

**AVAILABLE FOR
LEASE**

**INDUSTRIAL, OFFICE,
& OUTDOOR STORAGE
20,000 - 80,000 SF**



VELOCITY VENTURES

**9000 RIVER ROAD
PENNSAUKEN, NJ**

SHORT-TERM STORAGE AVAILABLE!



Sandro Randazzo
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Property Overview & Specs



Aggregate Building Area

+/- 575,986 SF

Acres

+/- 25.37 Acres

Loading (for this availability)

One (1) Drive-In Door
One (1) Oversized Loading Dock

Sewer Service

Public

Water Service

Public

Zoning

(HI) Heavy Industrial

Clear Height (for this availability)

14' - 18'

Parking

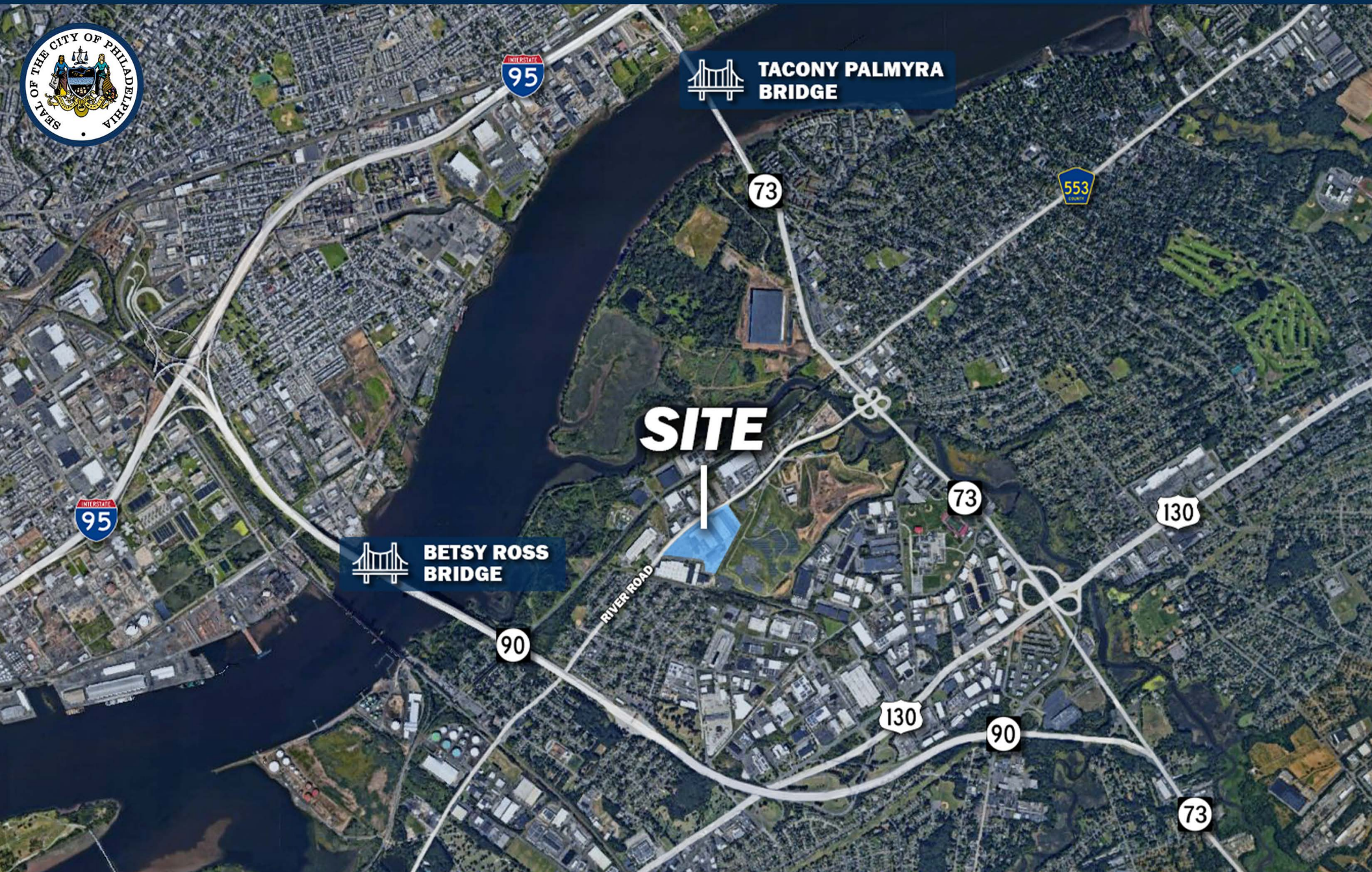
261 Surface Parking Spaces

- Flexible unit sizes and configurations immediately available
- Abundant parking that is secured and suitable for a large employee count
- Short-term or long-term options available
- 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



