

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
63,121 SF**



VELOCITY VENTURES

**6901 N. CRESCENT BLVD.
PENNSAUKEN, NJ**



Sandro Randazzo
Director of Leasing
Velocity Venture Partners

☎ (856) 266 - 7830

✉ sandro@velocityinv.com

Property Overview & Specs



Aggregate Building Area

+/- 63,121 SF

Acres

+/- 3.92 Acres

Loading

Three (3) Drive-Ins
Six (6) Loading Docks

Sewer Service

Public

Water Service

Public

Zoning

(LI) Light Industrial

Clear Height

14'

Heavy Power

Three Phase
2,200 Amp, 120/208 Volt

Building Condition

NEW! Roof, HVAC, LED Lighting,
Dock Doors, & Levelers

- Property is located along Route 130 which sees over 44,000 vehicles per day
- Significant exterior storage and trailer parking available
- Single-tenant freestanding building with new roof & mechanicals

- Immediate proximity to major bridges and interstates:

Betsy Ross Bridge (2 Miles)

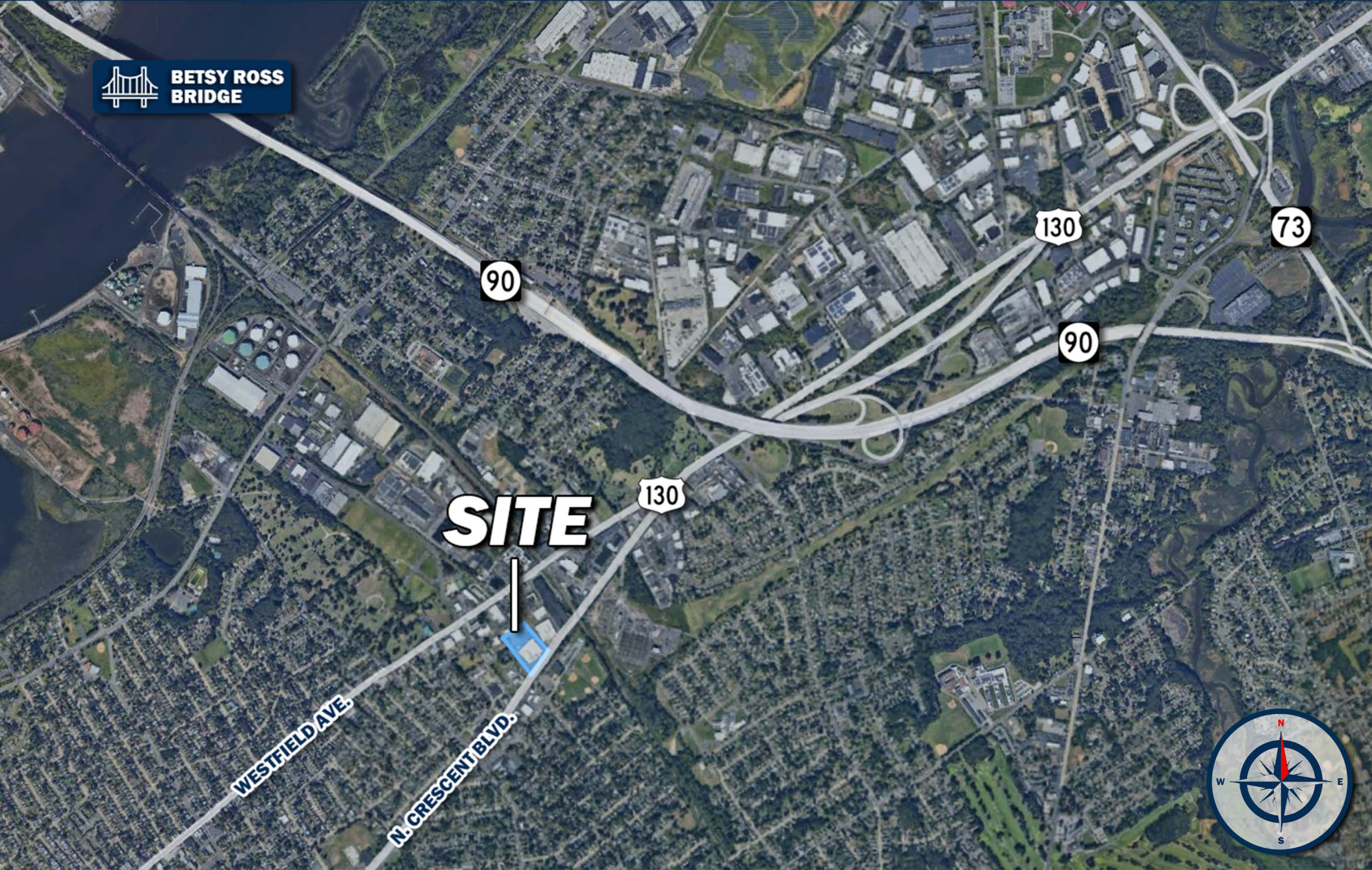
I-295 (4.4 Miles)

Ben Franklin Bridge (4.5 Miles)

NJ Turnpike (5.12 Miles)

PHL Airport (12 Miles)

