

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL**  
**4,225 SF & 9,198 SF**



VELOCITY VENTURES

**1208 COLUMBUS ROAD  
BURLINGTON, NJ**



**WILL RITER**

Director of Acquisitions & Leasing  
Velocity Venture Partners

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# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 75,989 SF

## ACREAGE

+/- 7.60 ACRES

## CLEAR HEIGHT

**SUITE A:** 12'-13'

**SUITE F:** 14'

## LOADING

7 DRIVE-IN DOORS

(1 DRIVE-IN DOOR AT EACH AVAILABILITY)

## POWER

**SUITE A:** 120/240 VOLTS, 150 AMPS, SINGLE PHASE

**SUITE F:** 277/480 VOLTS, 400 AMPS, 3-PHASE

## PARKING

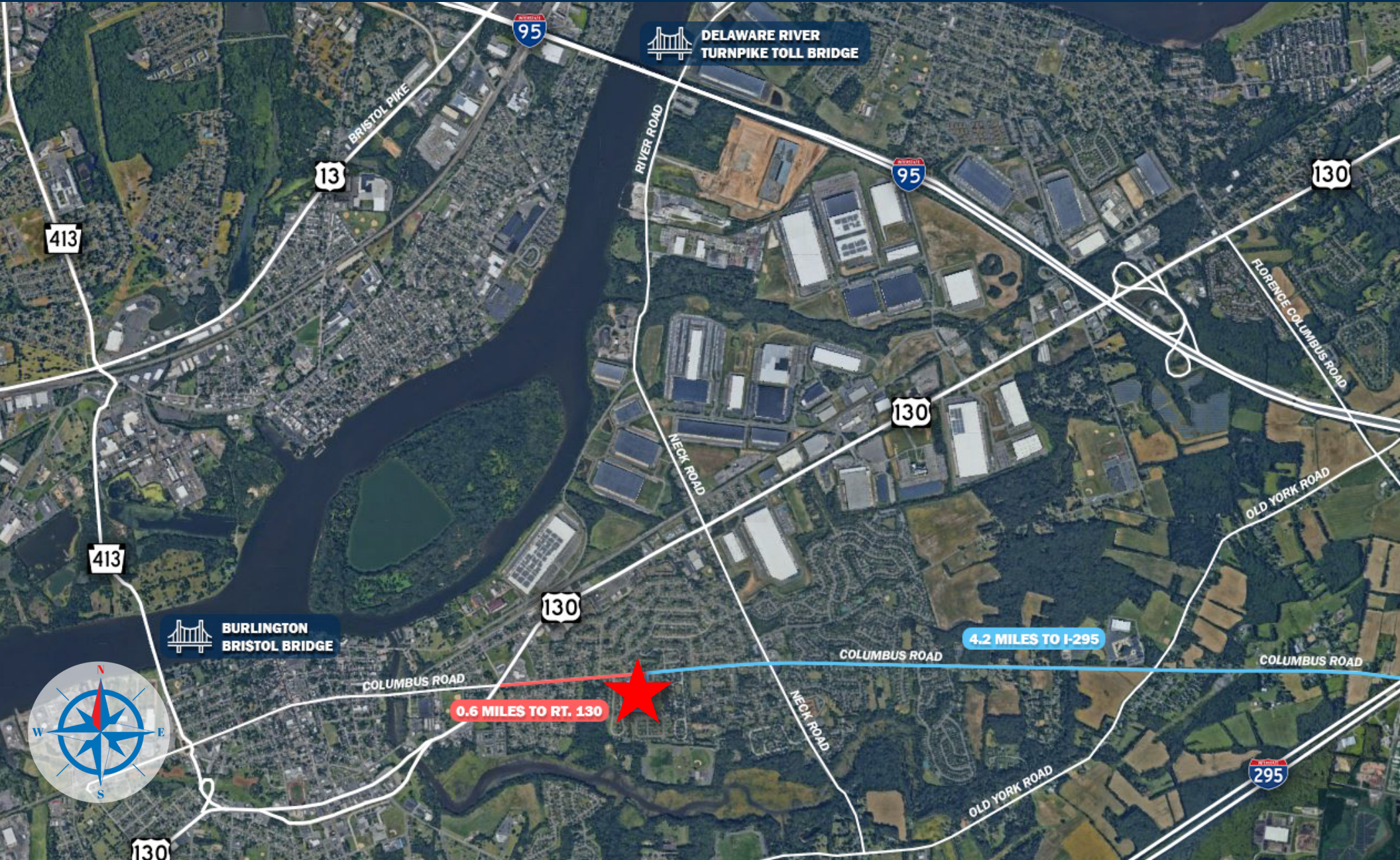
100+ PARKING SPACES AVAILABLE

## BUILDING CONDITIONS

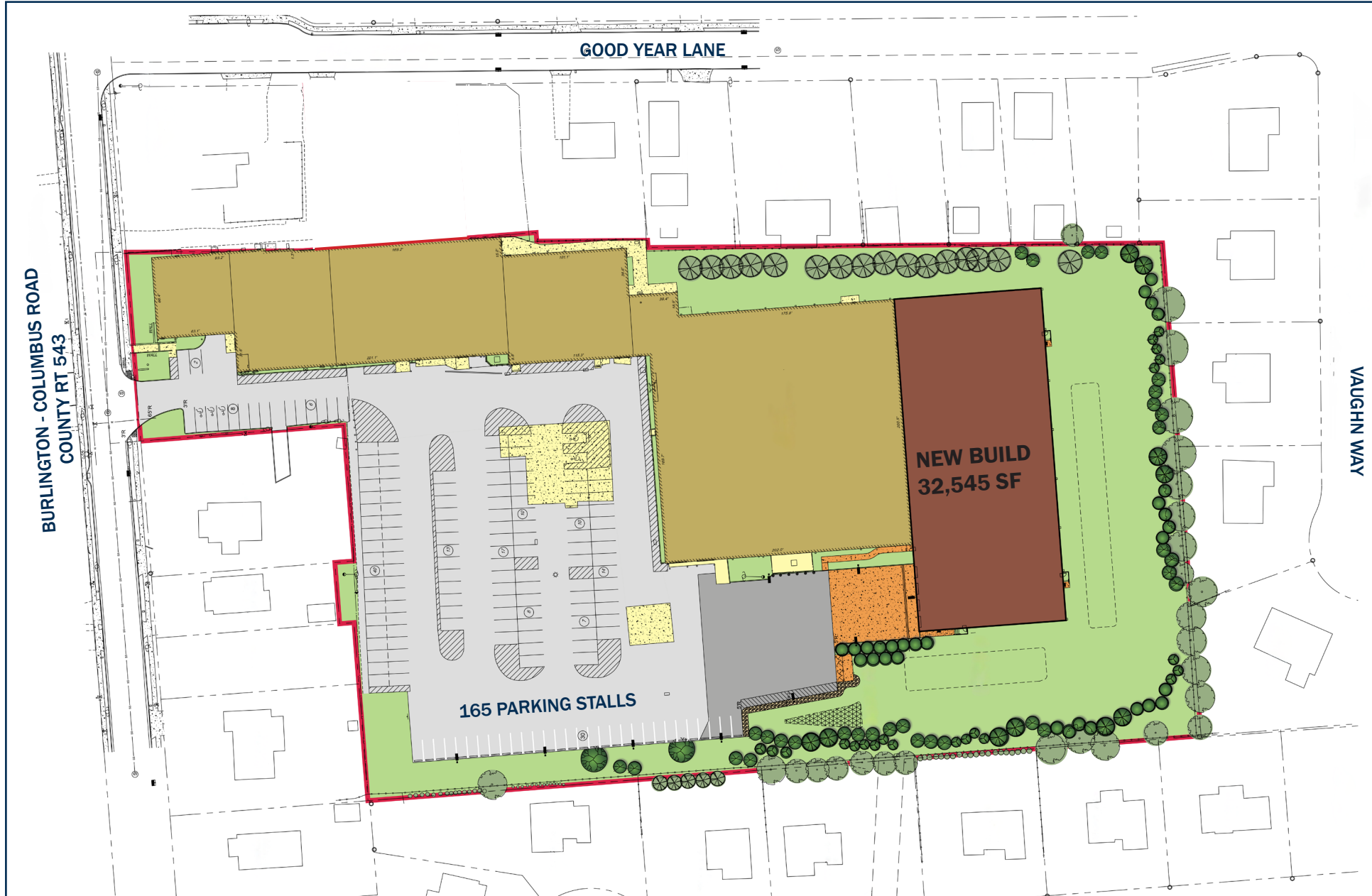
**BRAND NEW WHITEBOX INTERIORS, NEW ROOF, AND LED LIGHTING THROUGHOUT. PARKING LOT PAVING COMPLETED**

