

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
42,493 SF**



VELOCITY VENTURES

**8600 RIVER ROAD
PENNSAUKEN, NJ**

3 ACRES OUTDOORS STORAGE



Sandro Randazzo
Director of Leasing
Velocity Venture Partners

 (856) 266 - 7830
 sandro@velocityinv.com

Property Overview & Specs



Aggregate Building Area

+/- 326,255 SF

Acreage

+/- 19.38 Acres
3 Acres of IOS

Loading

One (1) Drive-In Door
Four (4) Loading Docks

Sewer Service

Public

Water Service

Public

Zoning

(HI) Heavy Industrial

Clear Height

20'

Column Spacing

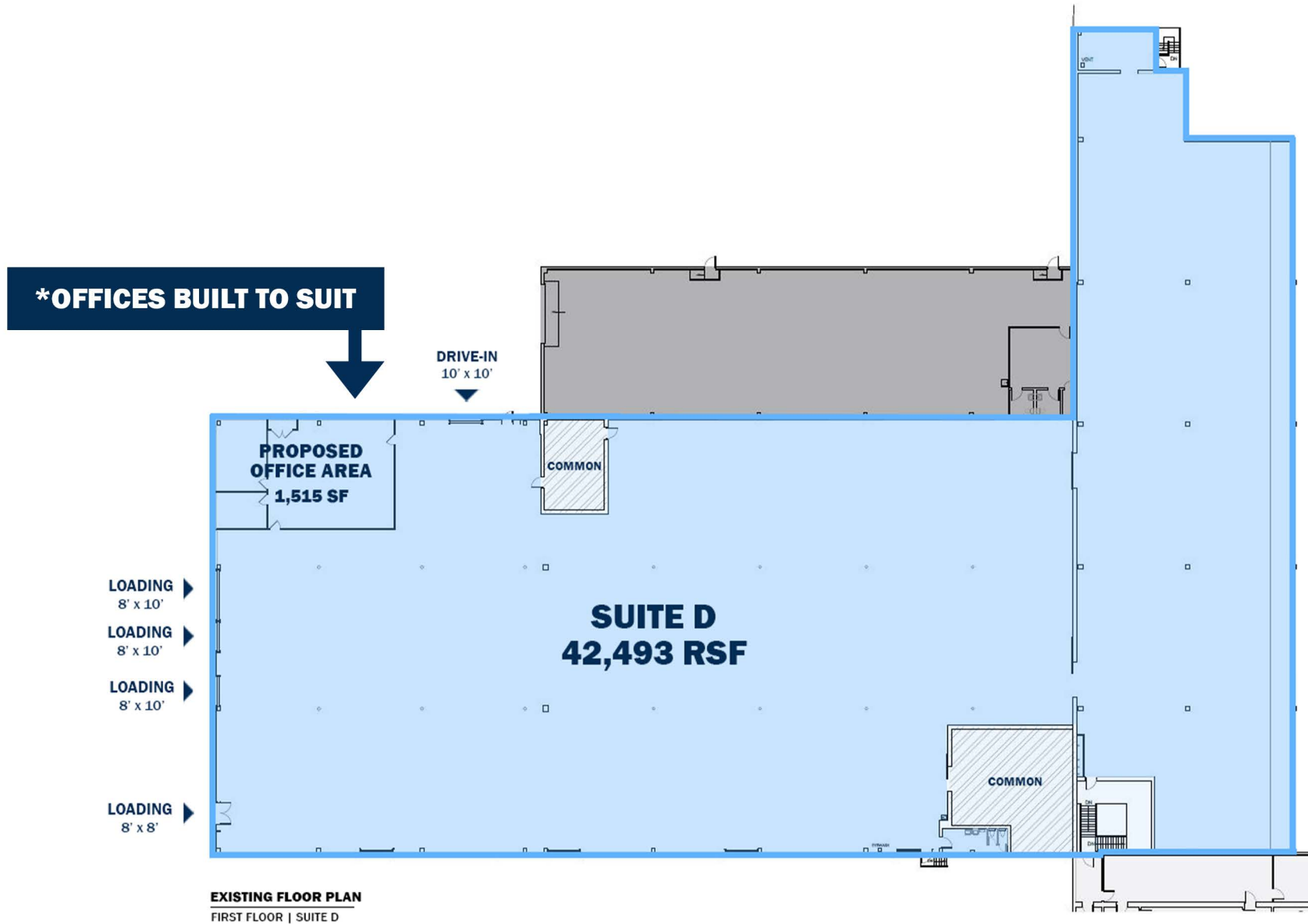
30' x 40'

- Three acres available for industrial outdoor storage (IOS)
- Abundant parking that is secured and suitable for a large employee count
- Heavy power and high capacity gas & water lines
- Immediate proximity to major bridges and interstates:
 - Betsy Ross Bridge (< 1 Mile)
 - NJ Route 130 (1 Mile)
 - Tacony-Palmyra Bridge (1.5 Miles)
 - I-95 (2 Miles)
 - PHL Airport (12.7 Miles)

Property Aerial



Site Plan



Industrial Outdoor Storage (IOS)



