

**AVAILABLE FOR
LEASE**

INDUSTRIAL

44,374 - 120,000 SF



VELOCITY VENTURES



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

**REDEVELOPMENT
COMPLETED BY SPRING 2025**

TRANSIT-ORIENTED



DYLAN IRVING
Director of Leasing
Velocity Venture Partners

 **(610) 227 - 2321**
 **dylan@velocityinv.com**

PROPERTY OVERVIEW & SPECS



AGGREGATE BUILDING AREA

+/- 120,000 SF

ACREAGE

+/- 10 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

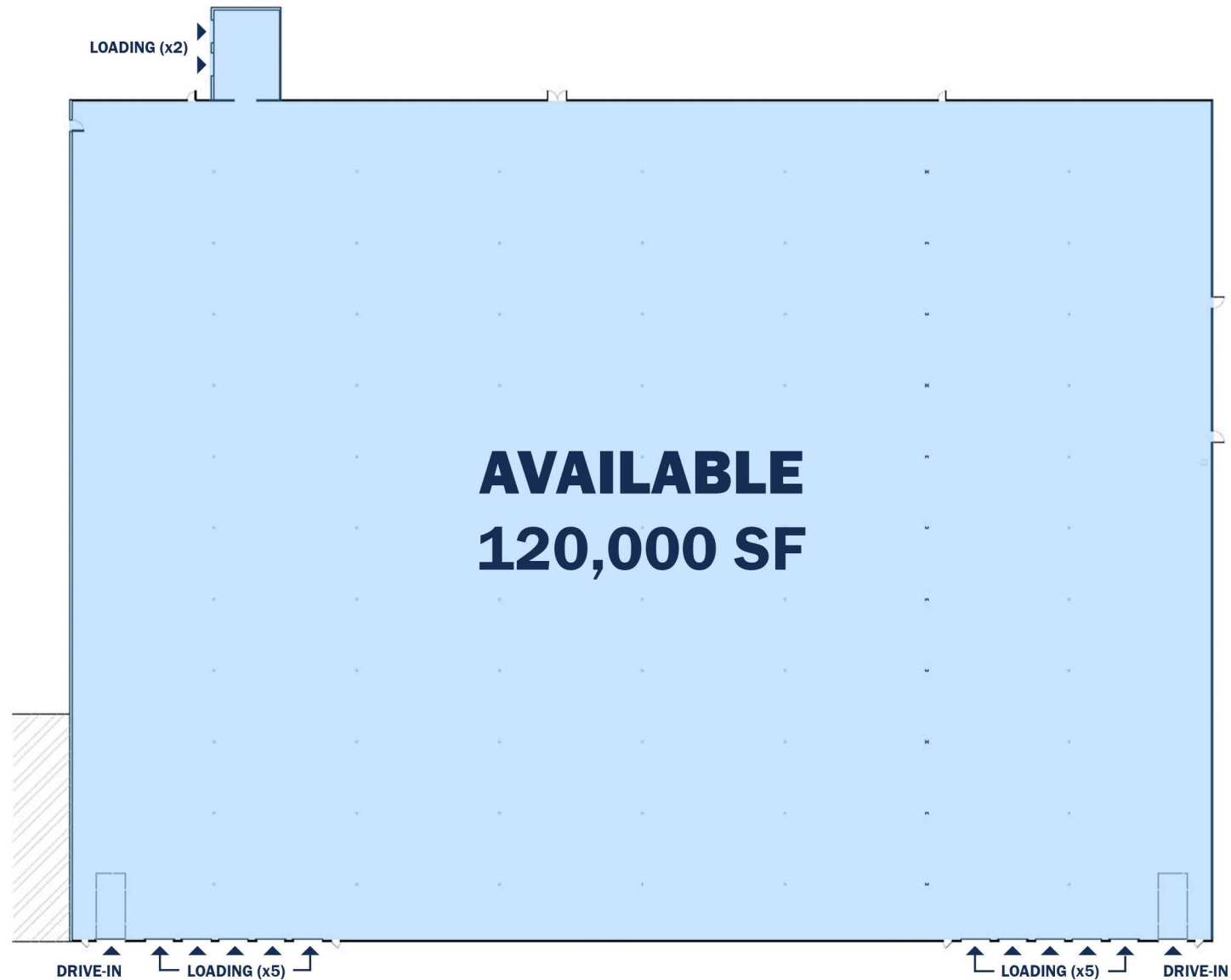
- Easily visible from White Horse Pike (US 130), providing an unmatched signage opportunity
- Located directly across from the Lindenwold PATCO train station
- Eligible for multiple NJ tax benefit programs focused on economic development

- Immediate proximity to major interstates and arteries:
 - I-295 (4.3 Miles)
 - NJ Route 42 (5 Miles)
 - NJ Route 73 (5 Miles)
 - NJ Turnpike (6.7 Miles)
 - Walt Whitman Bridge (10 Miles)

