

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL**

**44,374 - 120,000 SF**



VELOCITY VENTURES

**222 S WHITE HORSE PIKE  
STRATFORD, NJ**

**TRANSIT ORIENTED**

**REDEVELOPMENT  
COMPLETED BY WINTER 2024**



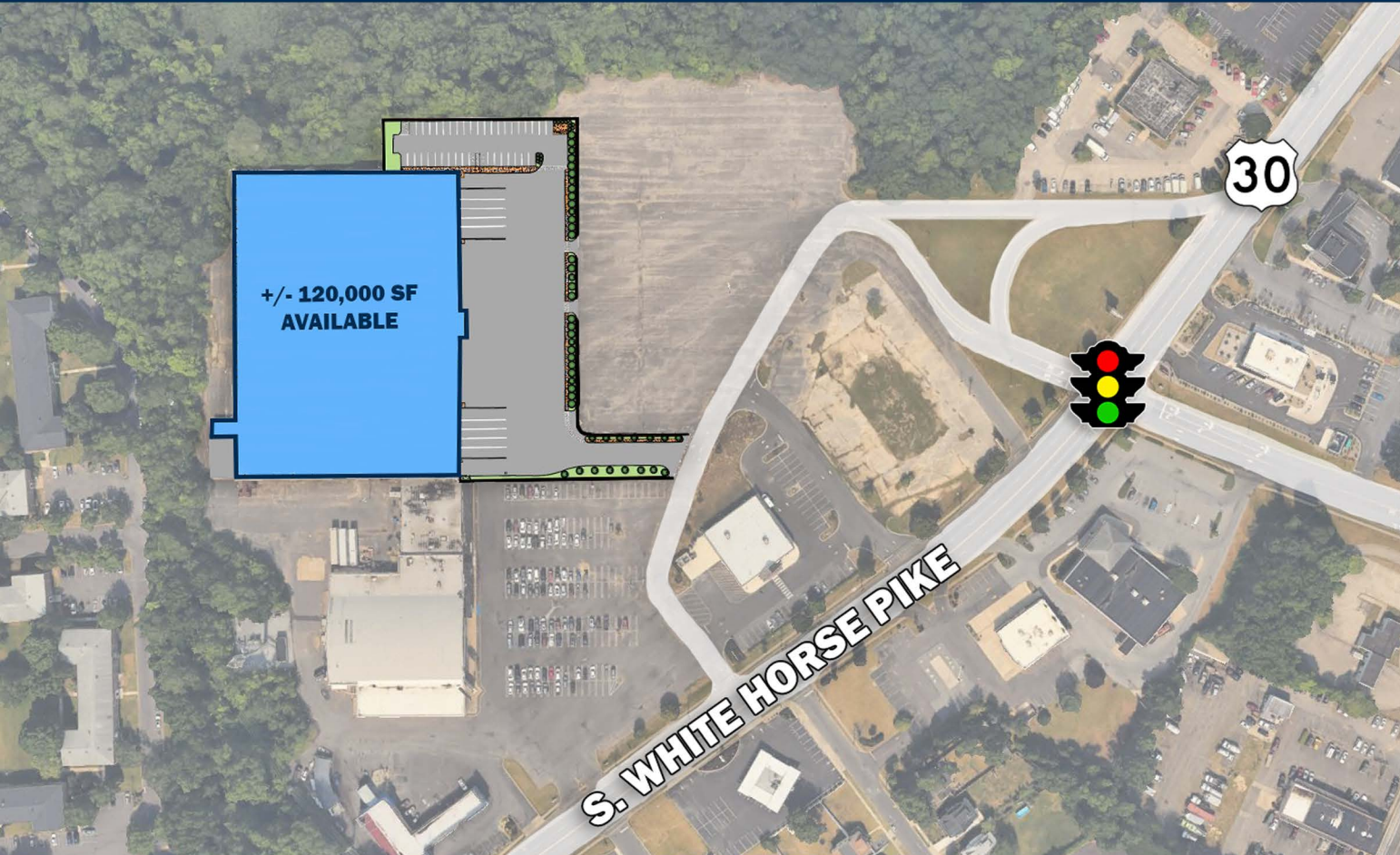
**SANDRO RANDAZZO**  
Director of Leasing  
Velocity Venture Partners

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# PROPERTY OVERVIEW & SPECS



## AGGREGATE BUILDING AREA

+/- 120,000 SF

## ACREAGE

+/- 4.76 ACRES

## ZONING

I - INDUSTRIAL

## CLEAR HEIGHT

18'

