

**INDUSTRIAL
FOR LEASE**

**HEAVY MANUFACTURING,
WAREHOUSING,
& DISTRIBUTION**



VELOCITY VENTURES

**9000 RIVER ROAD
PENNSAUKEN, NJ**

4,500 - 200,000 SF AVAILABLE



SANDRO RANDAZZO
Director of Leasing
Velocity Venture Partners

☎ (856) 266 - 7830

✉ sandro@velocityinv.com

PROPERTY OVERVIEW & SPECS



**13,000+ AMPS
OF EXISTING POWER**

**HIGH CAPACITY
GAS & WATER LINES**

**MOST UNITS ARE
FULLY CRANE SERVED
(2 - 25 TON LOAD CAPACITY)**

- Designed to accommodate nearly any industrial uses - ranging from warehouse & distribution to heavy manufacturing
- Abundant parking that is secured and suitable for a large employee count
- Small and large scale options immediately available

- Immediate proximity to major bridges and interstates:
 - NJ Route 130 (1.3 Miles)
 - Tacony-Palmyra Bridge (2.3 Miles)
 - Betsy Ross Bridge (3.8 Miles)
 - I-95 (3.8 Miles)
 - PHL International Airport (19.5 Miles)

AGGREGATE BUILDING AREA

+/- 575,986 SF

ACREAGE

+/- 25.37 ACRES

ZONING

HI - HEAVY INDUSTRIAL

CLEAR HEIGHT

AVERAGE OF 20'