VELOCITY VENTURES

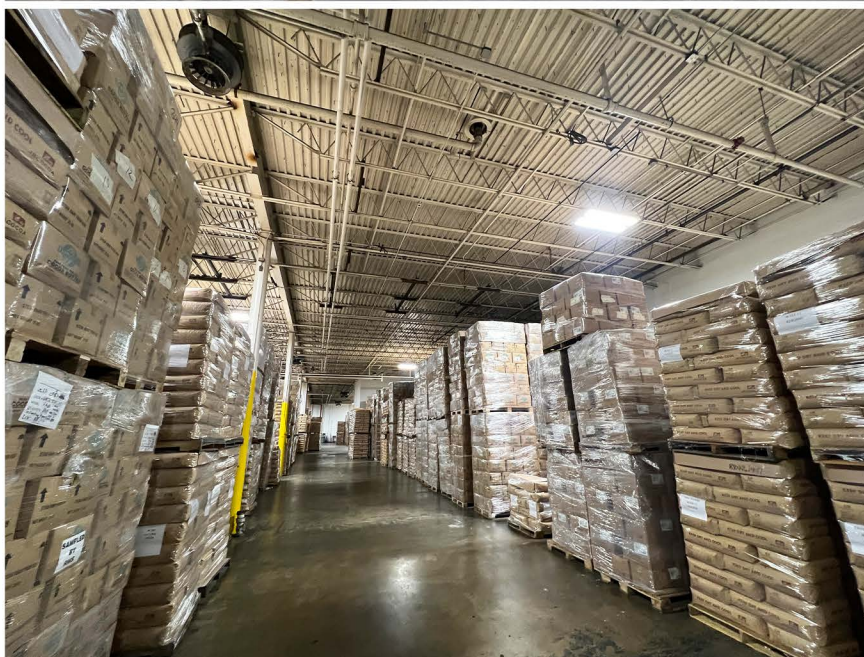
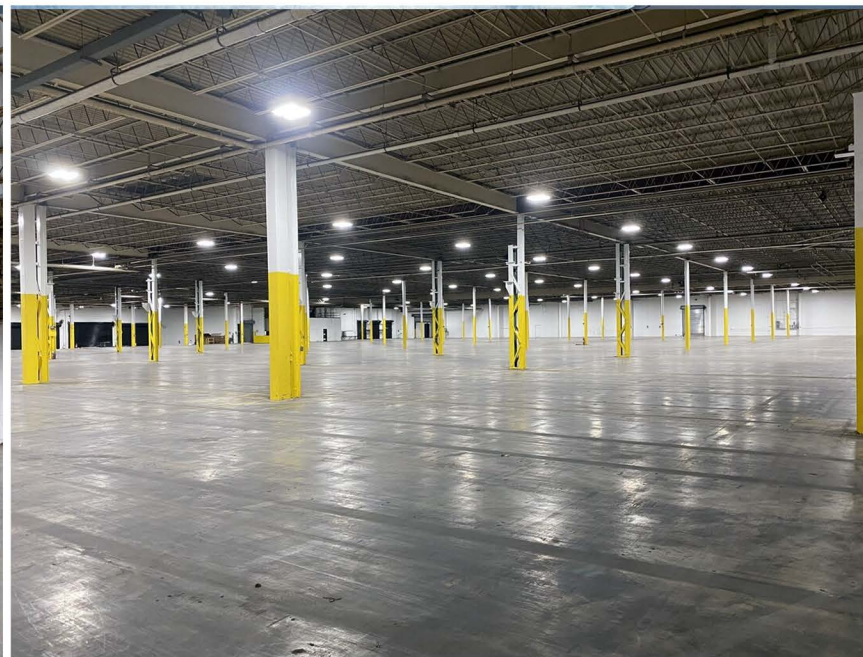
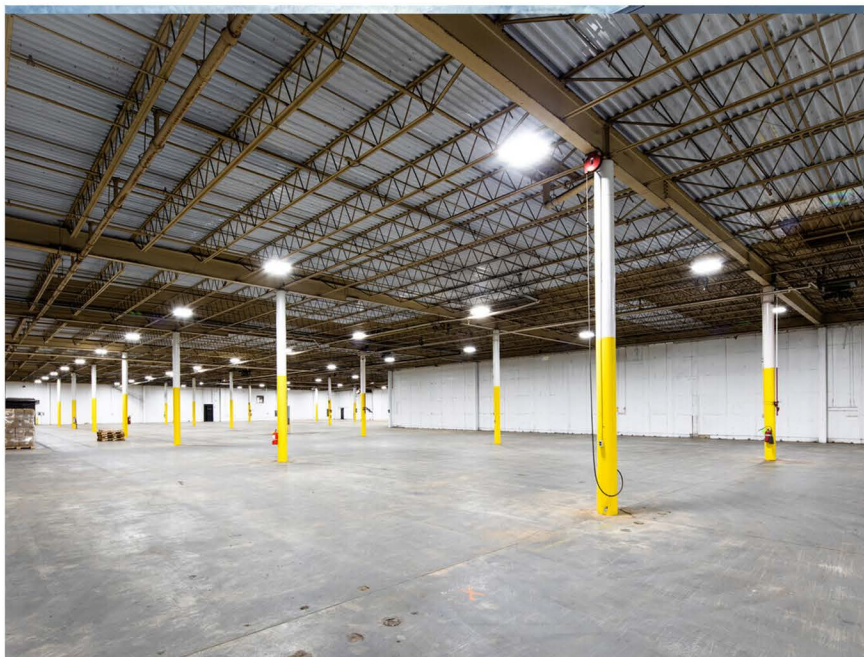


**THREE ACRES
OF IOS**

INDUSTRIAL OUTDOOR STORAGE

**+/- 3 ACRES OF OUTDOOR
STORAGE IMMEDIATELY ADJACENT
TO INTERIOR AVAILABILITY. CAN
BE FENCED.**

Photos



Pennsauken's Largest Industrial Landlord



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.