

**AVAILABLE FOR  
LEASE**

**OFFICE | INDUSTRIAL + IOS**  
**756 - 21,841 SF**



VELOCITY VENTURES

**VELOCITY 55 INDUSTRIAL PARK**  
**410-450 ANDBRO DRIVE | PITMAN, NJ**

**OUTDOOR STORAGE AVAILABLE**



**WILL RITER**  
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# PROPERTY OVERVIEW & SPECS



## AGGREGATE PORTFOLIO AREA

+/- 75,000

## ACREAGE

+/- 11.19 ACRES

## ZONING

PI - PLANNED INDUSTRIAL

## SEWER & WATER SERVICE

PUBLIC

## OUTDOOR STORAGE

+/- 0.4 ACRES

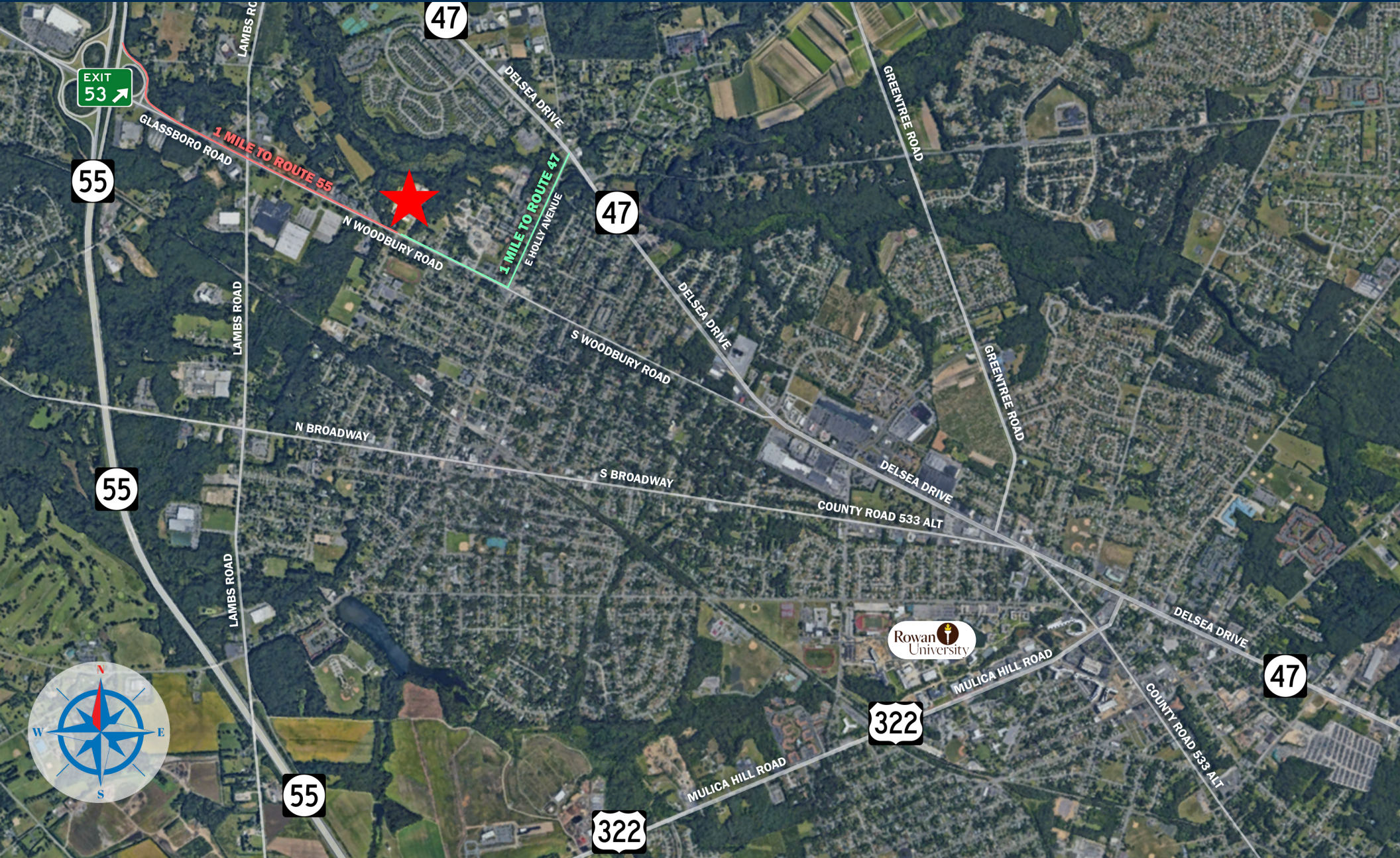
## BUILDING CONDITIONS

**BRAND NEW** EXTERIOR PAINT,  
RESURFACED PARKING LOT,  
LANDSCAPING, AND LOADING  
INFRASTRUCTURE

- A four-building industrial park located one mile from NJ Routes 55 & 47, and only minutes from downtown Pitman
- Secluded and serene park setting nestled off of N. Woodbury Road
- Outdoor storage and monument signage opportunities available
- Immediate proximity to major interstates and arteries:
  - NJ Route 47 /Delsea Drive (1 Mile)
  - NJ Route 55 (1 Mile)
  - US Route 322 (2.5 Miles)
  - NJ Route 42/AC Expressway (5.8 Miles)
  - NJ Turnpike (10 Miles)