LOADING

30+ LOADING DOCKS & DRIVE-INS

SEWER & WATER SERVICE

PUBLIC

SPRINKLER SYSTEM

FULLY SPRINKLERED

PARKING

300+ SURFACE PARKING SPACES

PROPERTY AERIAL



VELOCITY VENTURES



 **TACONY-PALMYRA BRIDGE**

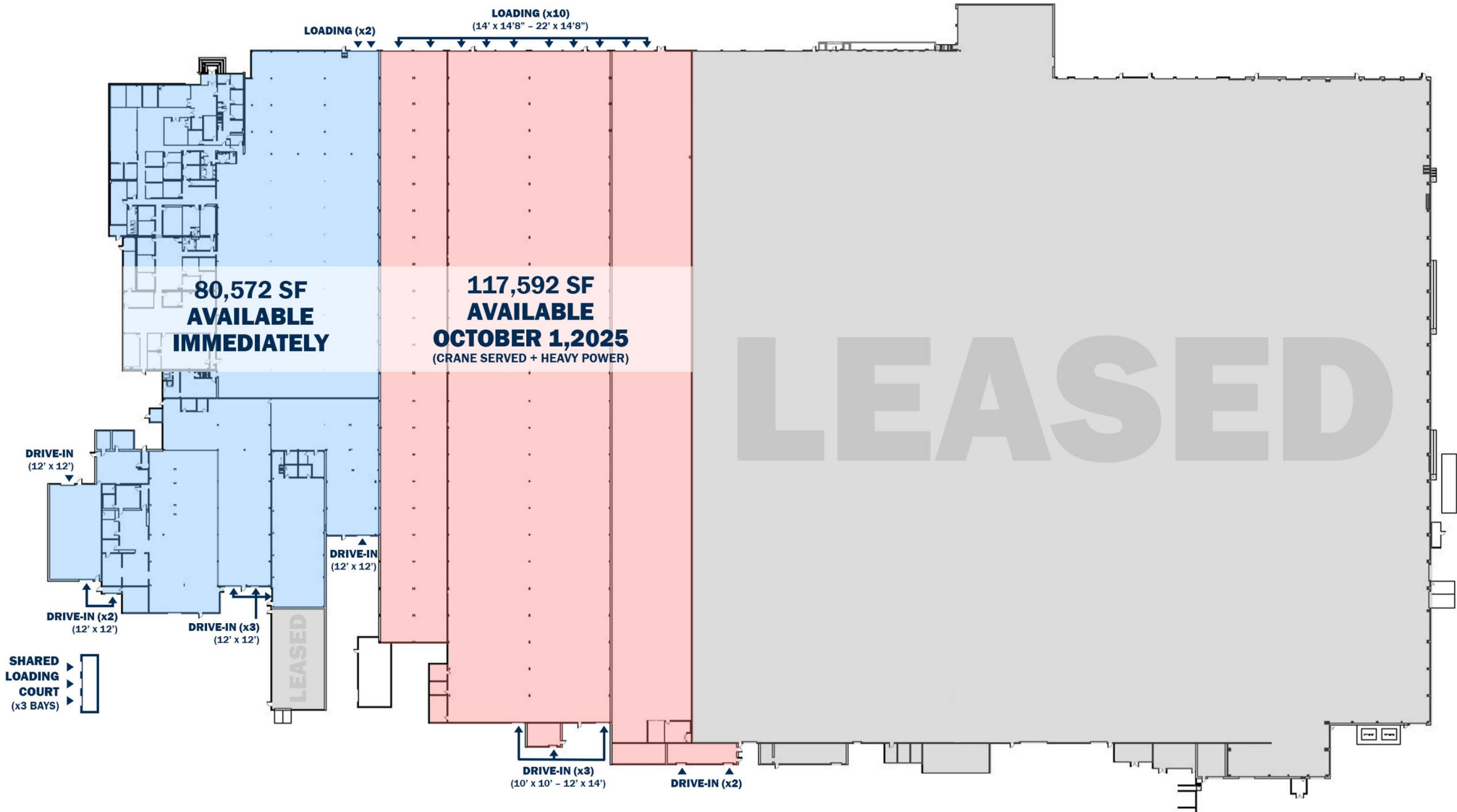
2.3 MILES FROM THE TACONY-PALMYRA BRIDGE

 **BETSY ROSS BRIDGE**

3.8 MILES FROM THE BETSY ROSS BRIDGE

SITE

FLOOR PLAN - LARGE OPTIONS

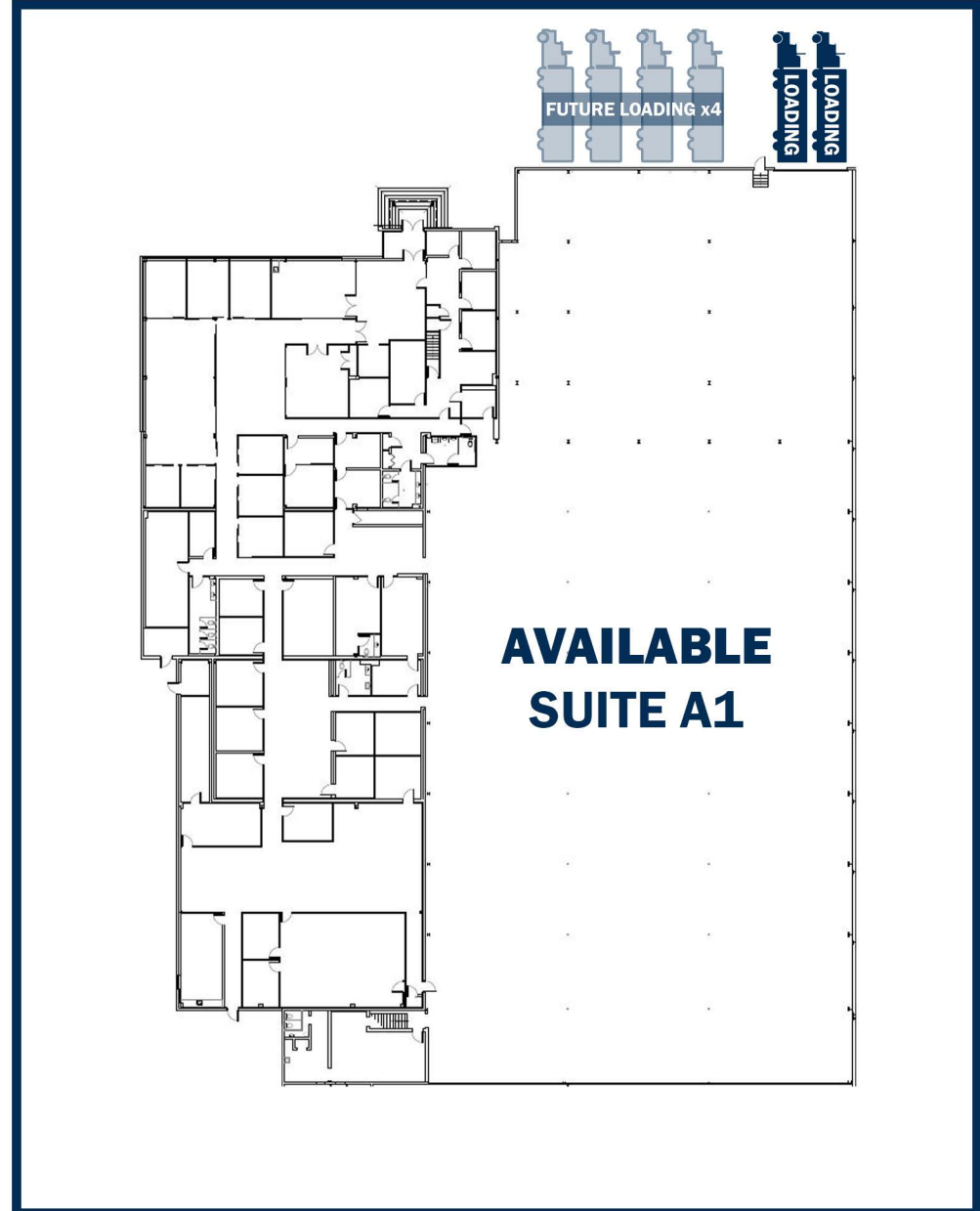
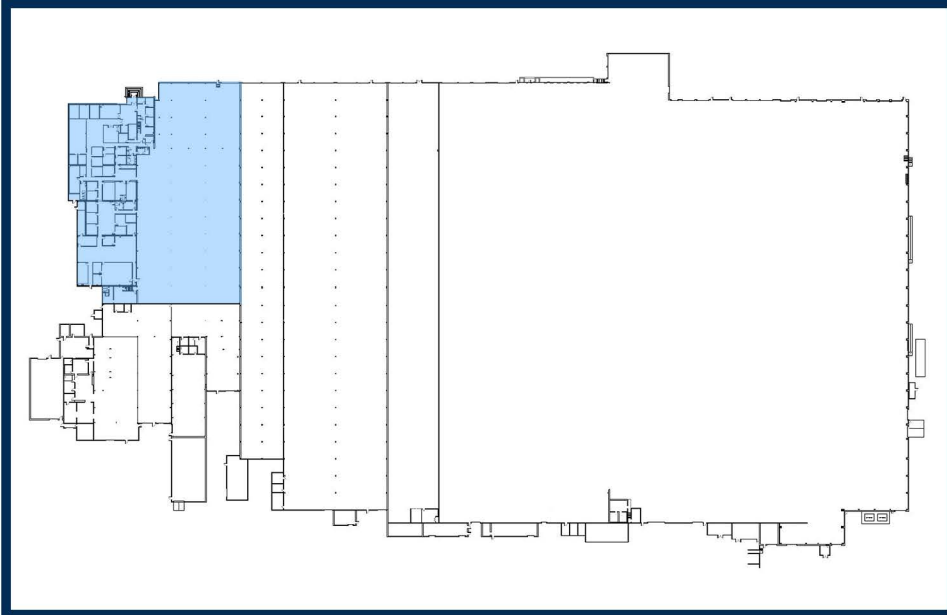


FLOOR PLAN - SUITE A1 (AS-IS)

TOTAL: 48,433 SF



BUILDING FLOOR PLAN



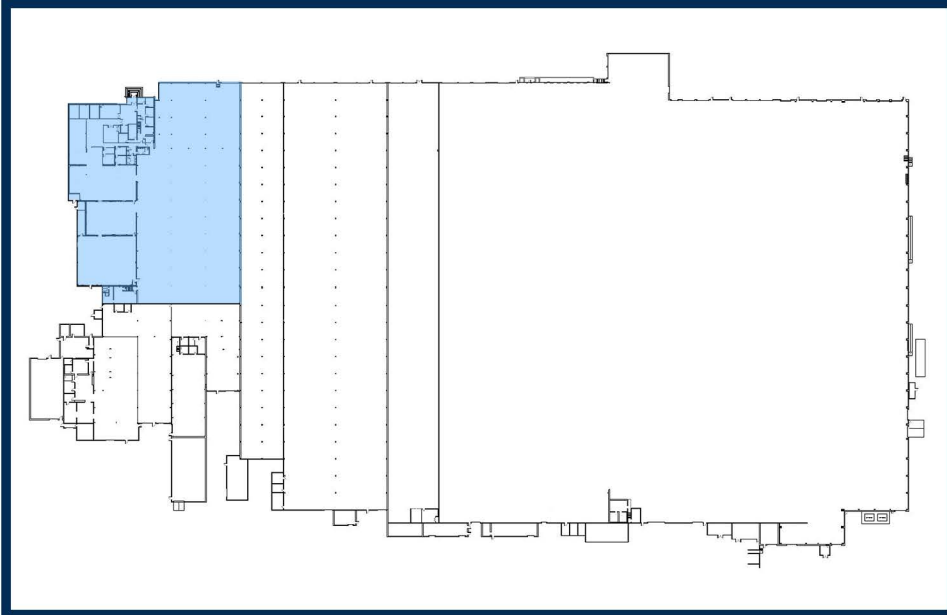
| | | |
|---------------------|---------------------|---|
| UNIT SUMMARY | WAREHOUSE SF | 30,912 SF |
| | OFFICE SF | 17,521 SF |
| | LOADING | 2 EXISTING DOCKS + 4 POTENTIAL DOCKS |
| | CRANE | 3-TON CAPACITY |