Site Plan



 **BETSY ROSS BRIDGE**

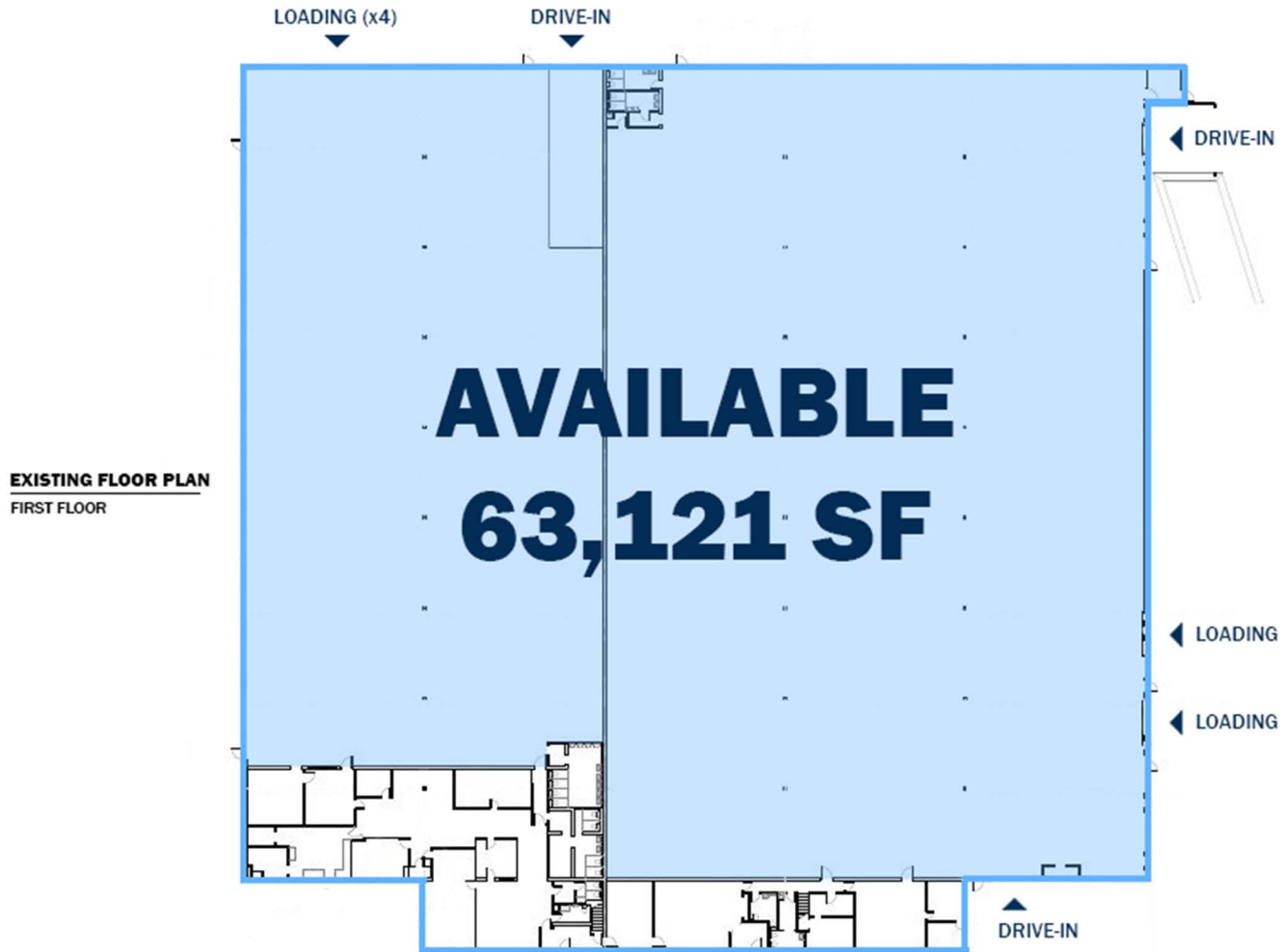
SITE

WESTFIELD AVE.

N. CRESCENT BLVD.



Site Plan



- WAREHOUSE: 53,909 SF
- OFFICE: 6,134 SF
- 2ND FLOOR OFFICE: 3,078 SF



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

Photos



Pennsauken's Largest Industrial Landlord



VELOCITY VENTURES

About Pennsauken:

- Pennsauken boasts 13 M SF of industrial product, close to 40% of the entire Camden County submarket
- Vacancy rate ≈ 1.5% (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)

Notable Pennsauken Tenants:



Current Pennsauken Availabilities:

- | | | | |
|--|---|---|--|
| 8600 River Road
Pennsauken, NJ 08110
42,493 SF - Industrial | 9000 River Road
Pennsauken, NJ 08110
20,000 - 80,000 SF
Industrial & Office | 841 - 961 Bethel Ave.
Pennsauken, NJ 08110
5,918 - 18,220 SF
Industrial | 6901 N Crescent Blvd.
Pennsauken, NJ 08110
63,121 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.

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

This brochure is intended for marketing purposes only, is not intended to be complete in all respects, and is provided solely as a convenience for the recipient. Any and all statements, information, and/or drawings contained herein should be independently verified by any recipient of the brochure wishing to rely on same. Neither Velocity Venture Partners LLC ("VVP") nor its owners, principals, subsidiaries, affiliates, members, employees, representatives, or agents (collectively, the "VVP Parties") make any claim as to the truth, completeness, and/or accuracy of the contents herein and all VVP Parties hereby expressly disclaim any and all such representations and warranties, both express and implied. The recipient of this brochure waives any and all claims against the VVP Parties arising from and/or relating to the brochure. Any and all intellectual property rights pertaining to any statements, information, and/or drawings in this brochure created by or on behalf of VVP are the sole and exclusive property of VVP. This brochure and the contents herein including, but not limited to, any drawings may not be duplicated, published, sold, and/or distributed in part or in whole without the prior written consent of VVP.