

**AVAILABLE FOR
LEASE**

INDUSTRIAL
19,676 SF



VELOCITY VENTURES

965 BETHEL AVENUE | PENNSAUKEN NJ
BETHEL INDUSTRIAL PARK



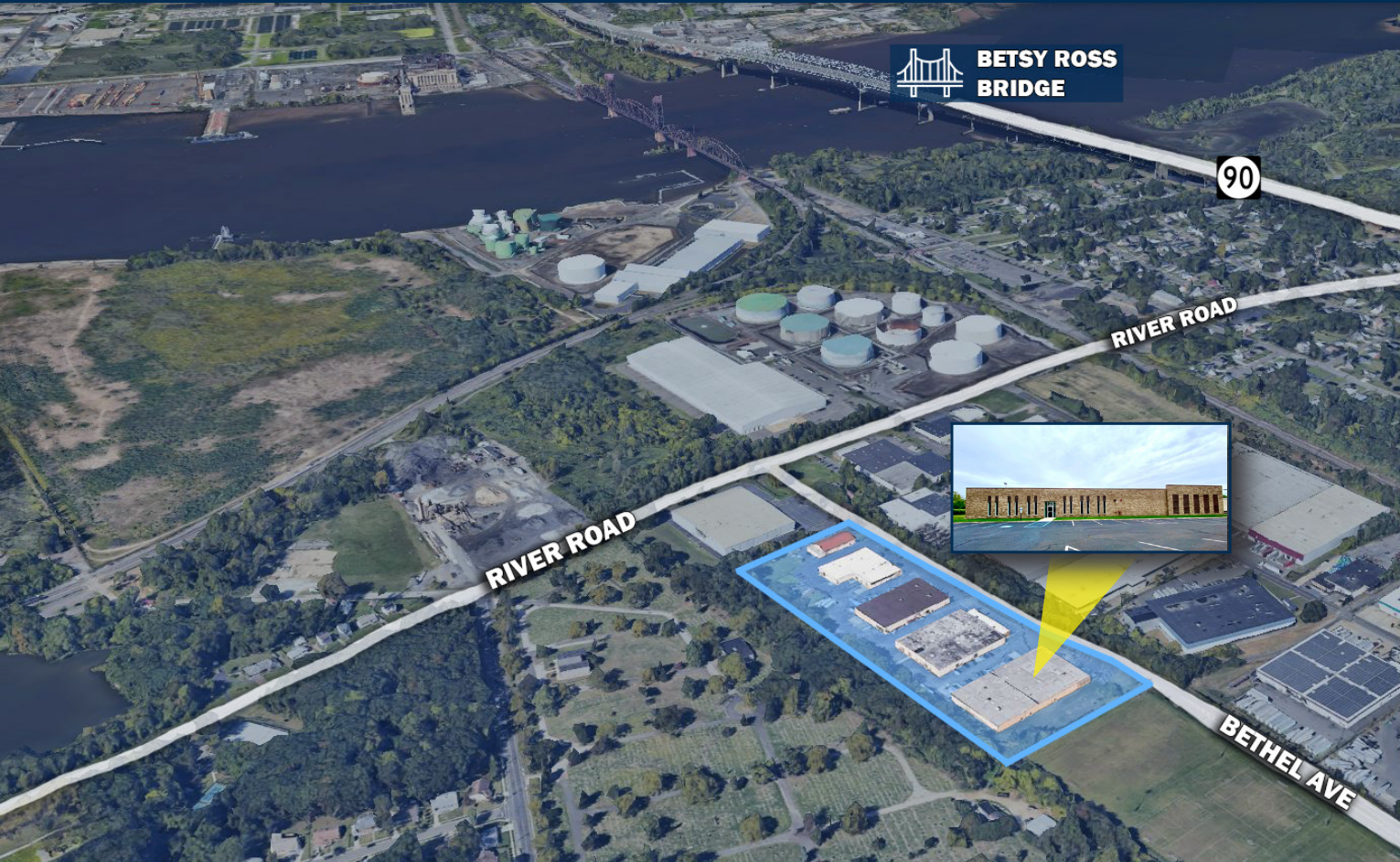
WILL RITER

Director of Acquisitions & Leasing
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PROPERTY OVERVIEW & SPECS