FLOOR PLAN - SUITE A1 (OFFICE DEMO)

TOTAL: 48,433 SF



BUILDING FLOOR PLAN



| | | |
|---------------------|---------------------|---|
| UNIT SUMMARY | WAREHOUSE SF | 42,449 SF |
| | OFFICE SF | 5,984 SF |
| | LOADING | 2 EXISTING DOCKS + 4 POTENTIAL DOCKS |
| | CRANE | 3-TON CAPACITY |

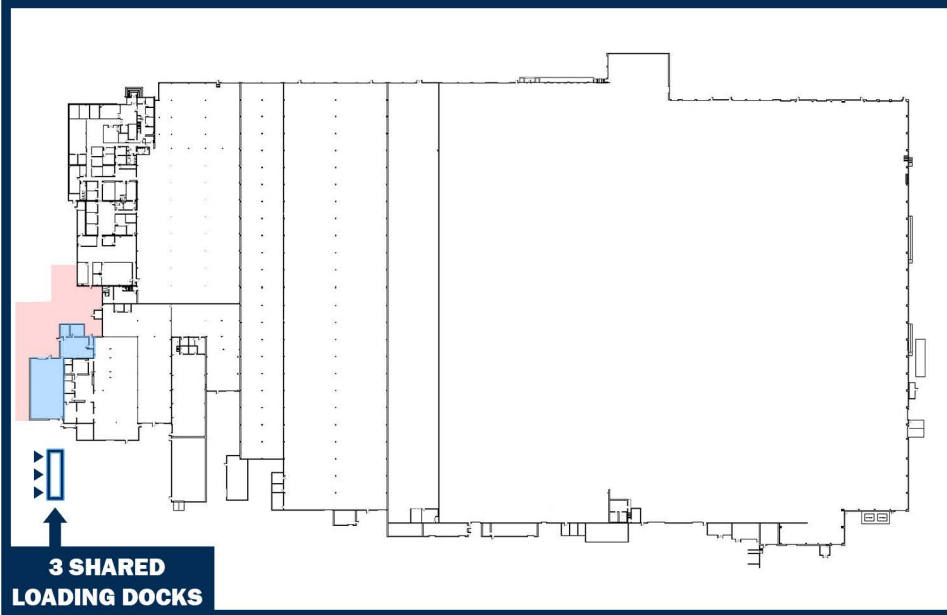
AVAILABLE SUITE A1

PLAN SHOWS EXCESS OFFICE DEMOLISHED FOR ADDITIONAL MANUFACTURING/ASSEMBLY SPACE

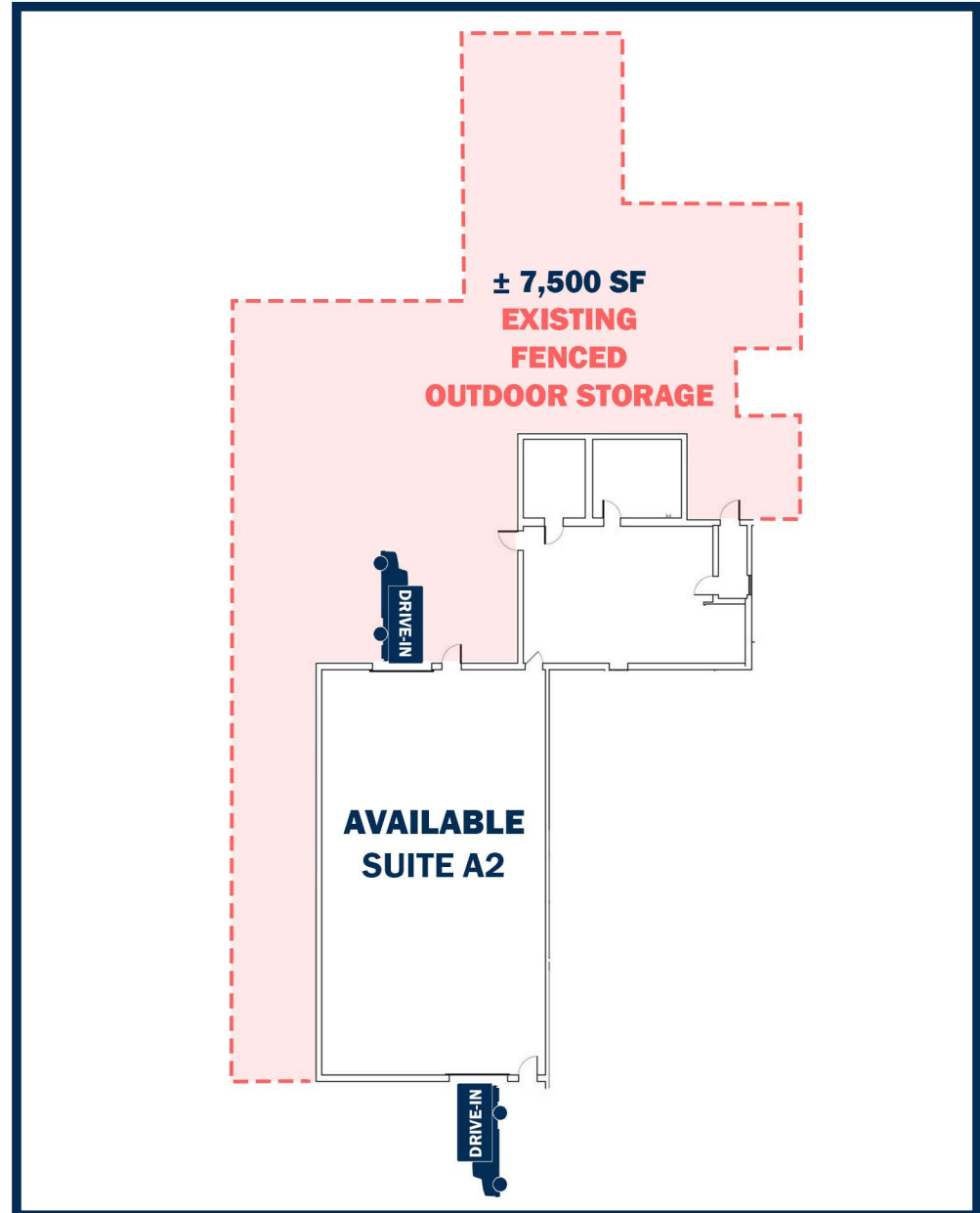
FLOOR PLAN - SUITE A2

TOTAL: 4,479 SF

BUILDING FLOOR PLAN



| | | |
|---------------------|---------------------|---|
| UNIT SUMMARY | WAREHOUSE SF | 3,013 SF |
| | OFFICE SF | 1,466 SF |
| | RESTROOMS | BUILT-TO-SUIT |
| | LOADING | 2 DRIVE-INS + 3 SHARED DOCKS |