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SITE

TACONY PALMYRA BRIDGE

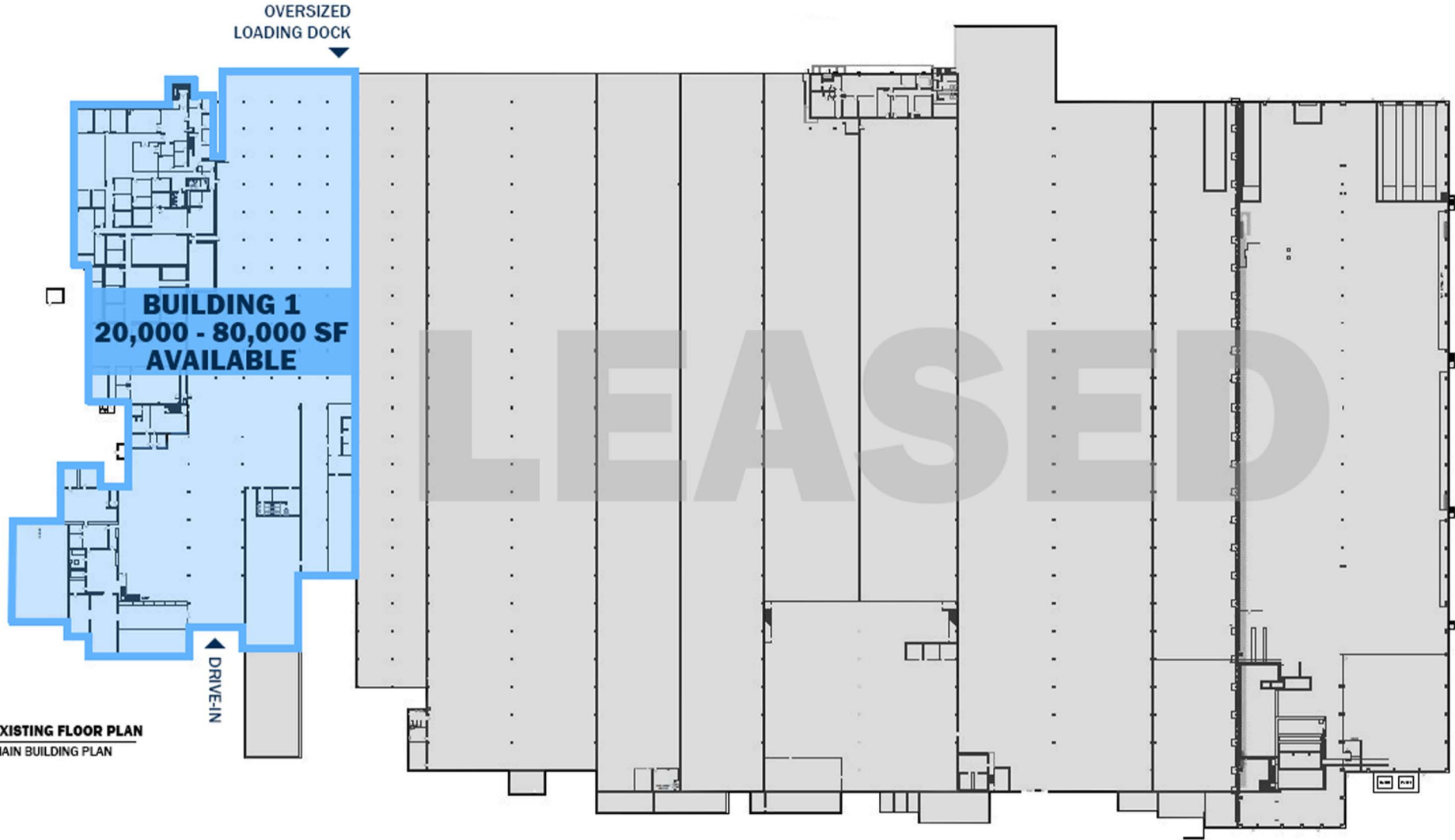
BETSY ROSS BRIDGE

RIVER ROAD

Site Plan



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EXISTING FLOOR PLAN
MAIN BUILDING PLAN

Pennsauken's Largest Industrial Landlord



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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.

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