

**AVAILABLE FOR  
SALE <sup>OR</sup> LEASE**

**INDUSTRIAL**  
**24,854 - 63,121 SF**



VELOCITY VENTURES



**6901 N CRESCENT BLVD**  
**PENNSAUKEN, NJ**

**SIGNIFICANT IOS AND POWER**

**CAN BE  
DELIVERED VACANT  
OR  
60% OCCUPIED**



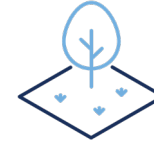
**WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING**  
**VELOCITY VENTURE PARTNERS**

 (610) 212-5979  
 will@velocityinv.com

# PROPERTY OVERVIEW & SPECS



**TOTAL BUILDING AREA**  
+/- 63,121 SF



**ACREAGE**  
+/- 3.92 ACRES



**LOADING**  
6 DOCKS, 3 DRIVE-IN DOORS



**CEILING HEIGHT**  
14'



**POWER**  
2,200 AMPS 120/208  
VOLTS, 3 PHASE



**PARKING**  
90 PARKING SPACES  
AVAILABLE



**BRAND NEW WHITEBOX INTERIORS, NEW ROOF,  
AND LED LIGHTING THROUGHOUT. PARKING LOT  
PAVING COMPLETED**

## BUILDING CONDITIONS

## TRANSPORTATION ARTERIES



### INTERSTATES

NJ ROUTE 73 (2.6 MILE)  
1-295 (5.8 MILES)  
DOWNTOWN PHILADELPHIA  
(8 MILES)



### BRIDGES

BETSY ROSS BRIDGE (3 MILES)  
TACONY-PALMYRA BRIDGE (4.3 MILE)  
BEN FRANKLIN BRIDGE (5.8 MILES)

