

**AVAILABLE FOR
LEASE**

INDUSTRIAL
2,942 - 16,781 SF



VELOCITY VENTURES

2301 HADDONFIELD ROAD
PENNSAUKEN, NJ



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PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



AGGREGATE PORTFOLIO AREA

+/- 37,635 SF

ACREAGE

+/- 2.03 ACRES

ZONING

I - INDUSTRIAL

CLEAR HEIGHT

16'

LOADING

2 LOADING DOCKS, 11 DRIVE-IN DOORS

SEWER & WATER SERVICE

PUBLIC

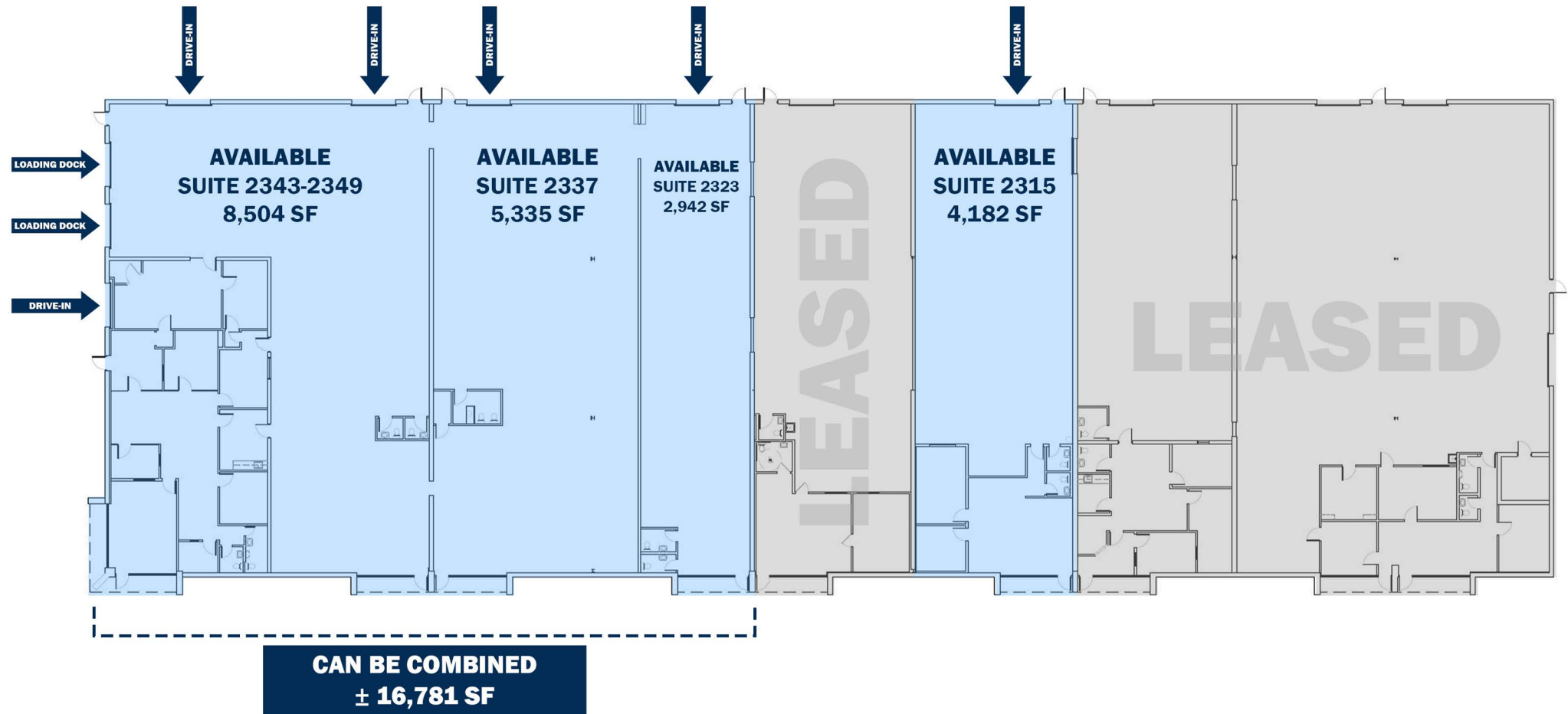
BUILDING CONDITIONS

BRAND NEW WHITEBOXED INTERIOR WITH EXISTING OFFICES AND LED LIGHTING THROUGHOUT

- Located directly off Route 130 which sees over 44,000 vehicles per day
- Multiple loading configurations suitable for most industrial users
- Prime transit-oriented location surrounded by County Routes 90 & 73 and NJ Route 130

