

**AVAILABLE FOR
LEASE**

INDUSTRIAL
4,879 & 5,919 SF



**9411 N CRESCENT BOULEVARD
PENNSAUKEN, NJ**

SIGNAGE OPPORTUNITY ALONG US ROUTE 130



WILL RITER
Director of Acquisitions & Leasing
Velocity Venture Partners

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

PROPERTY OVERVIEW & SPECS



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

- 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)

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	2301 OLD HADDONFIELD RD	841-965 BETHEL AVE	6901 N CRESCENT BLVD	9411 N CRESCENT BLVD
AVAILABLE	FULLY LEASED	AVAILABLE	AVAILABLE	AVAILABLE
4,780 - 280,277 SF		19,676 SF	24,854 - 63,121 SF	4,879 & 5,919 SF
INDUSTRIAL & IOS		INDUSTRIAL	INDUSTRIAL	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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

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