

**AVAILABLE FOR  
LEASE**

**INDUSTRIAL**  
**5,918 - 18,220 SF**



VELOCITY VENTURES

**BETHEL INDUSTRIAL PARK**

**841 - 965 BETHEL AVE, PENNSAUKEN, NJ**



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Velocity Venture Partners

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# Property Overview & Specs



**BETSY ROSS BRIDGE**

**90**

**RIVER ROAD**

**BETHEL AVE**

## Aggregate Portfolio Area

+/- 130,635 SF

## Acres

+/- 9.10 Acres

## Loading

Multiple loading and drive-in positions available

## Sewer Service

Public

## Water Service

Public

## Zoning

(LI) Light Industrial

## Clear Height

14' 2"

## Industrial Outdoor Storage

8,500 SF of fenced industrial outdoor storage available



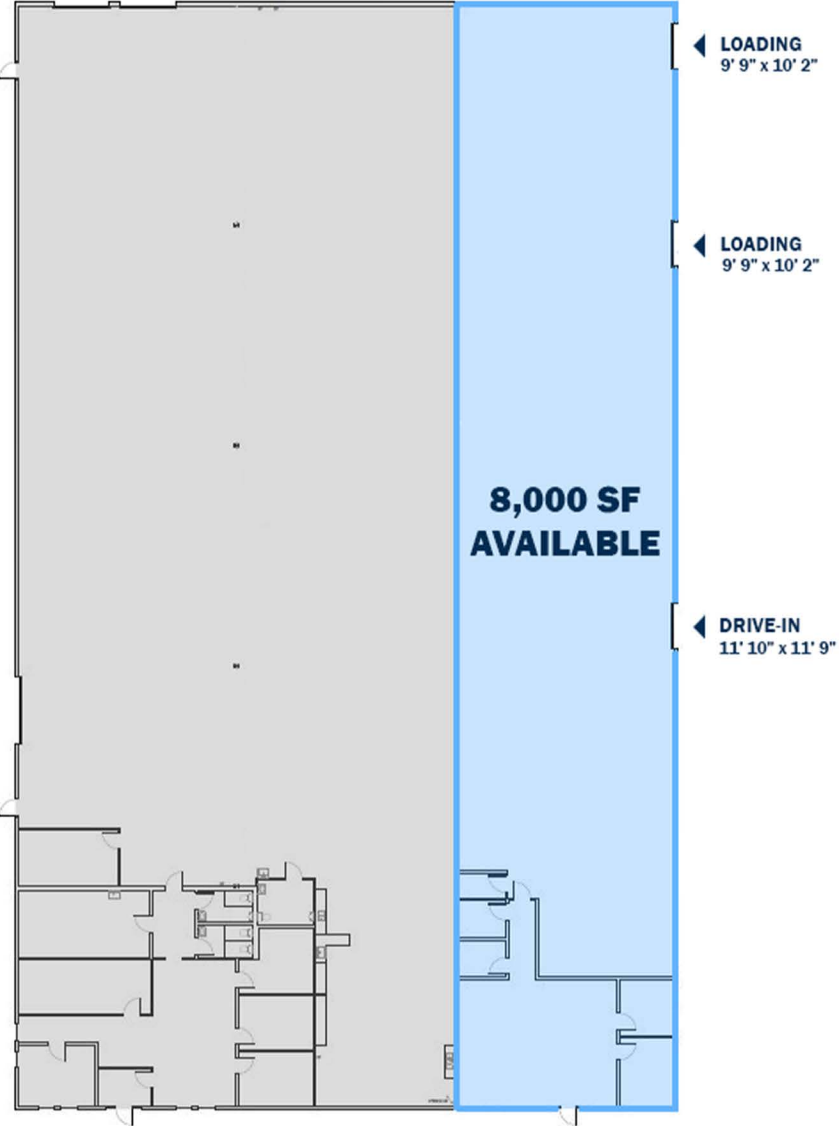
- Five (5) building industrial campus owned and operated by Velocity Venture Partners since August of 2019
- Available units feature clear heights and loading capabilities suitable for various industrial and flex users
- Units to be delivered in whitebox condition

- Immediate proximity to major bridges and interstates:
  - Betsy Ross Bridge (2.53 Miles)
  - Ben Franklin Bridge (6.3 Miles)
  - I-295 (5.5 Miles)
  - NJ Turnpike (5.5 Miles)
  - PHL International Airport (14 Miles)

