

**AVAILABLE FOR
LEASE**

**INDUSTRIAL & OFFICE
4,193 & 9,198 SF**



VELOCITY VENTURES

**1208 COLUMBUS ROAD
BURLINGTON, NJ**



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Property Overview & Specs



VELOCITY VENTURES




DELAWARE RIVER
TURNPIKE TOLL BRIDGE



COLUMBUS ROAD

COLUMBUS ROAD

SITE

Aggregate Building Area

+/- 75,989 SF

Acres

+/- 7.60 Acres

Loading

One (1) Oversized Drive-In Door

Sewer Service

Public

Water Service

Public

Parking

Over 100 Parking Spots Available

Clear Height

13' 2"

Signage

Monument Signage Available

Building Condition

NEW! Whiteboxed industrial units with brand new LED lighting

- Property is located directly off of Route 130 which sees over 44,000 vehicles per day
- Available space features one (1) oversized drive-in door and 13' 2" clear heights suitable for various industrial users

- Immediate proximity to major bridges and interstates:
 - Route 130 (0.6 Miles)
 - Bristol Bridge (2.3 Miles)
 - Delaware River Turnpike Bridge (2.7 Miles)
 - NJ Turnpike (3.7 Miles)
 - I-295 (4.2 Miles)

Property Aerial



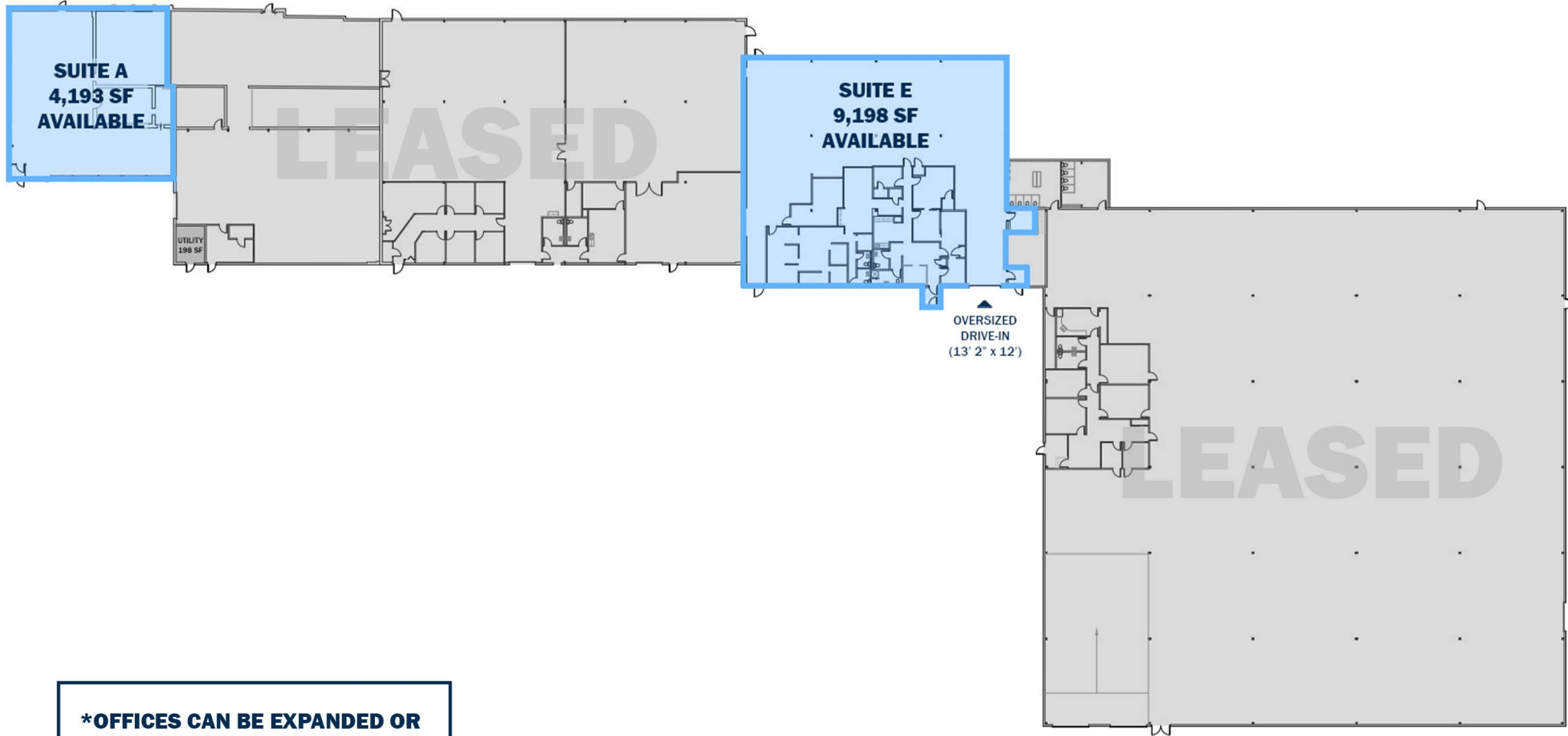
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Site Plan

