

**AVAILABLE FOR  
LEASE** | **INDUSTRIAL**  
**4,879 & 5,919 SF**

**9411 N CRESCENT BOULEVARD  
PENNSAUKEN, NJ**

**SIGNAGE OPPORTUNITY ALONG US ROUTE 130**



VELOCITY VENTURES



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

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# PROPERTY OVERVIEW & SPECS



- Immediately adjacent to US Route 130, which sees over 44,000 vehicles per day
- Premier signage opportunity along US Route 130/N. Crescent Boulevard
- Features loading capabilities & clear heights suitable for most industrial or flex users

- Immediate proximity to major bridges and arteries:
  - NJ Route 73 (< 0.5 Mile)
  - NJ Route 90 (1 Mile)
  - Betsy Ross Bridge (2.8 Miles)
  - Tacony-Palmyra Bridge (2.9 Miles)
  - 1-95 (3.4 Miles)

**AGGREGATE  
BUILDING AREA**

+- 31,842 SF

**ACREAGE**

+- 2.15 ACRES

**ZONING**

LI - LIGHT INDUSTRIAL

**CLEAR HEIGHT**

15'

**LOADING**

6 DRIVE-IN DOORS  
(1 SERVING EACH AVAILABILITY)

**SEWER & WATER SERVICE**  
PUBLIC

**BUILDING CONDITIONS**

WHITEBOXED INTERIOR, LED  
LIGHTING THROUGHOUT, AND  
PRIVATE RESTROOMS

# 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 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  
4,780 - 280,277 SF  
INDUSTRIAL & IOS**

**2301 OLD HADDONFIELD RD  
FULLY LEASED**

**841-965 BETHEL AVE**  
**AVAILABLE**  
**19,676 - 45,208 SF**  
**INDUSTRIAL**

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

**9411 N CRESCENT BLVD  
AVAILABLE  
4,879 & 5,919 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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