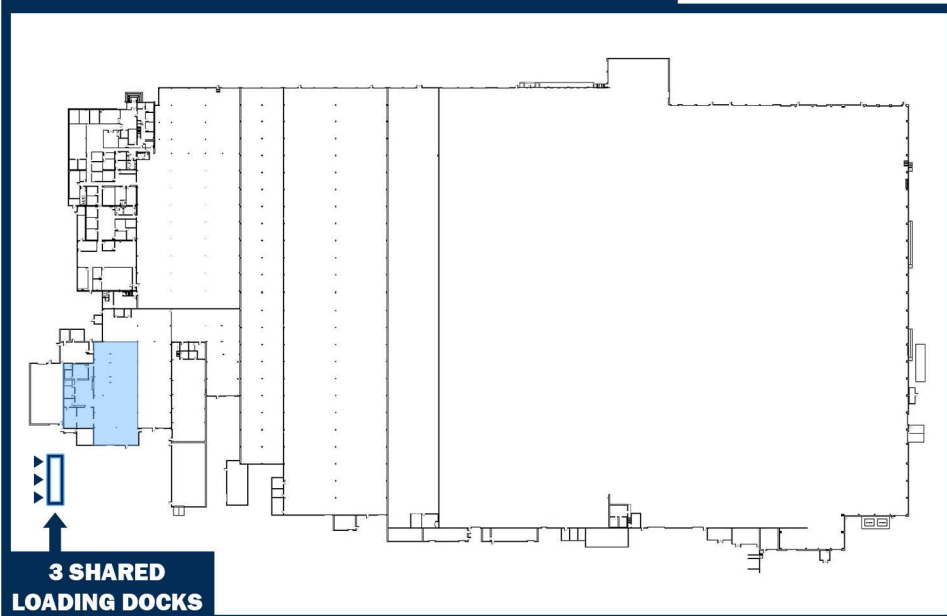


FLOOR PLAN - SUITE A3

TOTAL: 9,070 SF



BUILDING FLOOR PLAN



| | | |
|---------------------|---------------------|--|
| UNIT SUMMARY | WAREHOUSE SF | 6,395 SF |
| | OFFICE SF | 2,675 SF |
| | LOADING | 1 DRIVE-IN + 3 SHARED DOCKS |
| | CRANE | 5-TON CAPACITY |

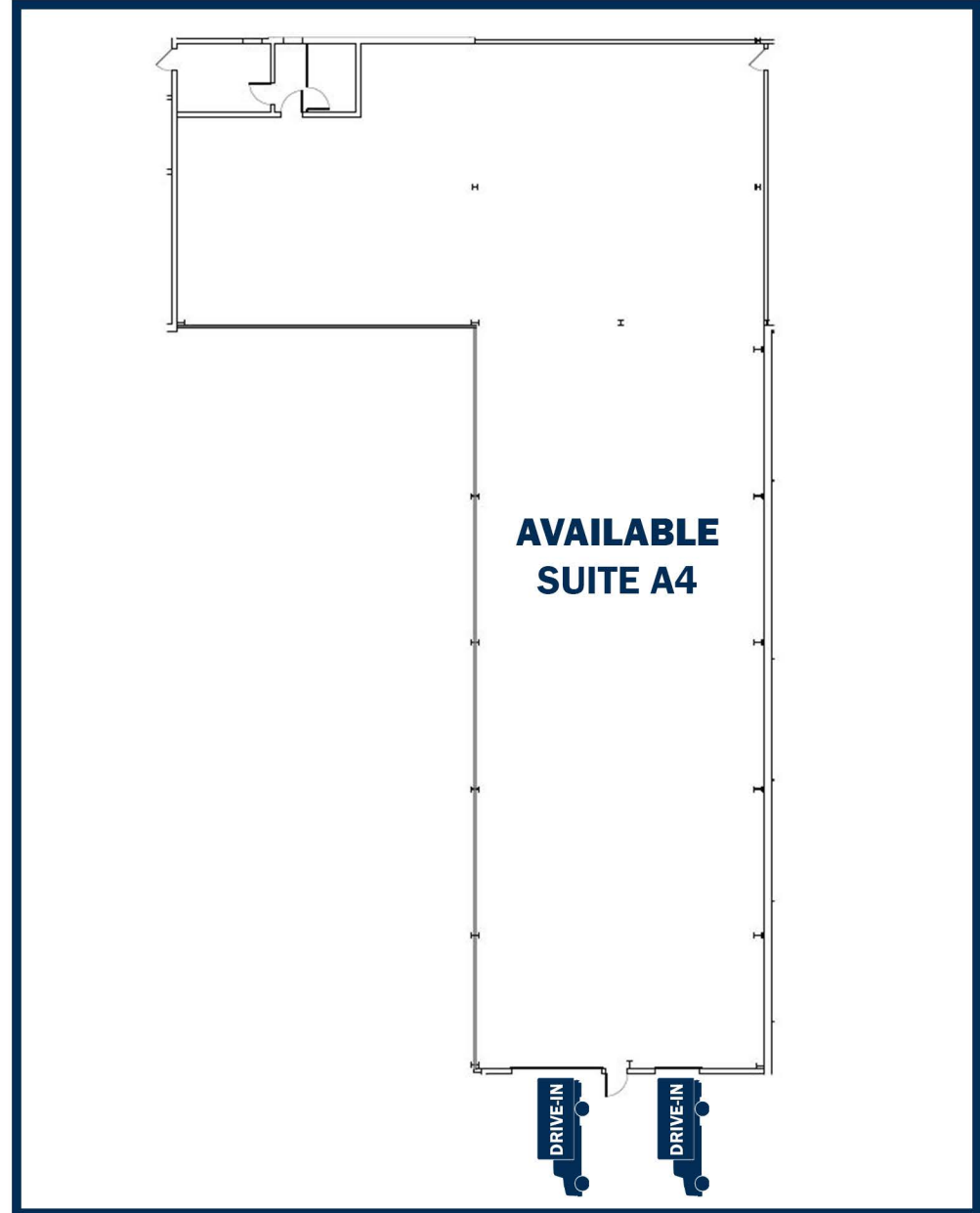
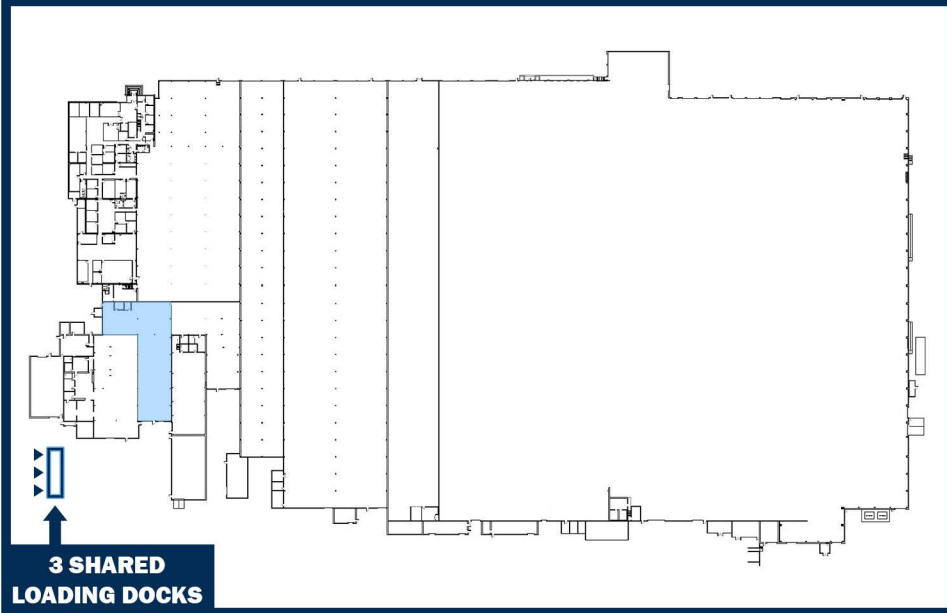