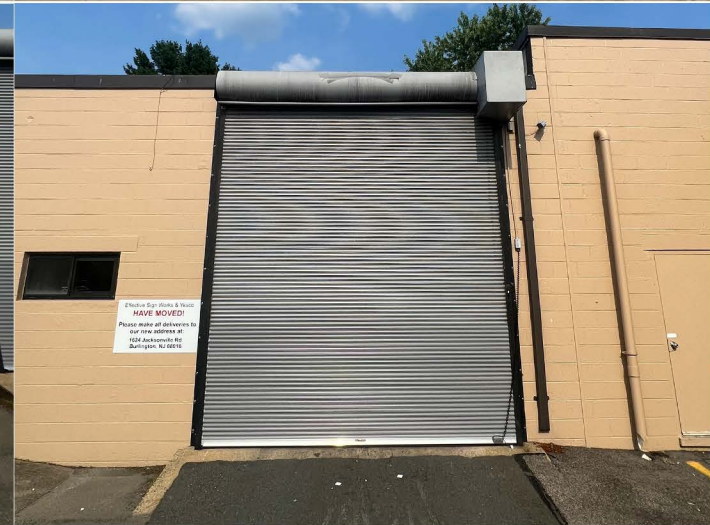
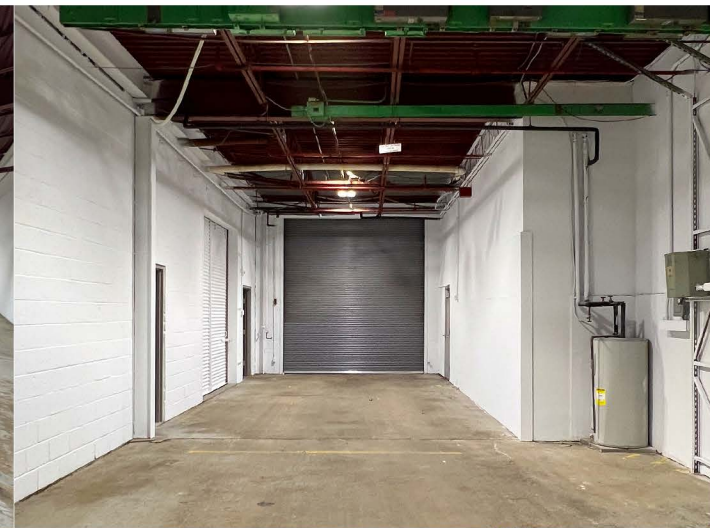
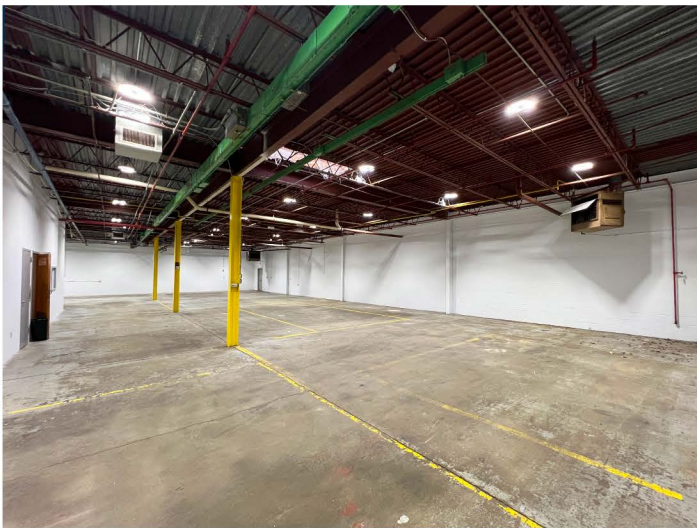


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***OFFICES CAN BE EXPANDED OR
PARED BACK FOR QUALIFYING
DEALS**

Photos



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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