 **BETSY ROSS
BRIDGE**

90

RIVER ROAD

RIVER ROAD

BETHEL AVE

AGGREGATE BUILDING AREA

+/- 45,208 SF

ACREAGE

+/- 2.72 ACRES

CLEAR HEIGHT

14'

OFFICE SPACE

1,079 SF

LOADING

3 DRIVE-INS, 4 DOCKS
(2 DOCKS, 2 DRIVE-INS FOR AVAILABLE UNIT)

POWER

120/240 VOLTS, 400 AMPS,
3 PHASE

SEWER & WATER SERVICE

PUBLIC

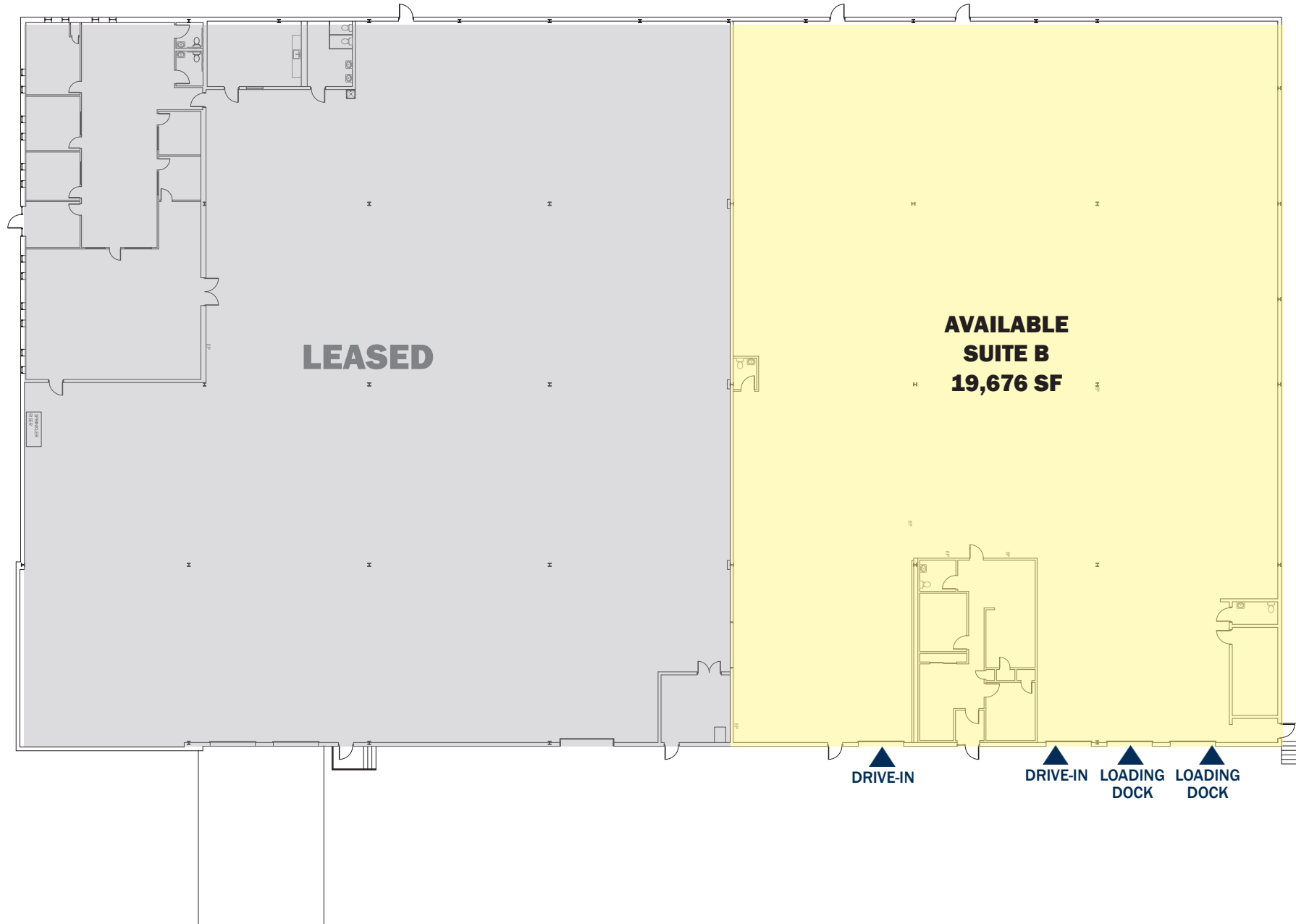
BUILDING CONDITIONS

AVAILABILITIES TO BE DELIVERED
IN WHITEBOX CONDITION, NEW LED
LIGHTING

- Five (5) building industrial complex owned & operated by Velocity since August 2019
- Units feature clear heights and loading capabilities suitable for various industrial and flex users

