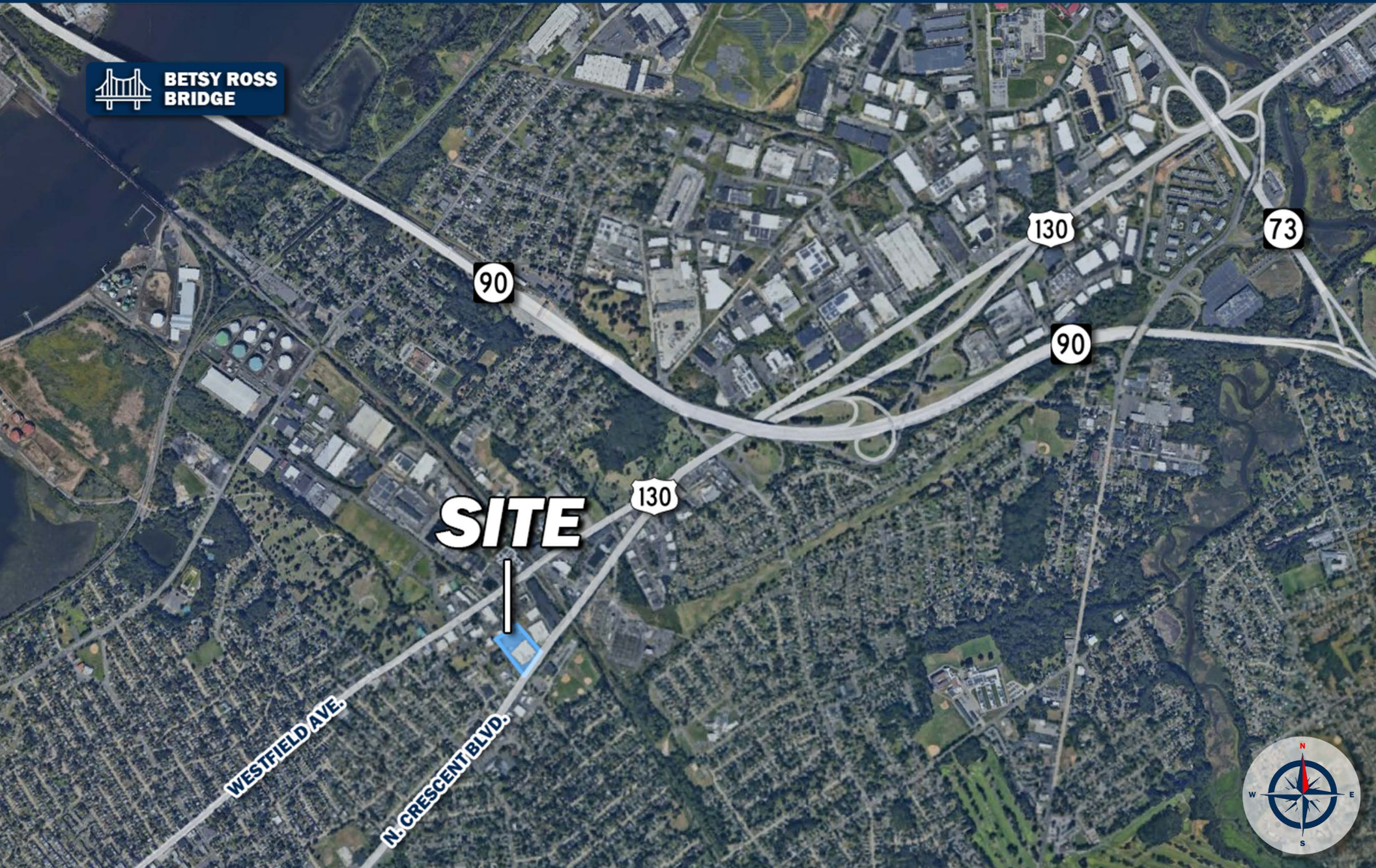
- Property is located along Route 130 which sees over 44,000 vehicles per day
- Significant exterior storage and trailer parking available
- Single or multi-tenant freestanding building with new roof & mechanicals

- Immediate proximity to major interstates and arteries:
  - Betsy Ross Bridge (1.6 Miles)
  - I-295 (4.4 Miles)
  - Ben Franklin Bridge (4.5 Miles)
  - NJ Turnpike (5.4 Miles)
  - Philadelphia (6 Miles)