# Site Plan (841 Bethel Ave)

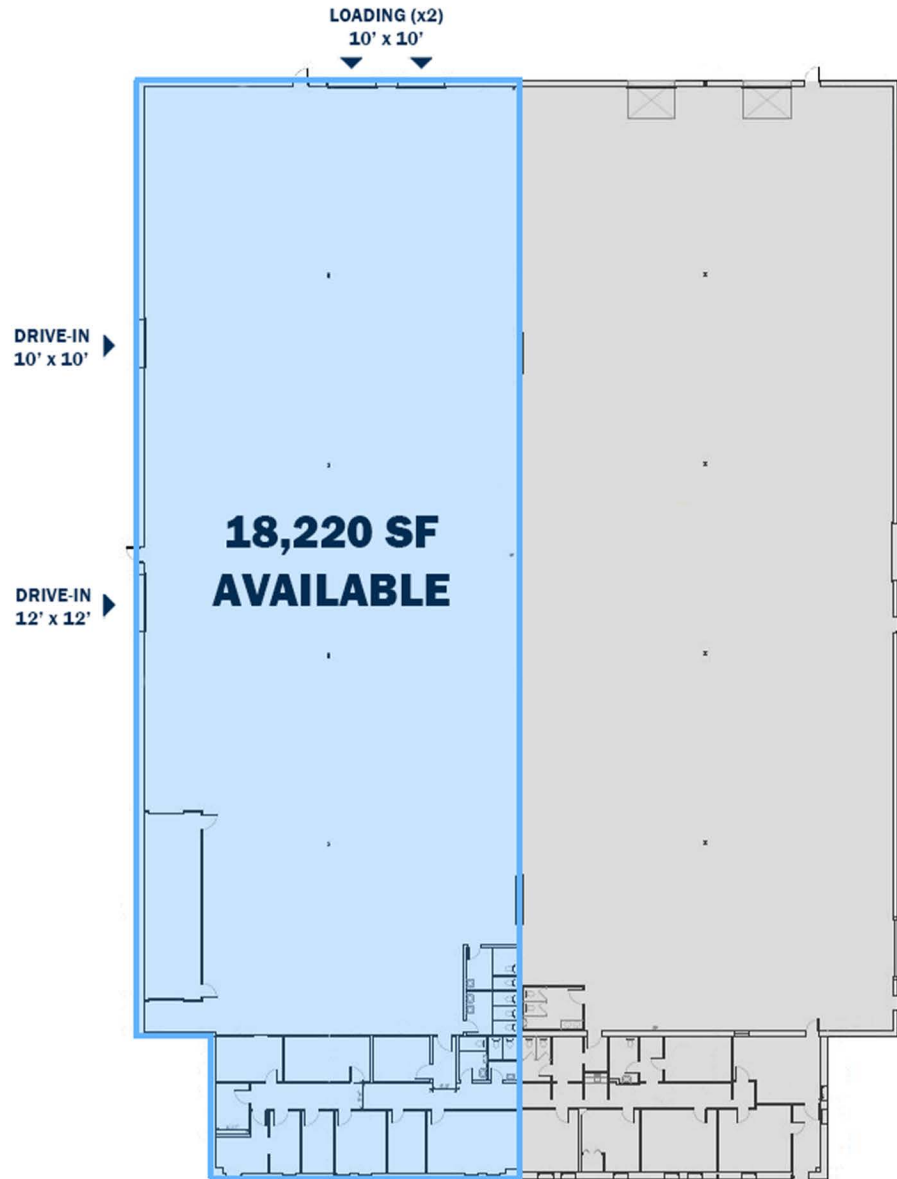


# Site Plan (851 Bethel Ave)



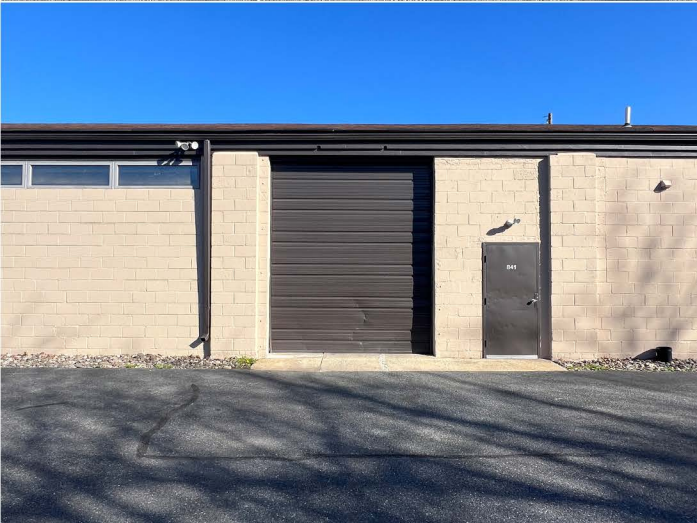
**EXISTING FLOOR PLAN**  
FIRST FLOOR

# Site Plan (961 Bethel Ave)

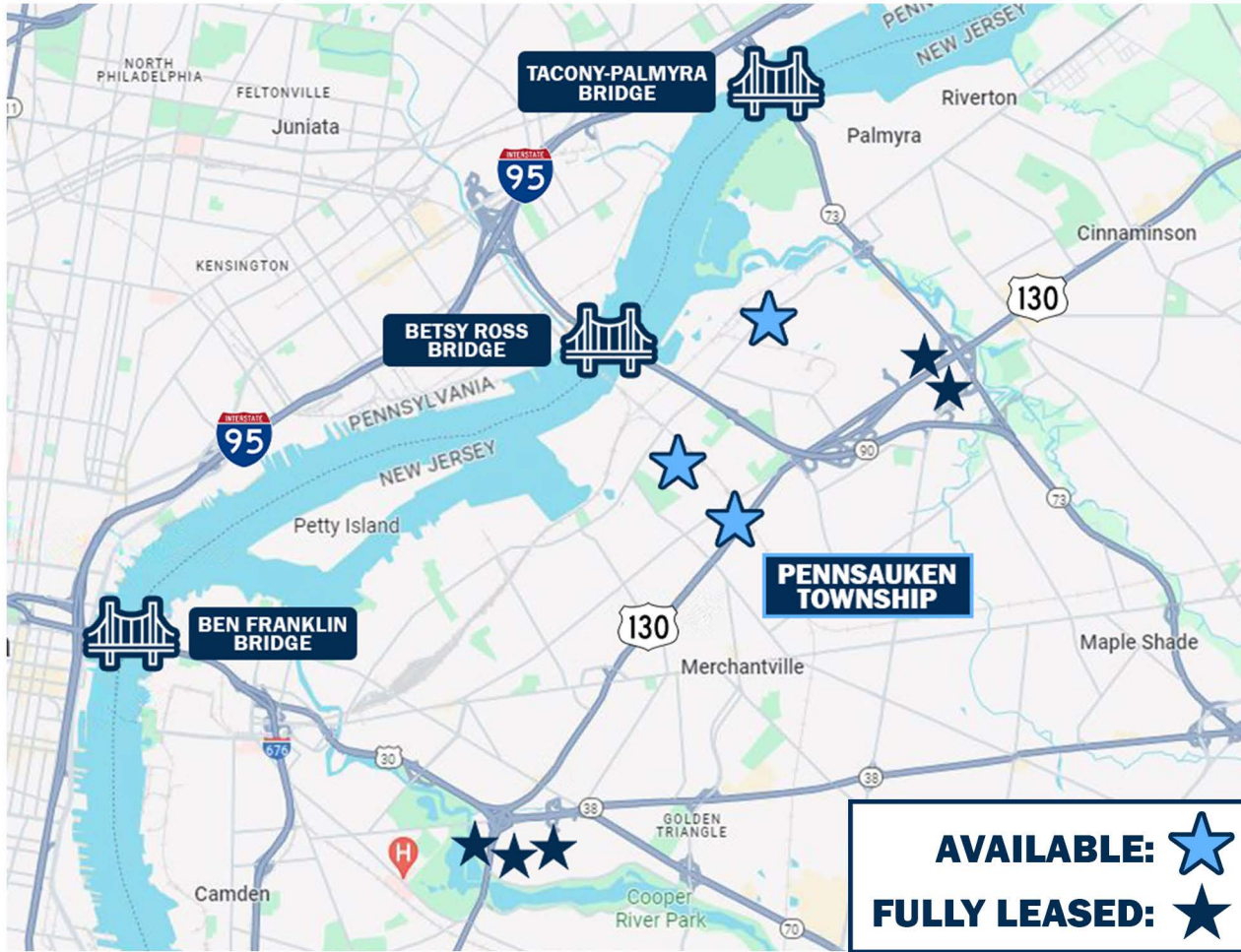


**EXISTING FLOOR PLAN**  
FIRST FLOOR

# 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  $\approx$  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:



Frontline Automation



Rosenberger  
North America

ALMAG  
ALUMINUM



## 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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