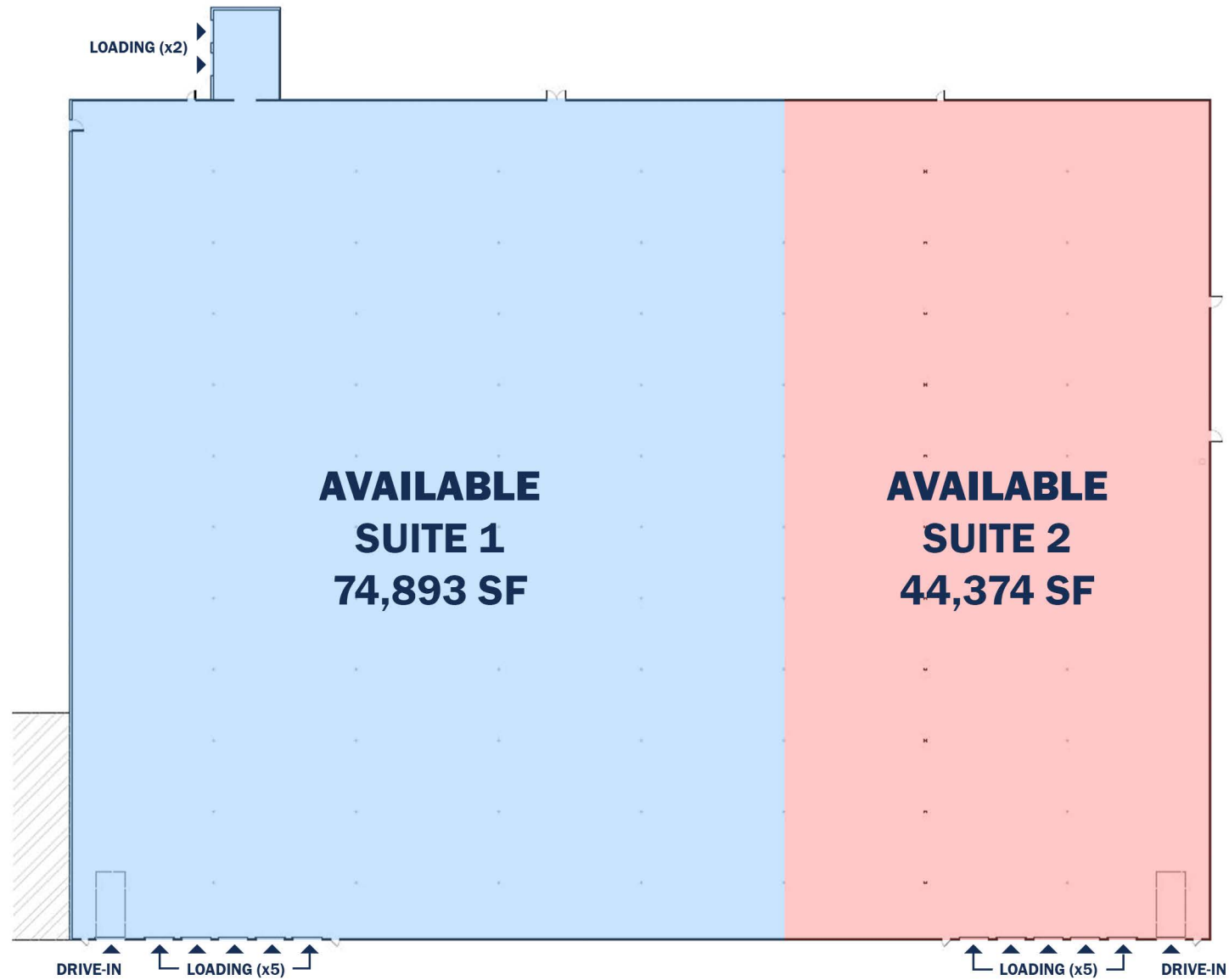
PROPERTY AERIAL



FLOOR PLAN - FULL BUILDING



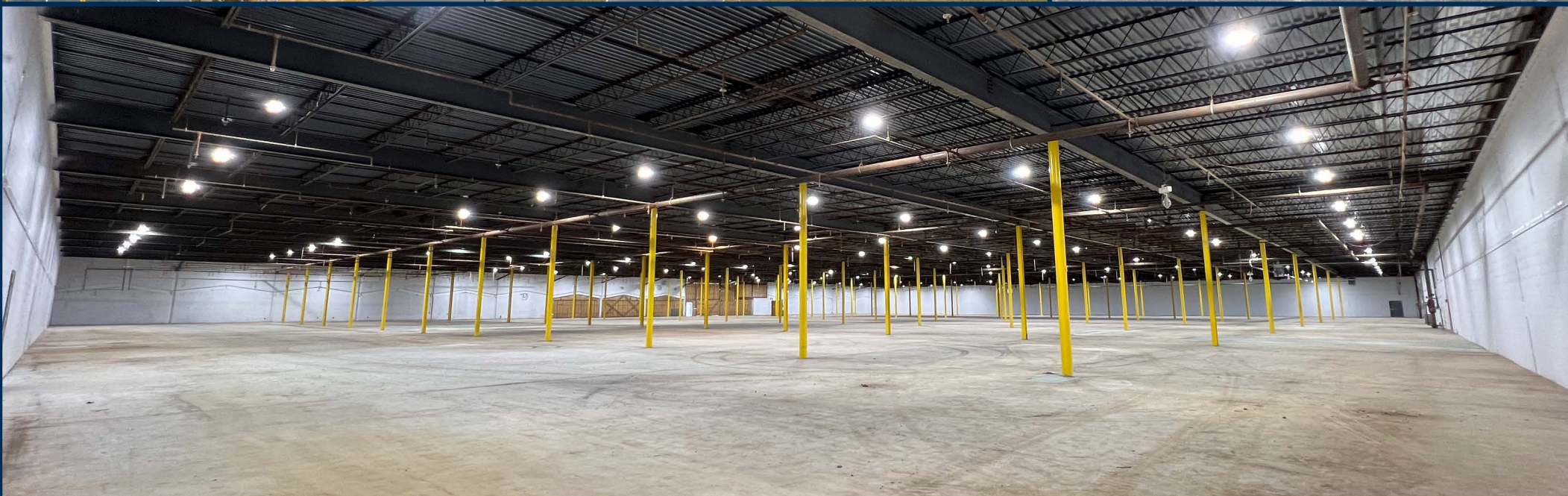
FLOOR PLAN - DEMISED



PHOTOS



VELOCITY VENTURES



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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