FLOOR PLAN - SUITE A4

TOTAL: 7,325 SF



BUILDING FLOOR PLAN



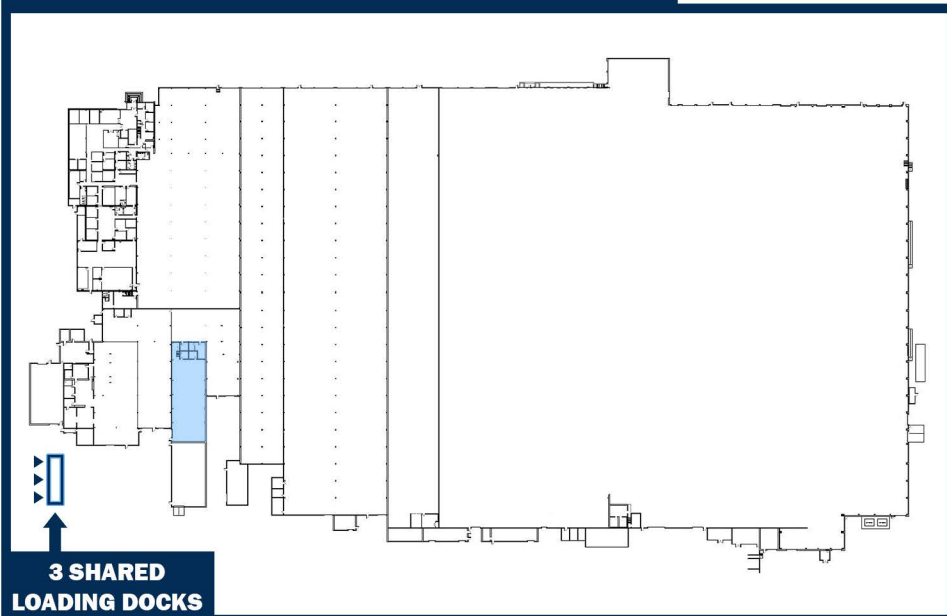
| | | |
|---------------------|---------------------|---|
| UNIT SUMMARY | WAREHOUSE SF | 7,325 SF |
| | OFFICE SF | BUILT-TO-SUIT |
| | RESTROOMS | BUILT-TO-SUIT |
| | LOADING | 2 DRIVE-INS + 3 SHARED DOCKS |
| | CRANE | 2-TON CAPACITY |

