

**AVAILABLE FOR
LEASE**

INDUSTRIAL
+/- 120,000 SF



VELOCITY VENTURES

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

TRANSIT ORIENTED & DIVISIBLE TO 40,000 SF

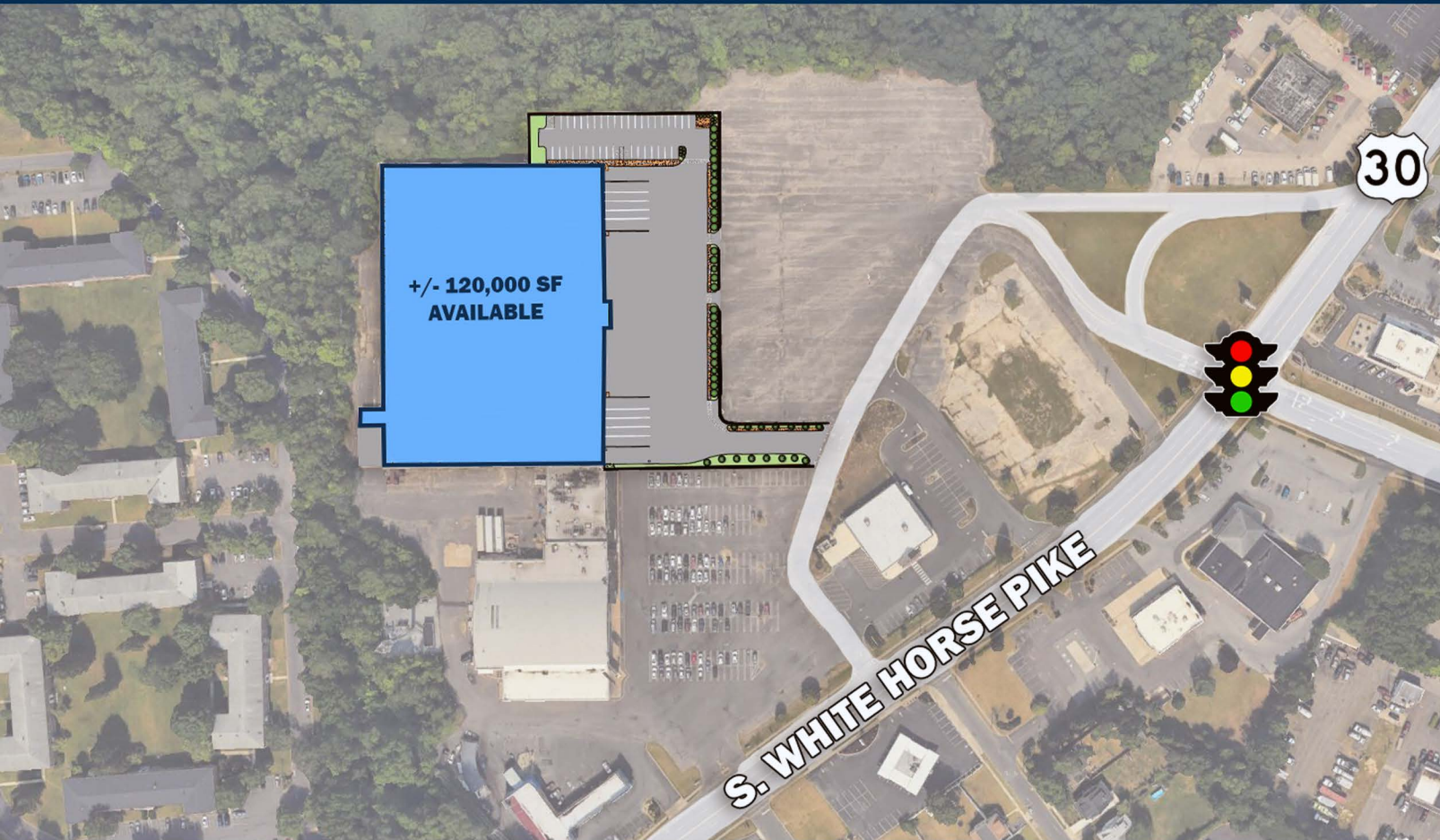
**REDEVELOPMENT
COMPLETED BY MAY 2024**



Sandro Randazzo
Director of Leasing
Velocity Venture Partners

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Property Overview & Specs



Aggregate Building Area

+/- 120,000 SF

Acreage

+/- 4.76 Acres

Loading

10 Loading Docks
2 Drive-In Doors

Sewer Service

Public

Sprinklers

Wet sprinkler system throughout

Zoning

(I) Industrial

Clear Height

18'

Parking

100+

PILOT

Redevelopment zone with tax incentives

Building Condition

NEW: LED Lighting, Roof, HVAC, and Loading Dock Infrastructure

- Situated off of Route 30 (38,000 annual average daily traffic)
- Easily visible from White Horse Pike, providing an excellent signage opportunity
- Located directly across from the Lindenwood PATCO Train Station

- Immediate proximity to major interstates and arteries:

I-295 (4 Miles)

NJ Turnpike (4.4 Miles)

Route 42 (3.3 Miles)

Philadelphia (12.4 Miles)

Property Aerial



PHILADELPHIA

WALT WHITMAN BRIDGE

BEN FRANKLIN BRIDGE

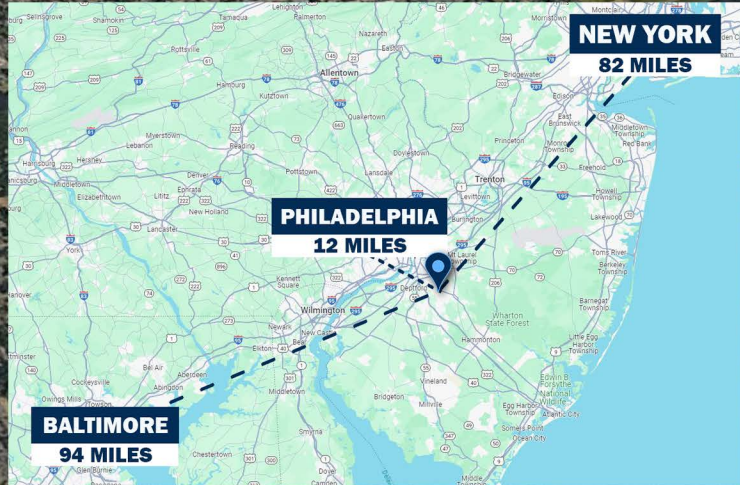
BETSY ROSS BRIDGE

4.4 MILES TO NJ TP ENTRANCE
EXIT 3

EXIT 29 A
4 MILES TO I-295 ENTRANCE

SITE

S. WHITE HORSE PIKE



Space Plan



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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