# PROPERTY AERIAL



 **BETSY ROSS BRIDGE**



# FLOOR PLAN

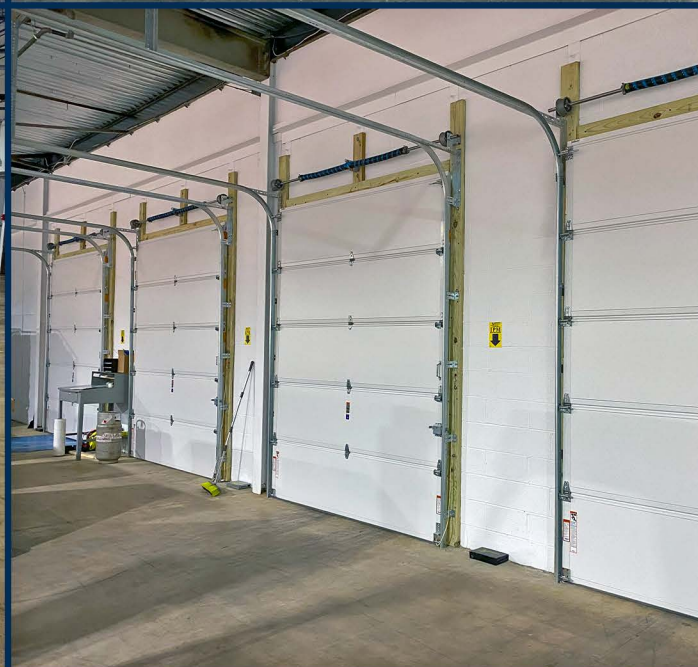


**OFFICES CAN BE EXPANDED OR  
PARED BACK FOR QUALIFYING  
DEALS**

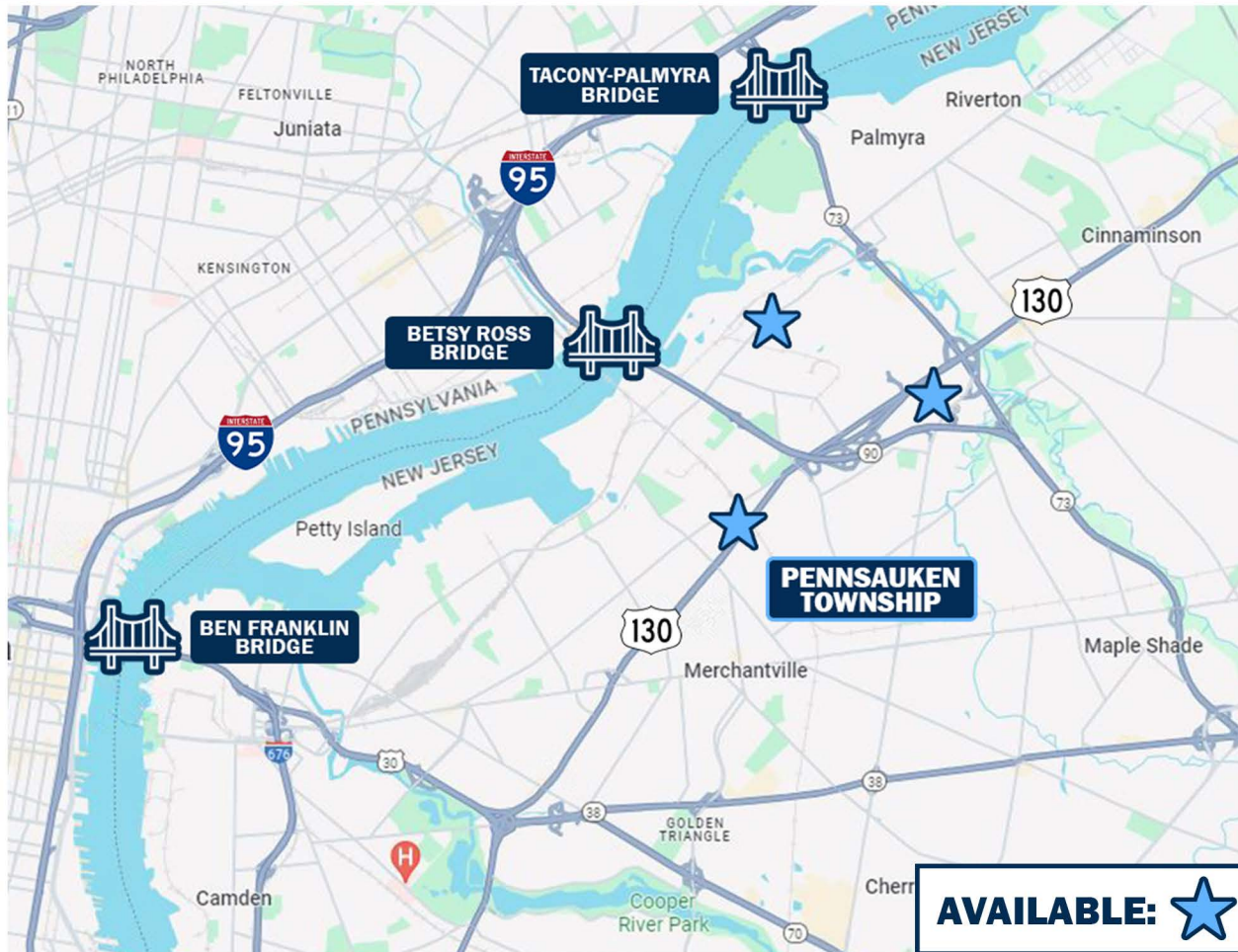
# PHOTOS



VELOCITY VENTURES



# 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



Frontline Automation



## CURRENT PENNSAUKEN AVAILABILITIES:

**8600 River Road**  
Pennsauken, NJ 08110  
42,493 SF - Industrial  
IOS Available

**9000 River Road**  
Pennsauken, NJ 08110  
4,479 - 198,164 SF  
Industrial & Office

**2301 Haddonfield Rd.**  
Pennsauken, NJ 08110  
2,942 - 16,781 SF  
Industrial

**6901 N Crescent Blvd.**  
Pennsauken, NJ 08110  
38,267 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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