FLOOR PLAN - SUITE A5

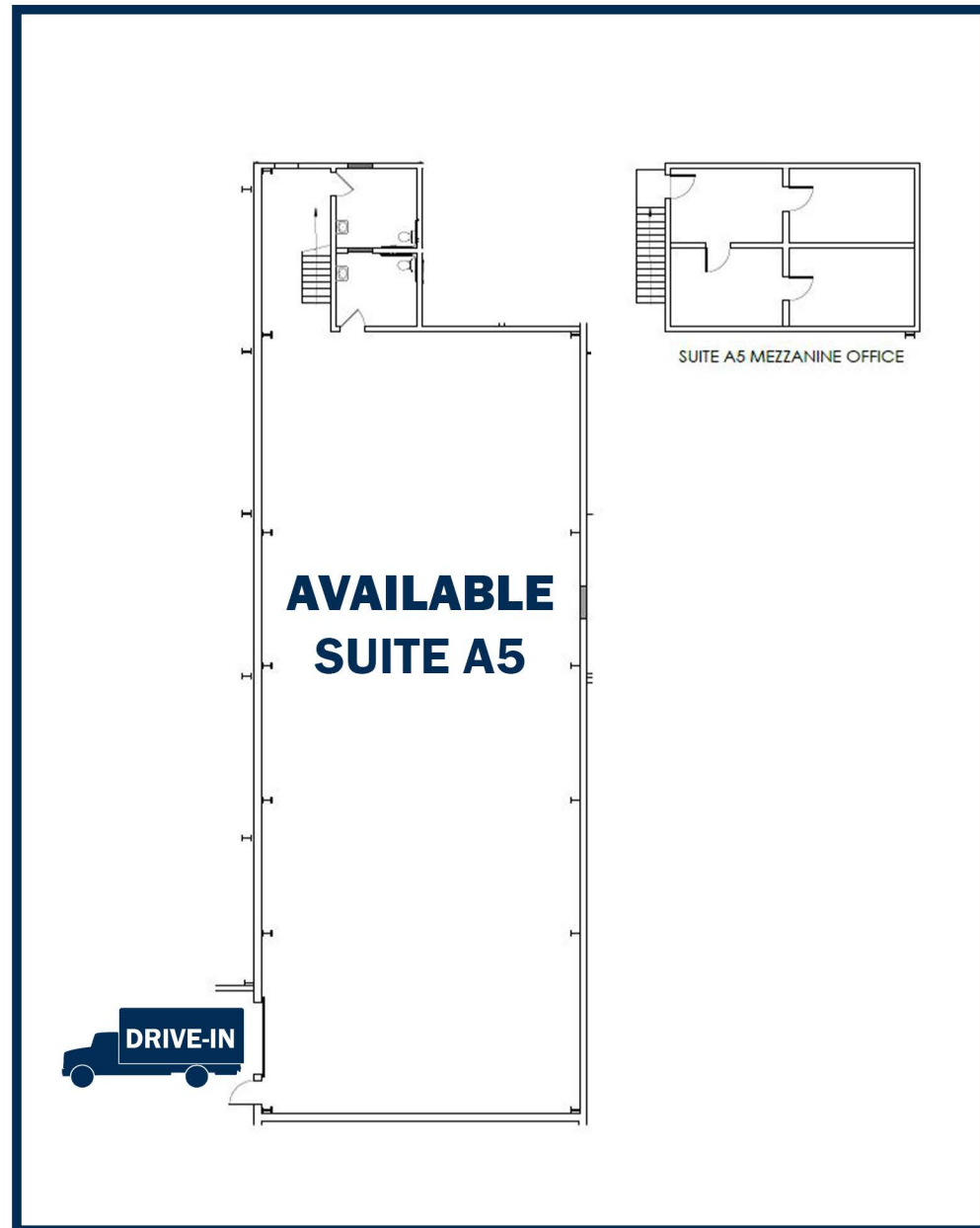
TOTAL: 5,013 SF



BUILDING FLOOR PLAN



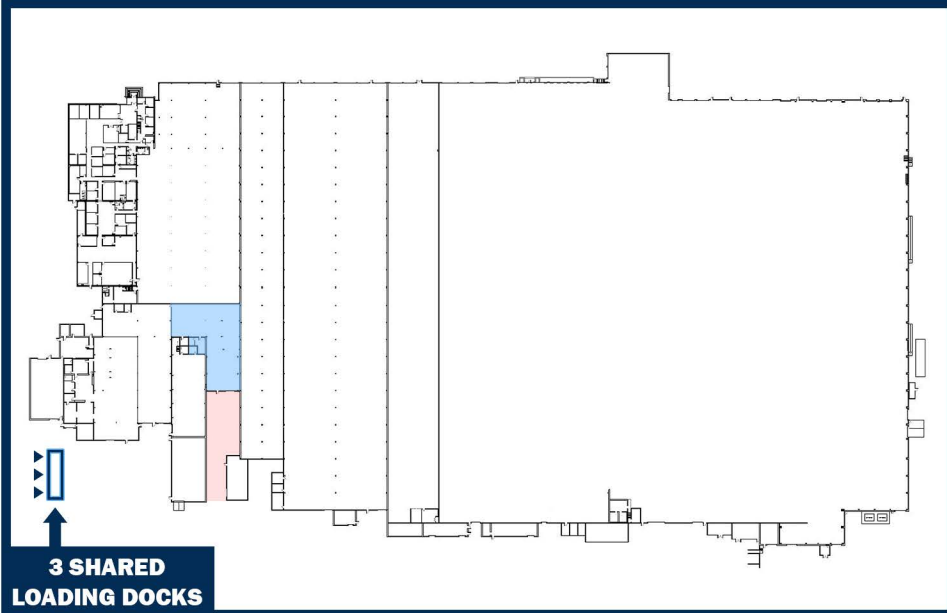
| | | |
|---------------------|------------------------|--|
| UNIT SUMMARY | WAREHOUSE SF | 4,423 SF |
| | OFFICE MEZZ. SF | 590 SF |
| | LOADING | 1 DRIVE-IN + 3 SHARED DOCKS |
| | CRANE | 3-TON CAPACITY |



