

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
8,504 SF**



**2301 HADDONFIELD ROAD
PENNSAUKEN, NJ**

DIRECT ACCESS TO BRIDGES SERVING PHILADELPHIA



DYLAN IRVING
Director of Leasing
Velocity Venture Partners

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PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 37,635 SF

ACREAGE

+/- 2.03 ACRES

ZONING

I - INDUSTRIAL

CLEAR HEIGHT

16'

LOADING

2 LOADING DOCKS, 11 DRIVE-IN DOORS
(2 DOCKS, 3 DRIVE-INS SERVING AVAILABILITY)

SEWER & WATER SERVICE

PUBLIC

POWER

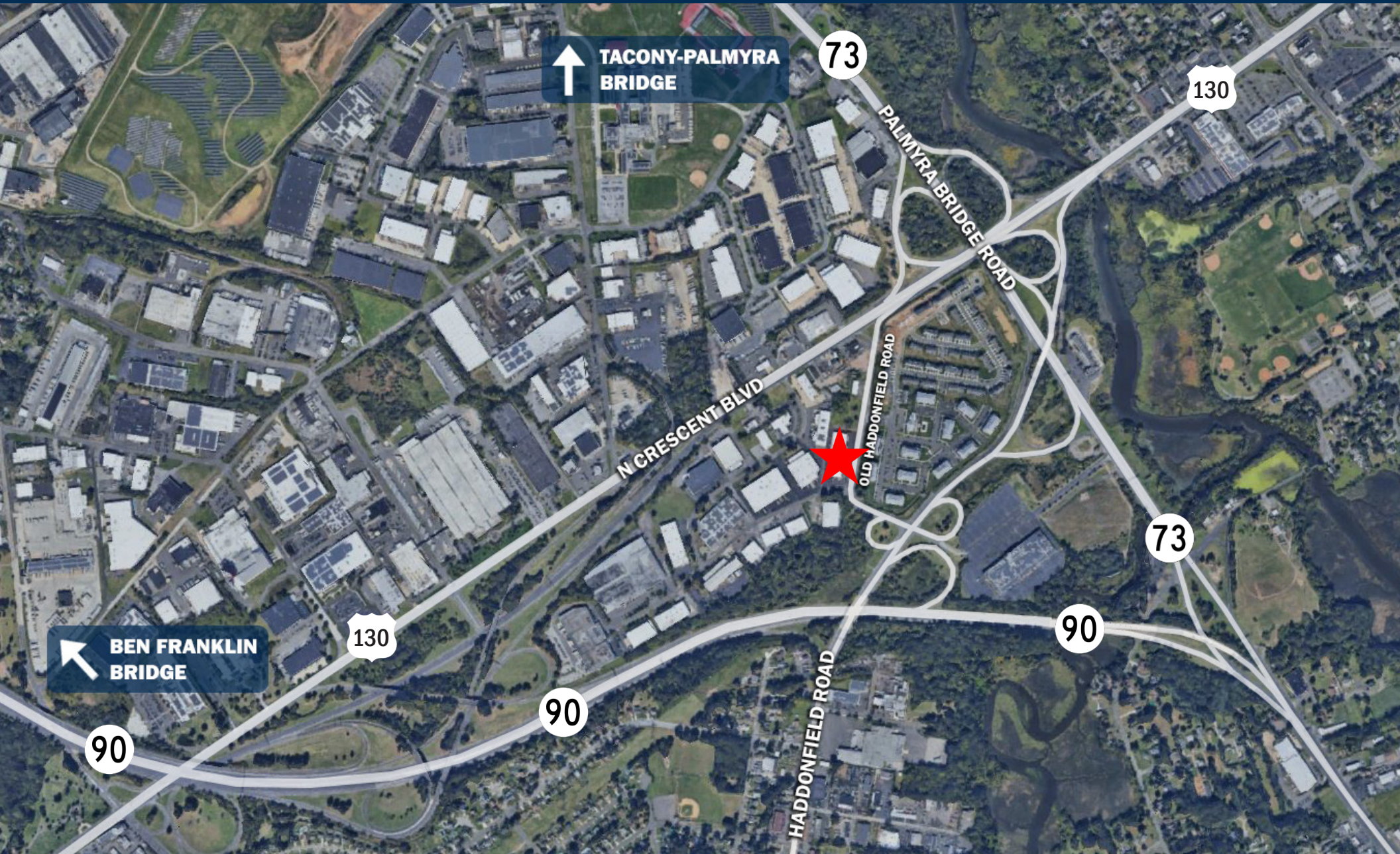
250-350 AMPS, 120/208 Volts,
3-phase

BUILDING CONDITIONS

BRAND NEW WHITEBOXED INTERIOR
WITH EXISTING OFFICES AND LED
LIGHTING THROUGHOUT

- Located directly off Route 130 which sees over 44,000 vehicles per day
- Multiple loading configurations suitable for most industrial users
- Prime transit-oriented location surrounded by County Routes 90 & 73 and NJ Route 130
- Immediate proximity to major interstates and arteries:
 - Betsy Ross Bridge (2.3 Miles)
 - I-295 (4.4 Miles)
 - NJ Turnpike (5.1 Miles)
 - Ben Franklin Bridge (6.3 Miles)
 - PHL International Airport (14 Miles)

PROPERTY AERIAL



FLOOR PLAN



PENNSAUKEN'S LARGEST INDUSTRIAL LANDLORD



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 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 AVAILABILITIES:

PENNSAUKEN LOGISTICS CENTER
8600 & 9000 River Road
Pennsauken, NJ 08100
5,129 - 280,277 SF - Industrial & IOS

2301 OLD HADDONFIELD ROAD
Pennsauken, NJ 08100
8,504 SF
Industrial

965 BETHEL AVE
Pennsauken, NJ 08100
19,676 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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