## LOADING

10 LOADING DOCKS, 2 DRIVE-INS

## SEWER & WATER SERVICE

PUBLIC

## SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

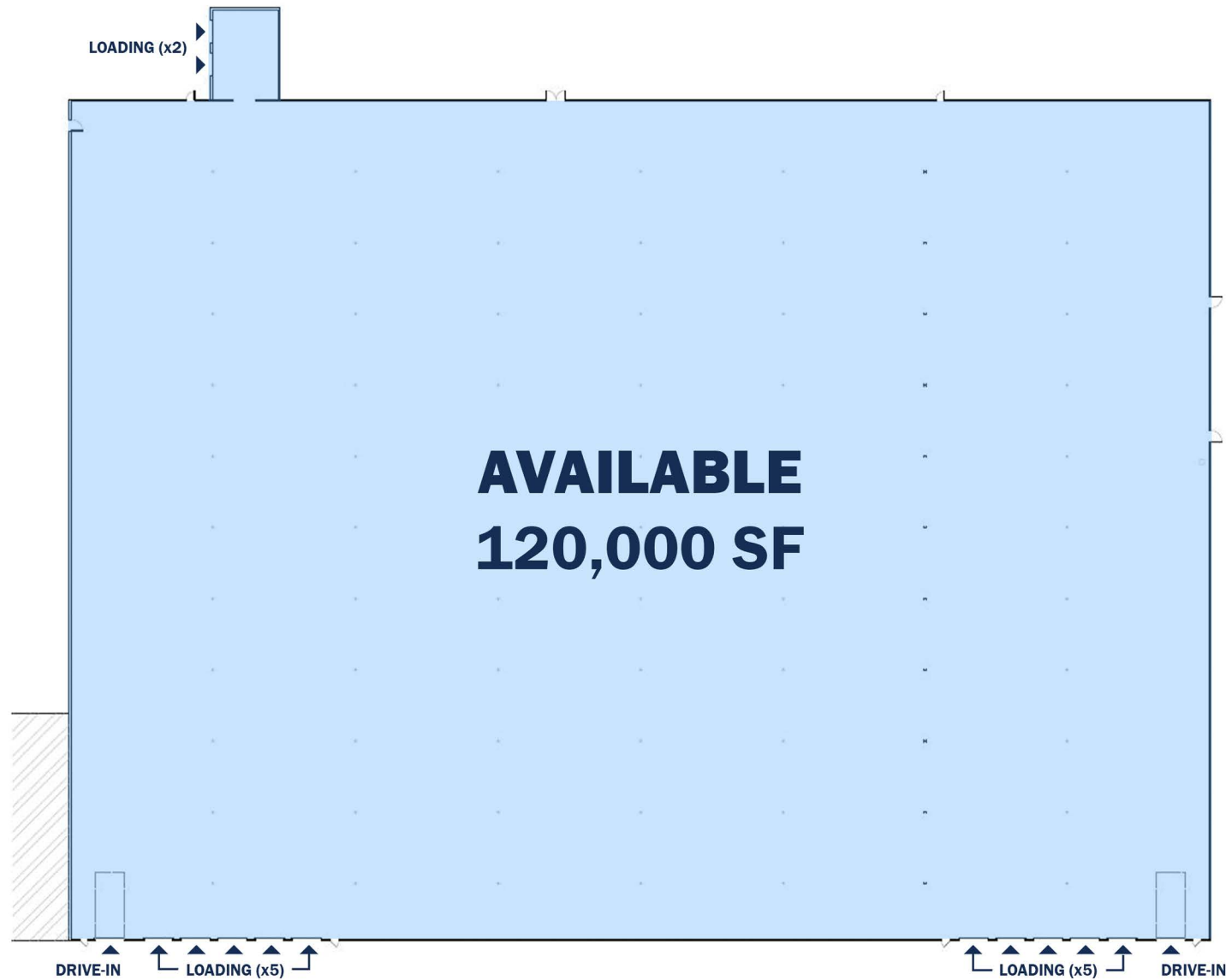
## BUILDING CONDITIONS

**BRAND NEW** ROOF, LED LIGHTING, HVAC, AND LOADING DOCK INFRASTRUCTURE

- Situated off of Route 30 (38,000 Annual Average Daily Traffic)
- Easily visible from White Horse Pike, providing an excellent signage opportunity
- Located directly across from the Lindenwold PATCO train station

- Immediate proximity to major interstates and arteries:
  - Route 42 (3.3 Miles)
  - I-295 (4 Miles)
  - NJ Turnpike (4.3 Miles)
  - Philadelphia (12 Miles)