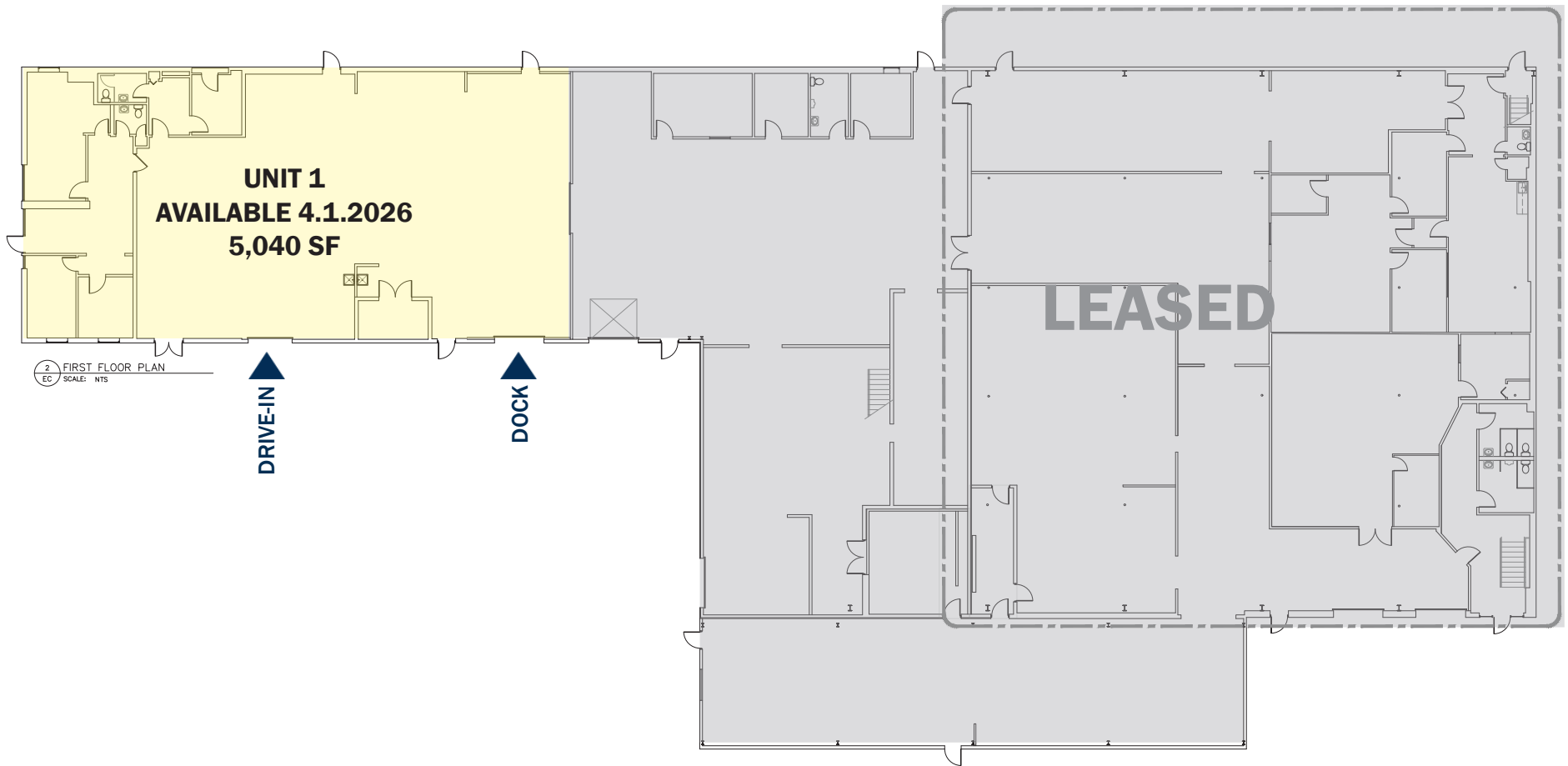
# PROPERTY AERIAL





# FLOOR PLAN - BUILDING 410

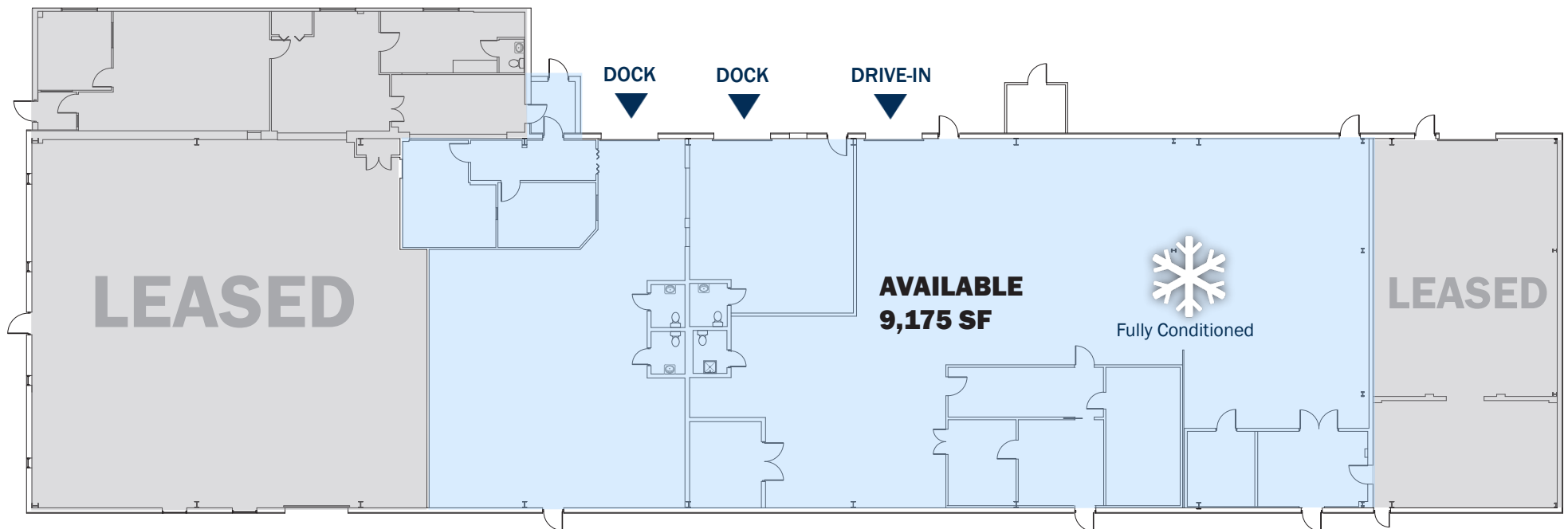
## INDUSTRIAL





# FLOOR PLAN - BUILDING 420

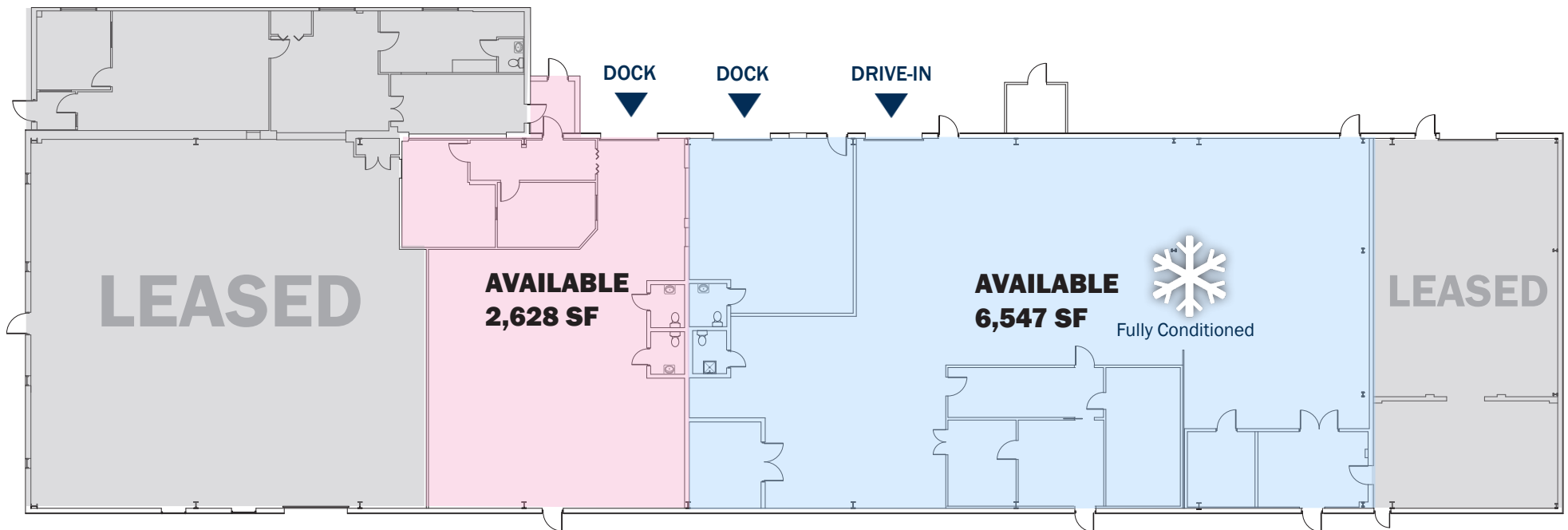