# PROPERTY AERIAL



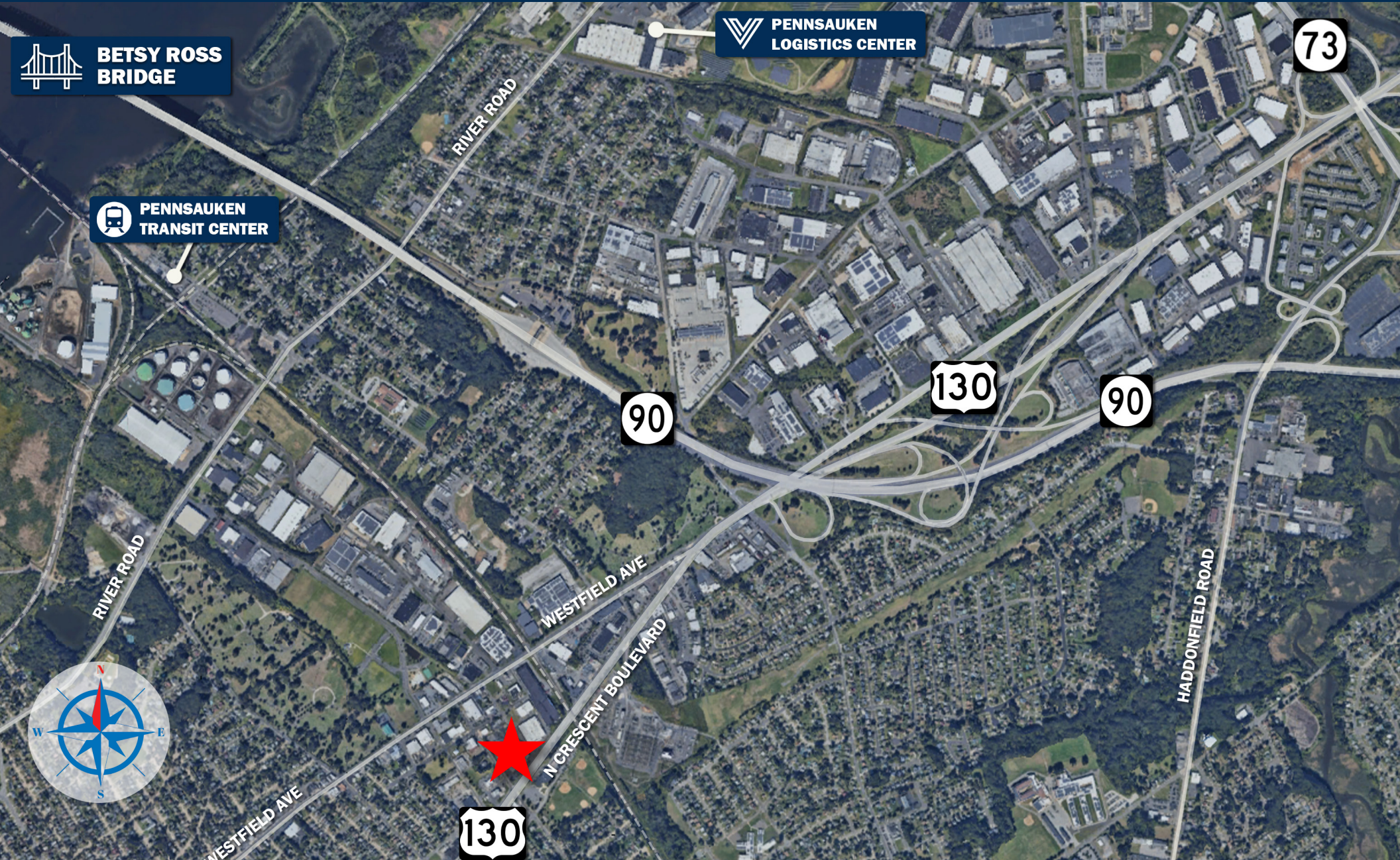
**BETSY ROSS  
BRIDGE**



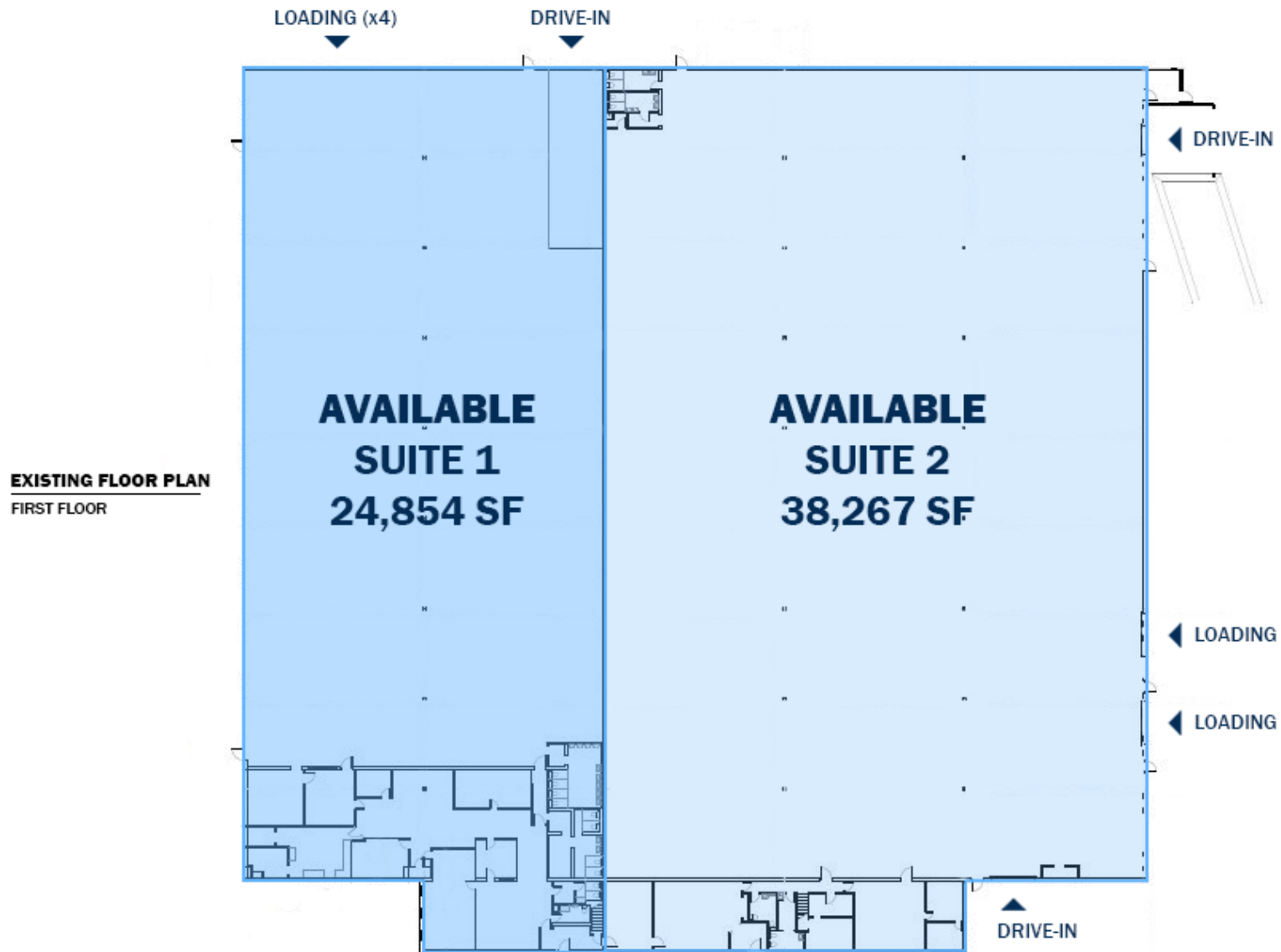
**PENNSAUKEN  
TRANSIT CENTER**



**PENNSAUKEN  
LOGISTICS CENTER**



# FLOOR PLAN



# PHOTOS



# PENNSAUKEN'S TOP 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**  
 5,000 - 280,277 SF  
 INDUSTRIAL & IOS

**2301 OLD HADDONFIELD RD**  
 FULLY LEASED

**841-965 BETHEL AVE**  
**AVAILABLE**  
 1,309 - 45,208 SF  
 INDUSTRIAL

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

**9411 N CRESCENT BLVD**  
**AVAILABLE**  
 4,879 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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