- Immediate proximity to major interstates & arteries:
 - Betsy Ross Bridge (2.5 Miles)
 - 1-295 (5.5 Miles)
 - NJ Turnpike (5.5 Miles)
 - Ben Franklin Bridge (6.3 Miles)
 - PHL International Airport (14 Miles)

FLOOR PLAN



PHOTOS



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:



CURRENT PENNSAUKEN PORTFOLIO

8600 & 9000 RIVER ROAD
AVAILABLE
4,780 - 280,277 SF
INDUSTRIAL & IOS

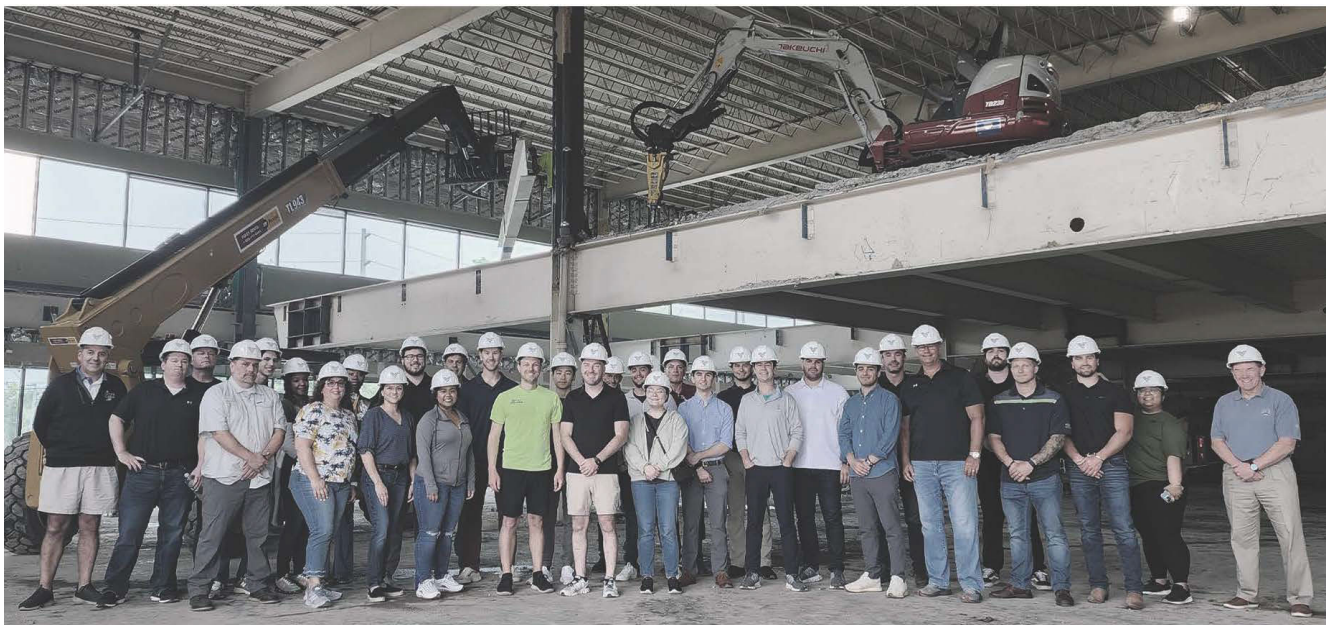
2301 OLD HADDONFIELD RD
FULLY LEASED

841-965 BETHEL AVE
AVAILABLE
19,676 SF
INDUSTRIAL

6901 N CRESCENT BLVD
AVAILABLE
24,854 - 63,121 SF
INDUSTRIAL

9411 N CRESCENT BLVD
AVAILABLE
4,879 & 5,919 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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