- Immediate proximity to major interstates and arteries:
 - Betsy Ross Bridge (2.3 Miles)
 - I-295 (4.4 Miles)
 - NJ Turnpike (5.1 Miles)
 - Ben Franklin Bridge (6.3 Miles)
 - PHL International Airport (14 Miles)

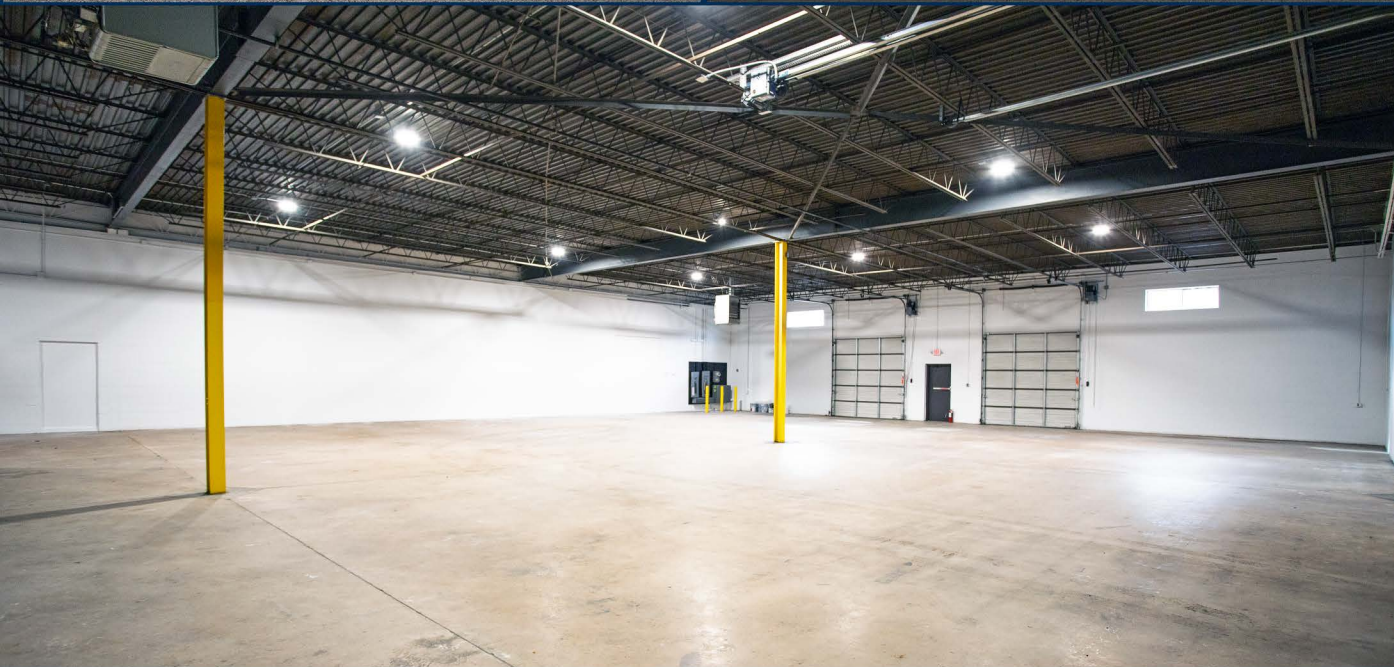
FLOOR PLAN



PHOTOS



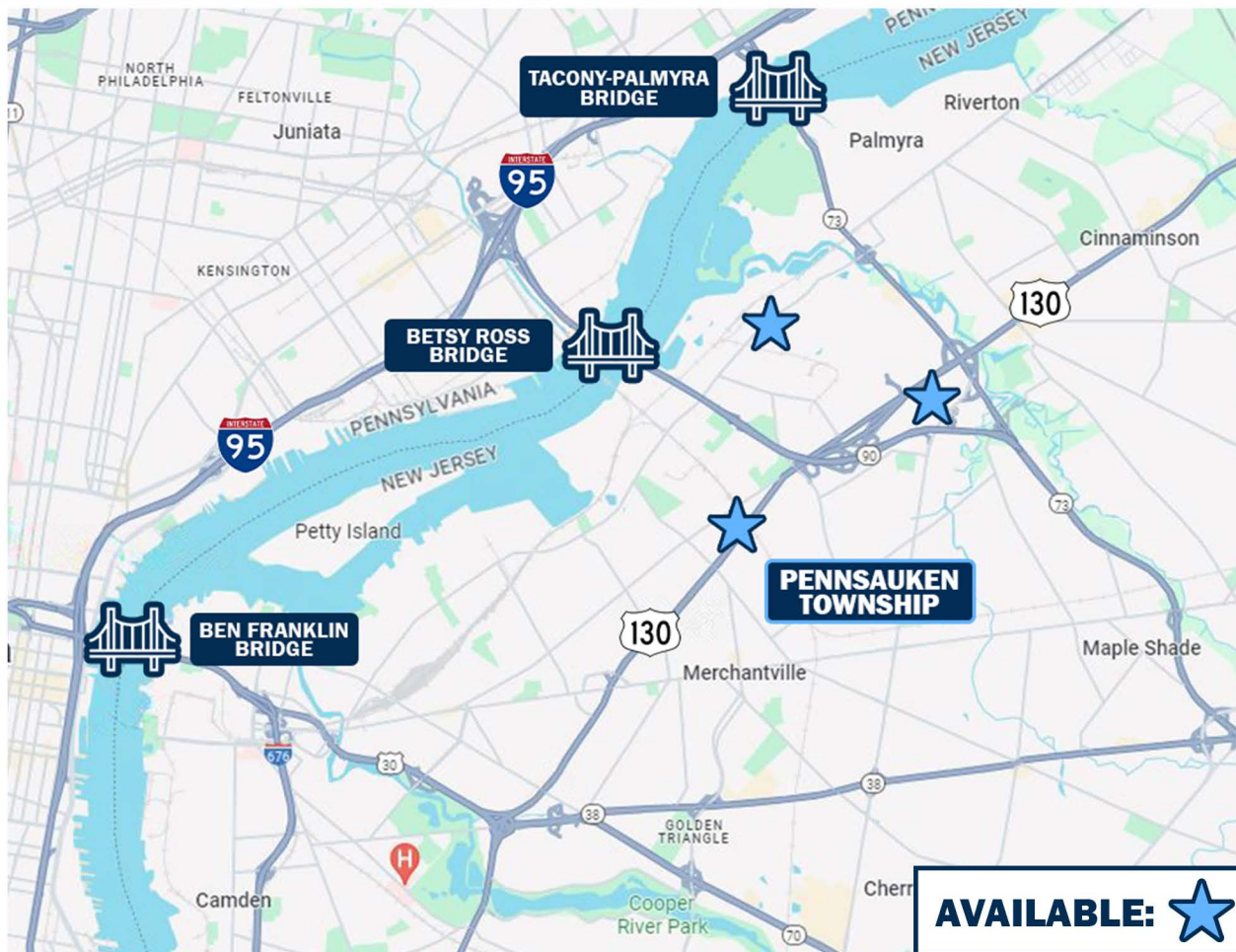
VELOCITY VENTURES



PENNSAUKEN'S LARGEST 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



Frontline Automation



Rosenberger
North America

ALMAG
ALUMINUM

puratos
Food Innovation for Good

CURRENT PENNSAUKEN AVAILABILITIES:

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

9000 River Road
Pennsauken, NJ 08110
48,433 - 166,025 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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