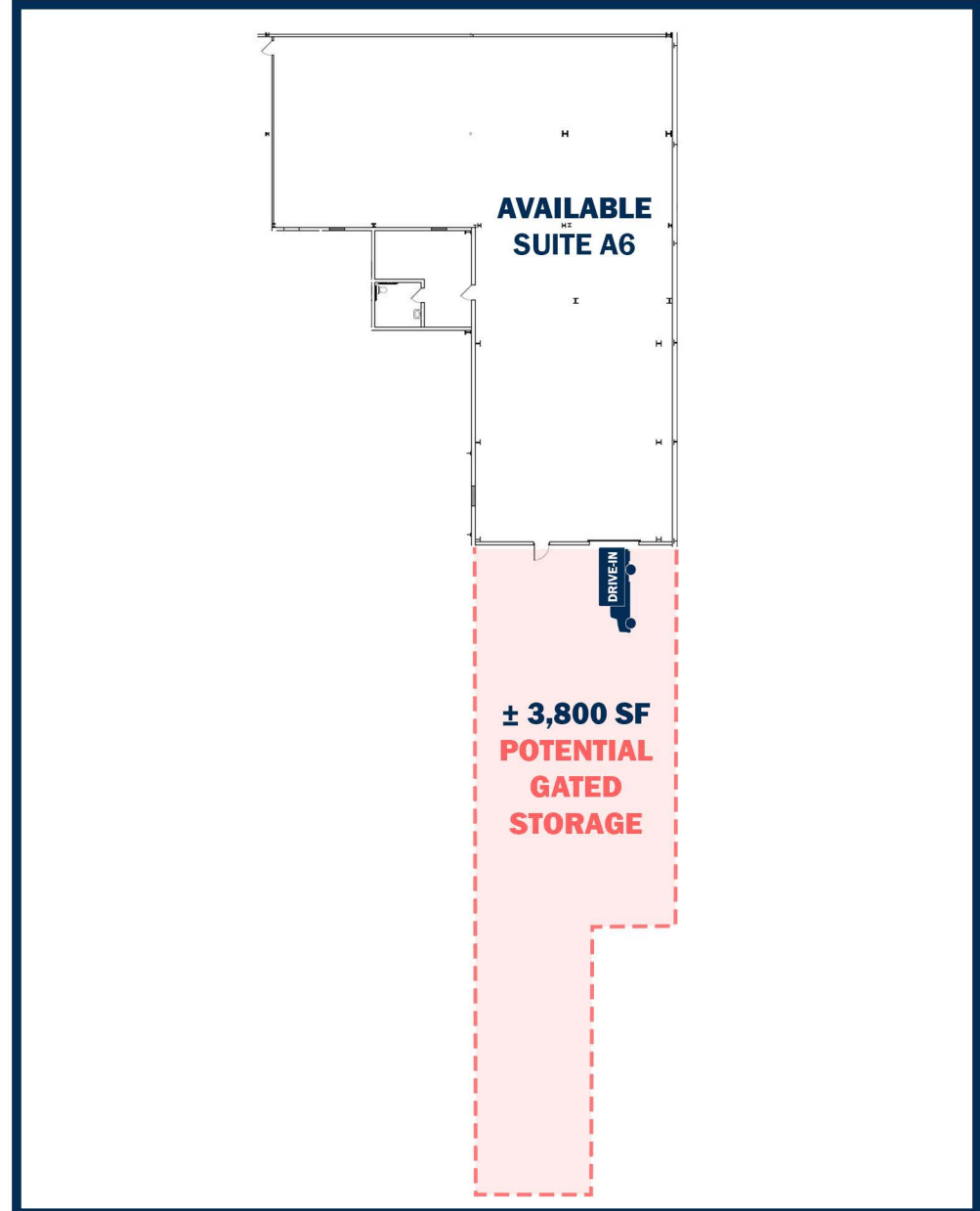
FLOOR PLAN - SUITE A6

TOTAL: 6,252 SF

BUILDING FLOOR PLAN



| | | |
|---------------------|---------------------|--|
| UNIT SUMMARY | WAREHOUSE SF | 5,844 SF |
| | OFFICE SF | 408 SF |
| | LOADING | 1 DRIVE-IN + 3 SHARED DOCKS |
| | CRANE | 3-TON CAPACITY |



OUTDOOR STORAGE



VELOCITY VENTURES



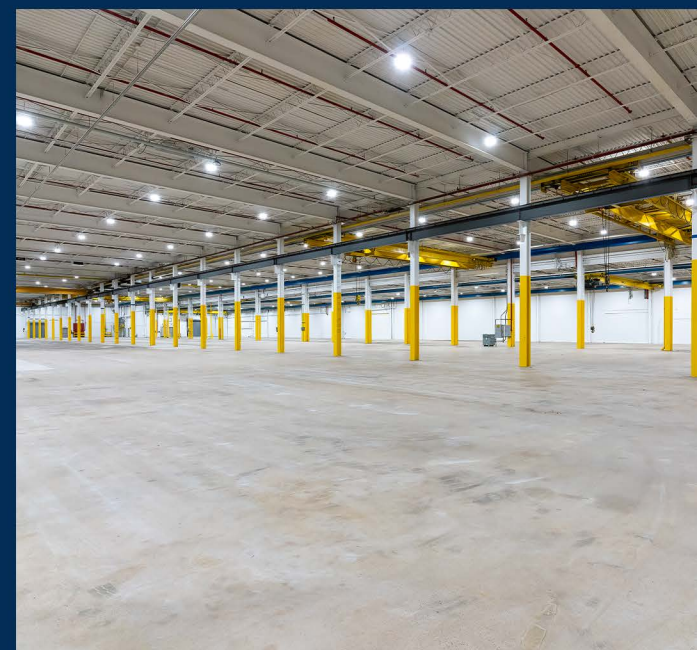
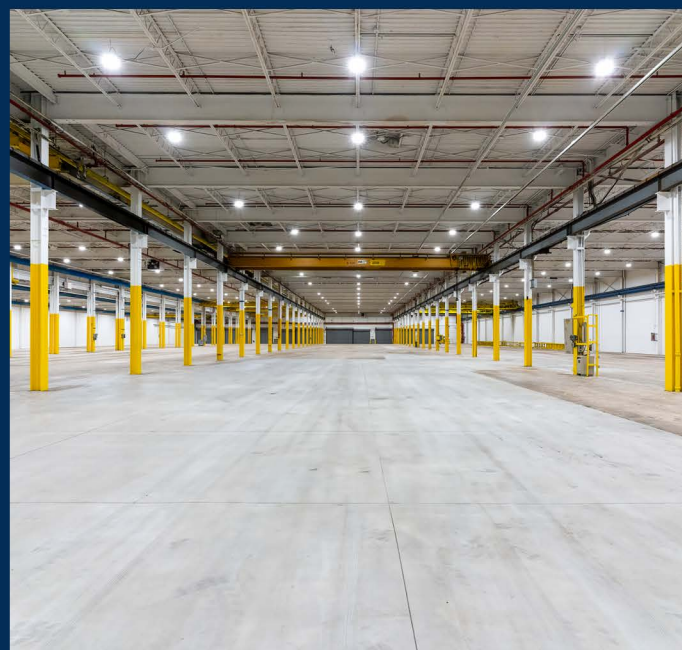
IDEAL FOR TRAILER STORAGE

