

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
23,450 SF**



VELOCITY VENTURES

**242 DELSEA DRIVE
SEWELL, NJ**

FULLY AIR CONDITIONED & RACKED

**ONE
UNIT
REMAINING!**



WILL RITER

Director of Acquisitions & Leasing
Velocity Venture Partners

 **(610) 212-5979**
 **will@velocityinv.com**

PROPERTY OVERVIEW & SPECS



- In-place pallet racking available.
- Unit is fully conditioned
- Significant surface parking space suitable for a large employee/customer count, fleet parking, or industrial outdoor storage (IOS)

- Immediate proximity to major interstates and arteries:
 - NJ Route 55 (2 Miles)
 - NJ Route 42 (3.9 Miles)
 - I-295 (6.6 Miles)
 - NJ Turnpike (7.1 Miles)
 - Walt Whitman Bridge (10.6 Miles)

AGGREGATE BUILDING AREA

+/- 68,433 SF

ACREAGE

+/- 16.36 ACRES

ZONING

CI - COMMERCIAL/INDUSTRIAL

POWER

277/480 VOLTS, 1,200 - 2,000 AMPS,
3 PHASE

SEWER & WATER SERVICE

PUBLIC

SPRINKLER SYSTEM

WET SYSTEM THROUGHOUT

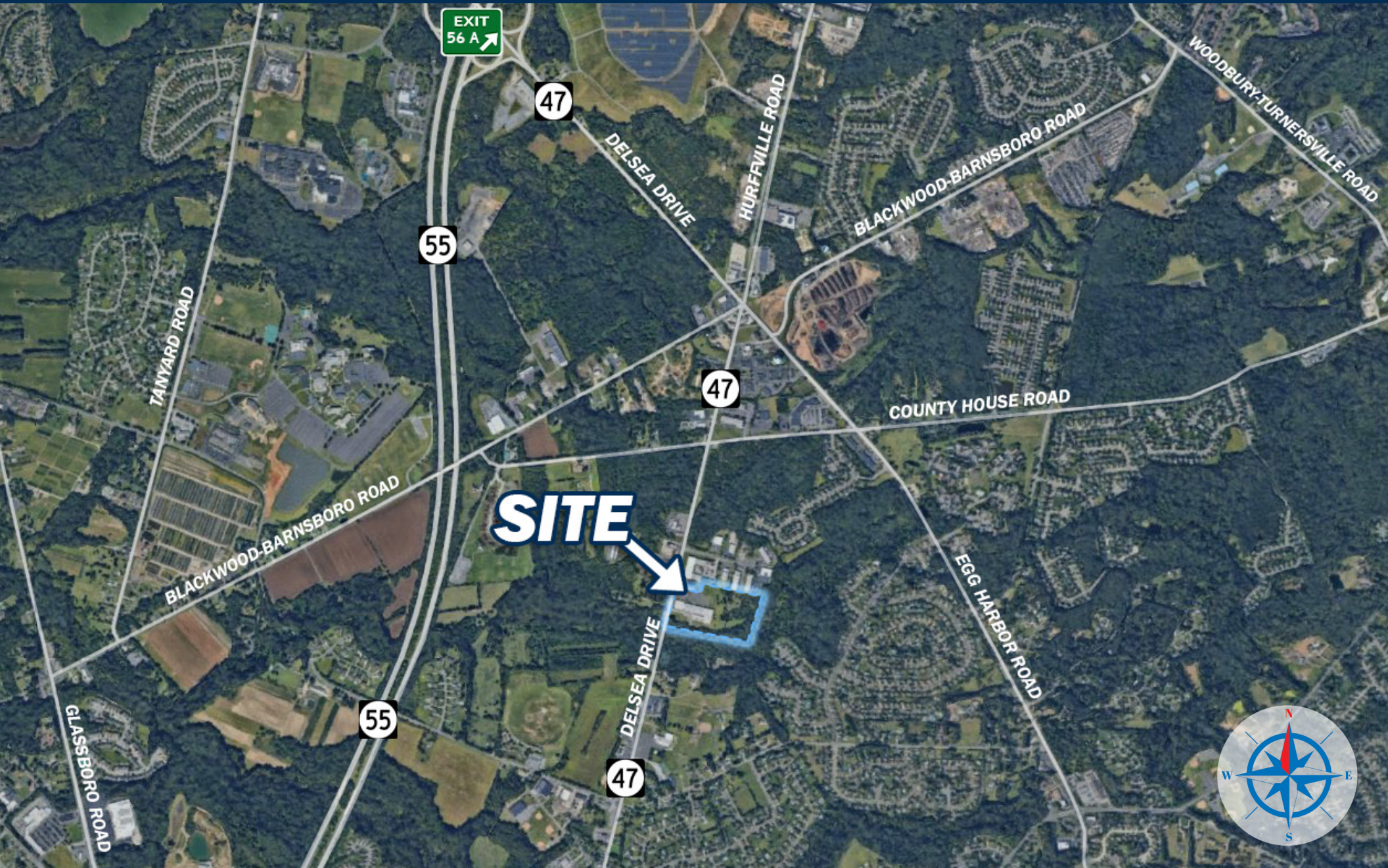
LOADING

2 DRIVE-INS, 2 LOADING DOCKS
SERVICING AVAILABILITY

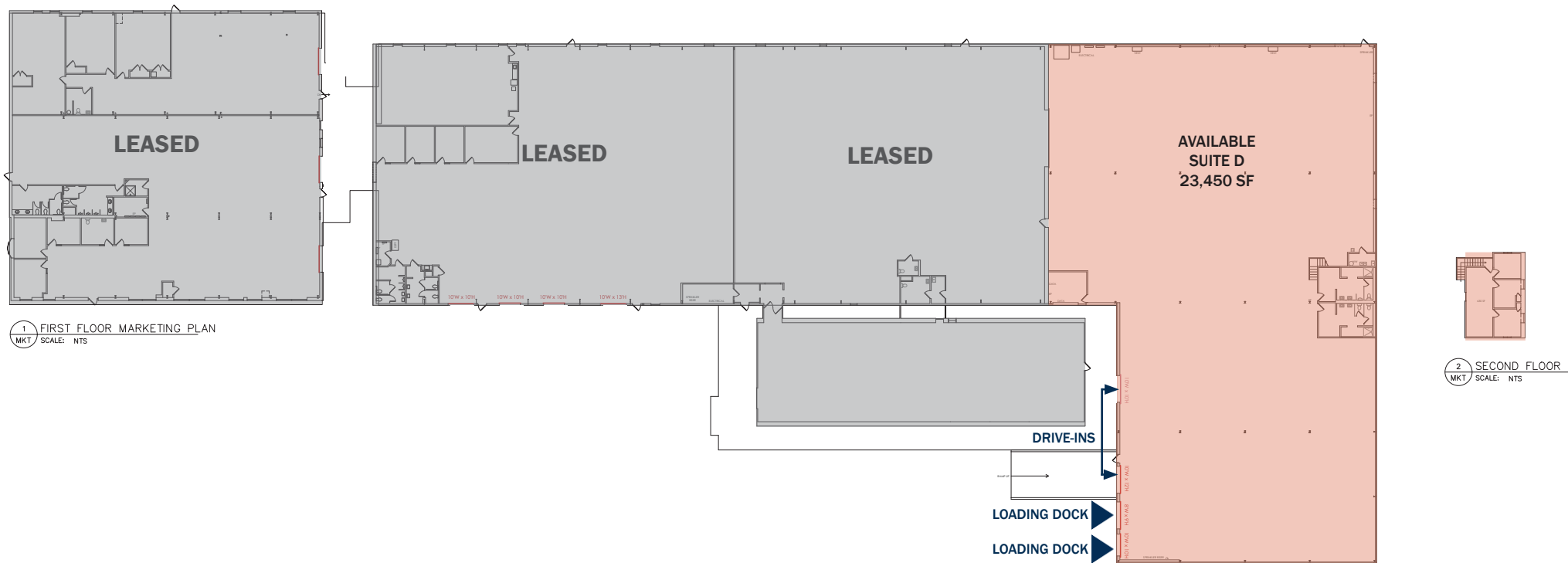
BUILDING CONDITIONS

BRAND NEW WHITEBOXED INTERIOR,
LED LIGHTING, EXTERIOR PAINT,
PARKING LOT RESURFACING, &
LOADING INFRASTRUCTURE. UNIT
FULLY CONDITIONED

PROPERTY AERIAL



FLOOR PLAN



PHOTOS - SUITE D



**EXISTING
RACKING CAN
BE RETAINED**



**CLEAR HEIGHT:
BEAM: 23'
DECK: 25'**



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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