- Property is located directly off of Route 130 which sees over 44,000 vehicles per day
- Flexible office sizes
- Ample parking space for customers or employees
- Immediate proximity to major interstates & arteries:
  - Route 130 (< 1 Mile)
  - Bristol Bridge (2.3 Miles)
  - Delaware River Turnpike Bridge (2.7 Miles)
  - NJ Turnpike (3.7 Miles)
  - 1-295 (4.2 Miles)

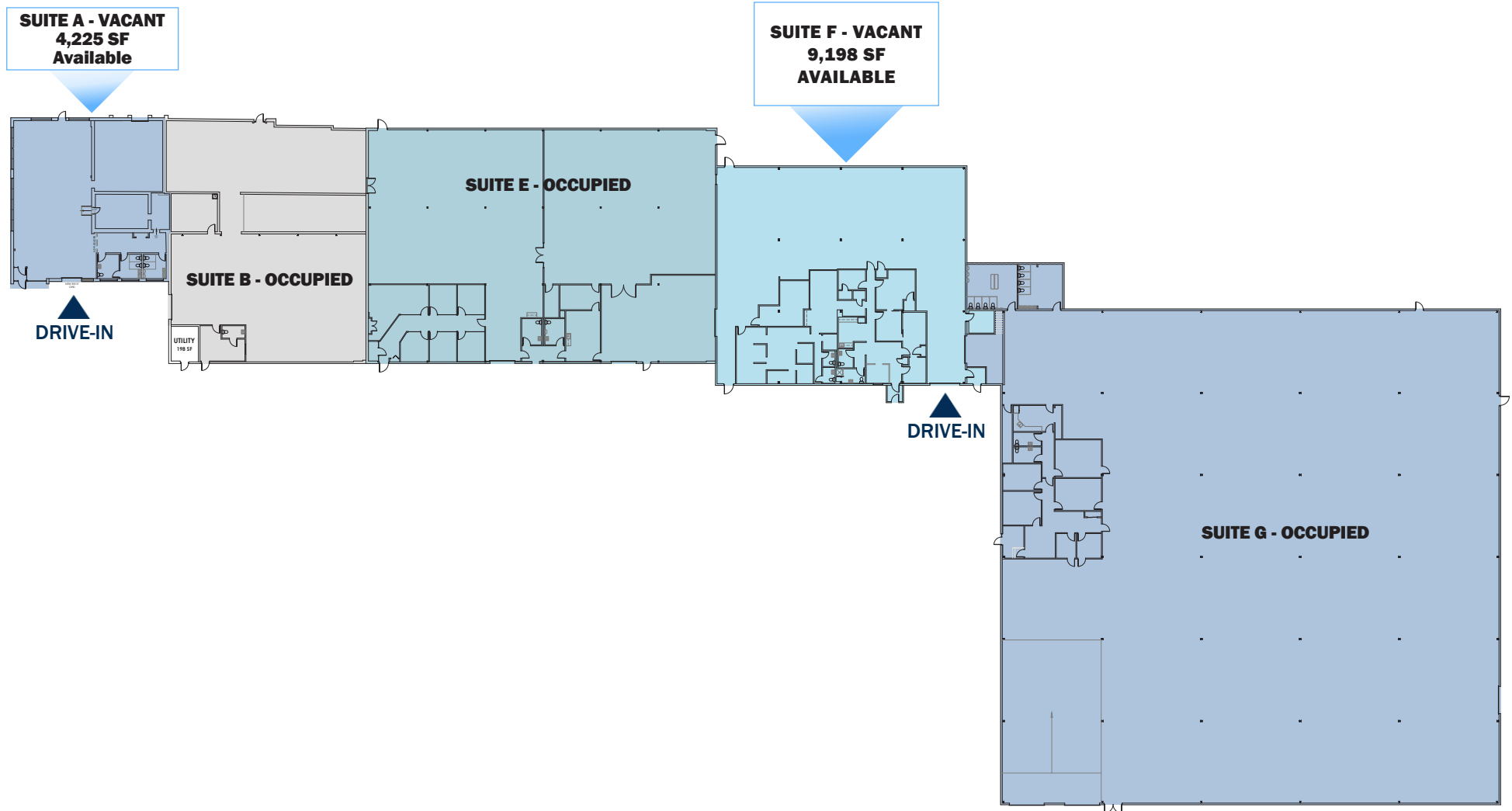
# PROPERTY AERIAL



# SITE PLAN



# FLOOR PLAN



# PHOTOS



# 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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