**±3 ACRES
OF INDUSTRIAL
OUTDOOR STORAGE**

PHOTOS

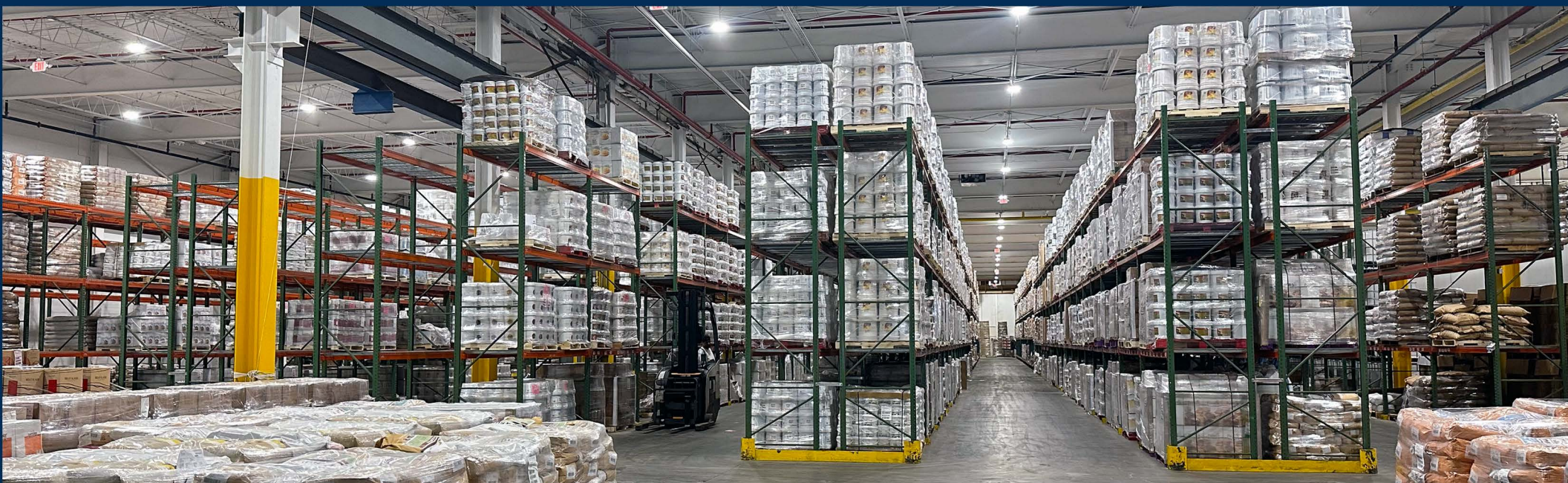
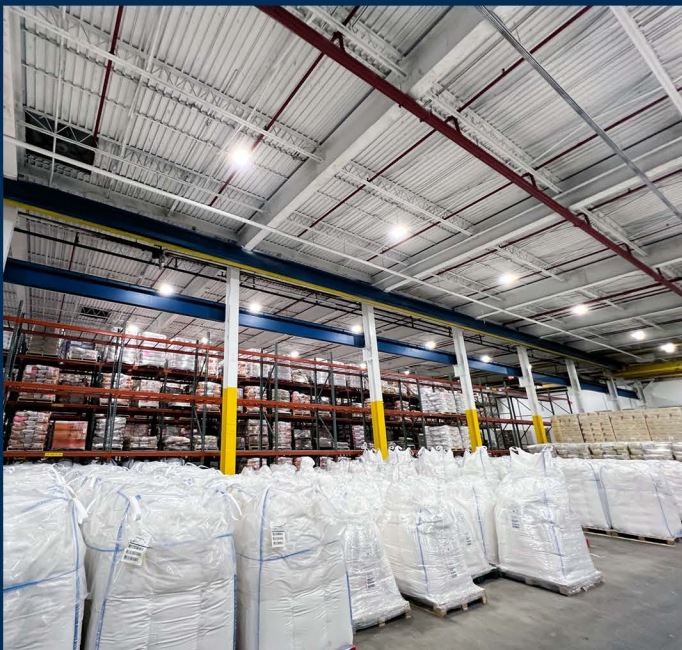


VELOCITY VENTURES

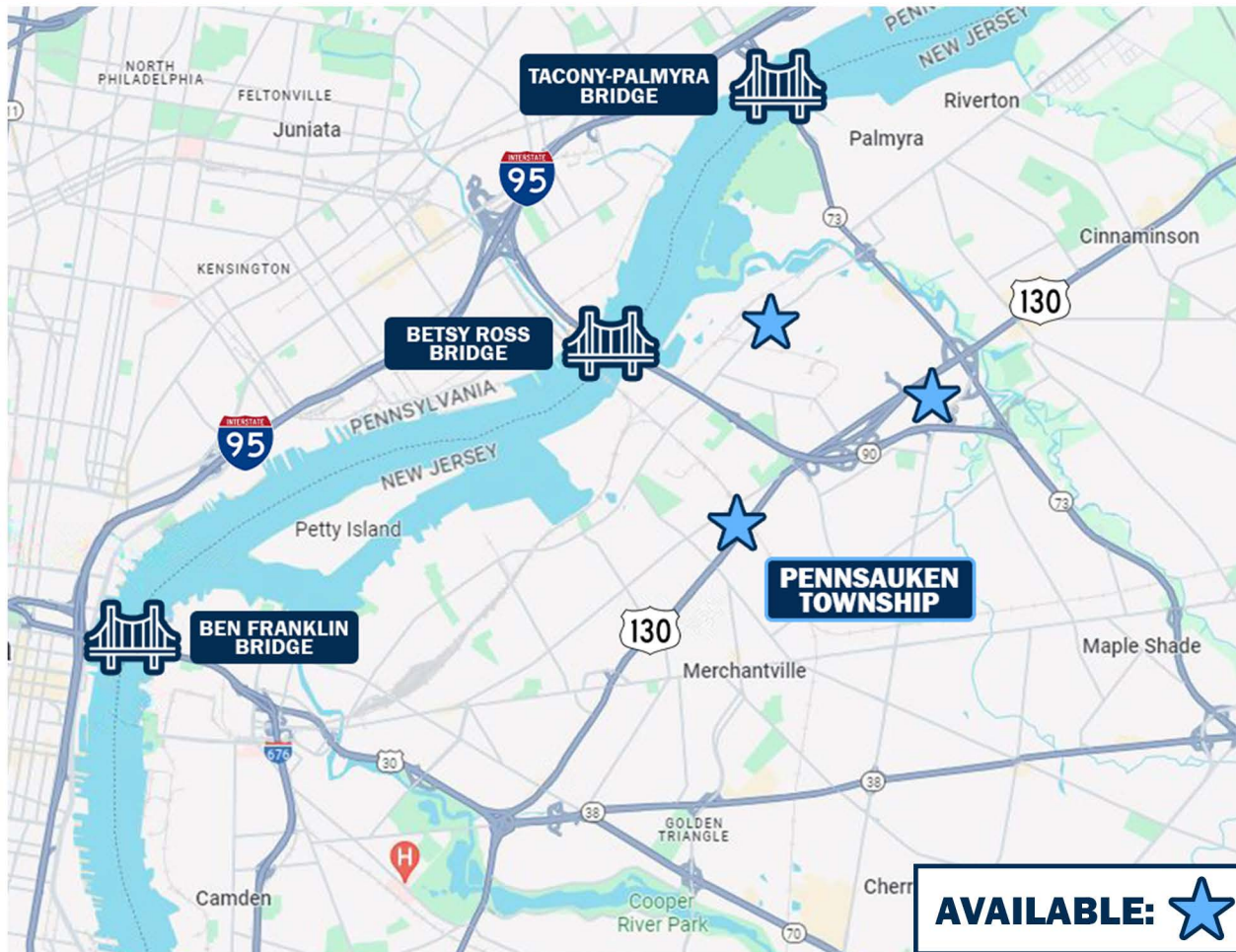


PHOTOS - CURRENT TENANT

(UNIT COMING AVAILABLE OCTOBER 2025)



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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