# FLOOR PLAN - FULL BUILDING

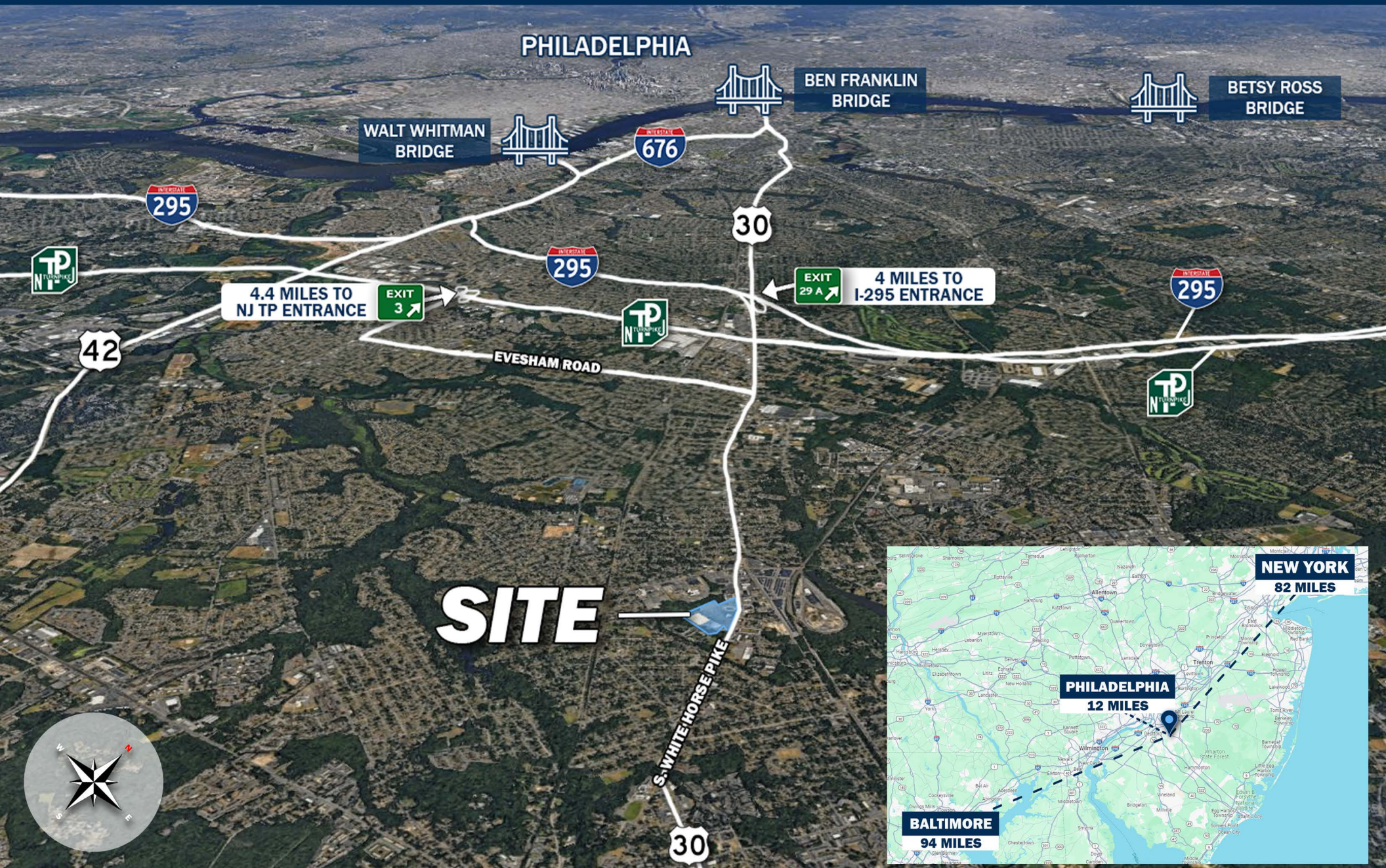


# FLOOR PLAN - DEMISED





# PROPERTY AERIAL



PHILADELPHIA

WALT WHITMAN BRIDGE

BEN FRANKLIN BRIDGE

BETSY ROSS BRIDGE

295

676

30

295

295

42

4.4 MILES TO NJ TP ENTRANCE  
EXIT 3

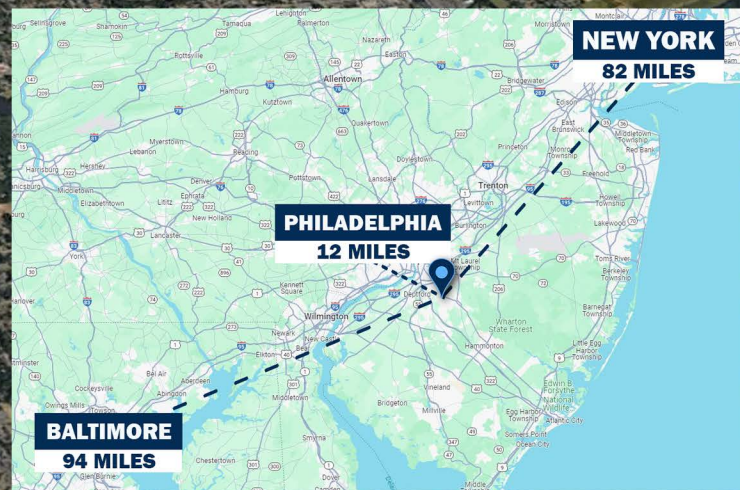
EXIT 29 A  
4 MILES TO I-295 ENTRANCE

EVESHAM ROAD

SITE

S. WHITE HORSE PIKE

30





# 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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