## INDUSTRIAL | OPTION 1





# FLOOR PLAN - BUILDING 420

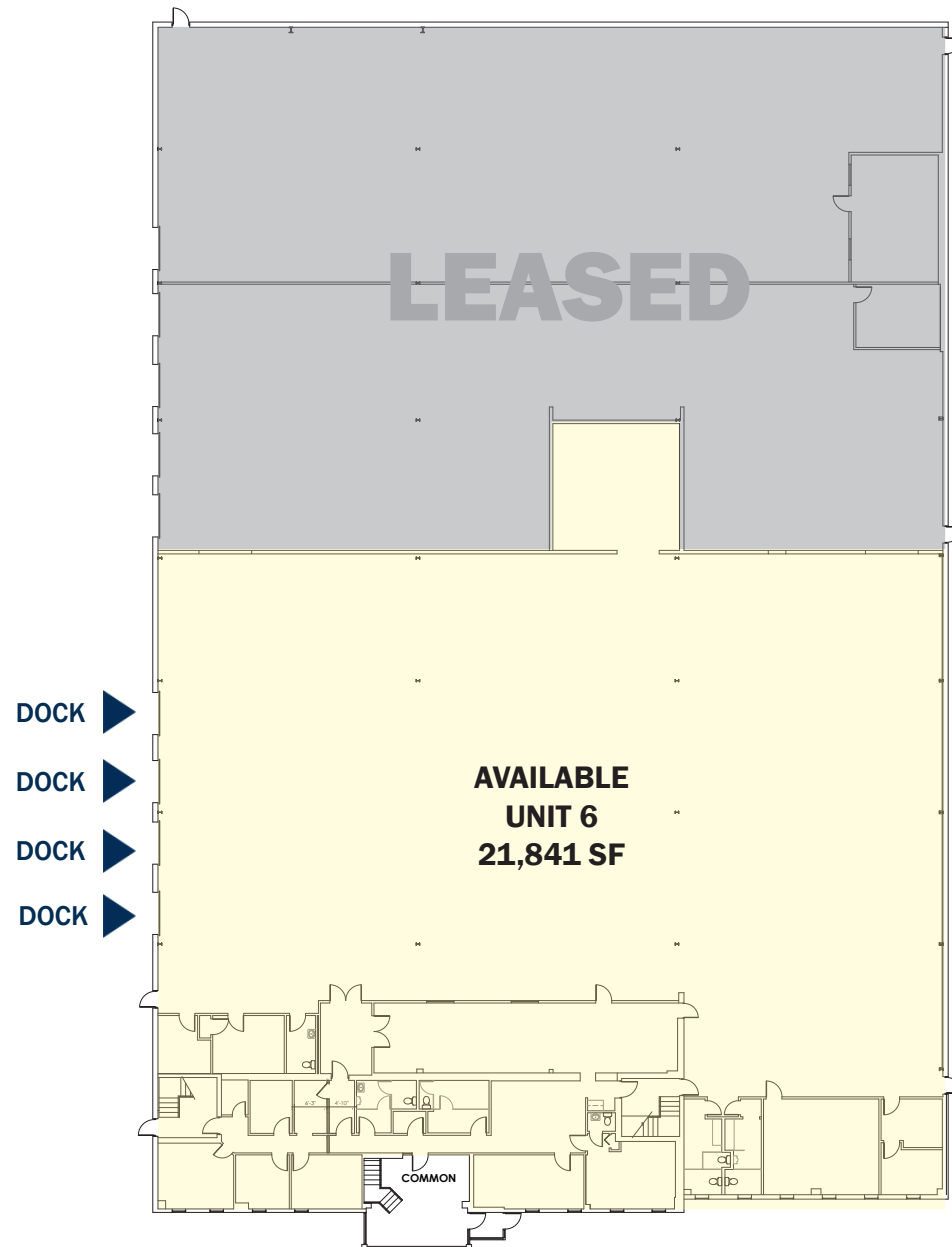
## INDUSTRIAL | OPTION 2



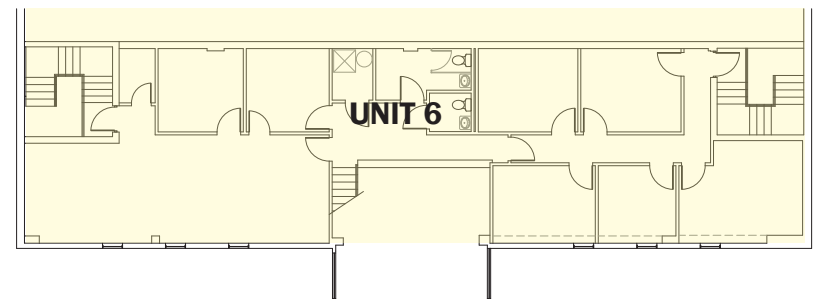


# FLOOR PLAN - BUILDING 430

## INDUSTRIAL



**2ND FLOOR**





# FLOOR PLAN - BUILDING 450

## OFFICE



### UPPER LEVEL





# INDUSTRIAL OUTDOOR STORAGE (IOS)



## IOS LOT

**± 0.4 ACRES**  
**PLANNED INDUSTRIAL ZONING**  
**STONED & LEVELED**

## OUTDOOR STORAGE IDEAL FOR:

- CONTRACTORS
- LANDSCAPERS
- TOWING COMPANIES
- EQUIPMENT RENTAL
- UTILITY VEHICLE STORAGE
- DISABILITY TRANSPORT
- POOL CLEANING COMPANIES
- MOVING VANS/TRUCKS
- FLEET VEHICLE PARKING
- RAW MATERIAL STORAGE
- SCHOOL BUS PARKING
- ROAD WORK EQUIPMENT



# 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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