

**AVAILABLE FOR
LEASE**

**INDUSTRIAL & OFFICE
5,008 - 5,262 SF
& INDUSTRIAL OUTDOOR STORAGE**



VELOCITY VENTURES

**410 - 450 ANDBRO DRIVE
PITMAN, NJ**

OUTDOOR STORAGE AVAILABLE



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Property Overview & Specs



VELOCITY VENTURES



Aggregate Building Area

+/- 75,000 SF

Acres

+/- 11.19 Acres

Loading

Eight (8) Drive-Ins
Sixteen (16) Loading Docks

Sewer Service

Public

Water Service

Public

Zoning

(PI) Planned Industrial

Clear Height

11' - 16'

Signage

Monument Signage Available

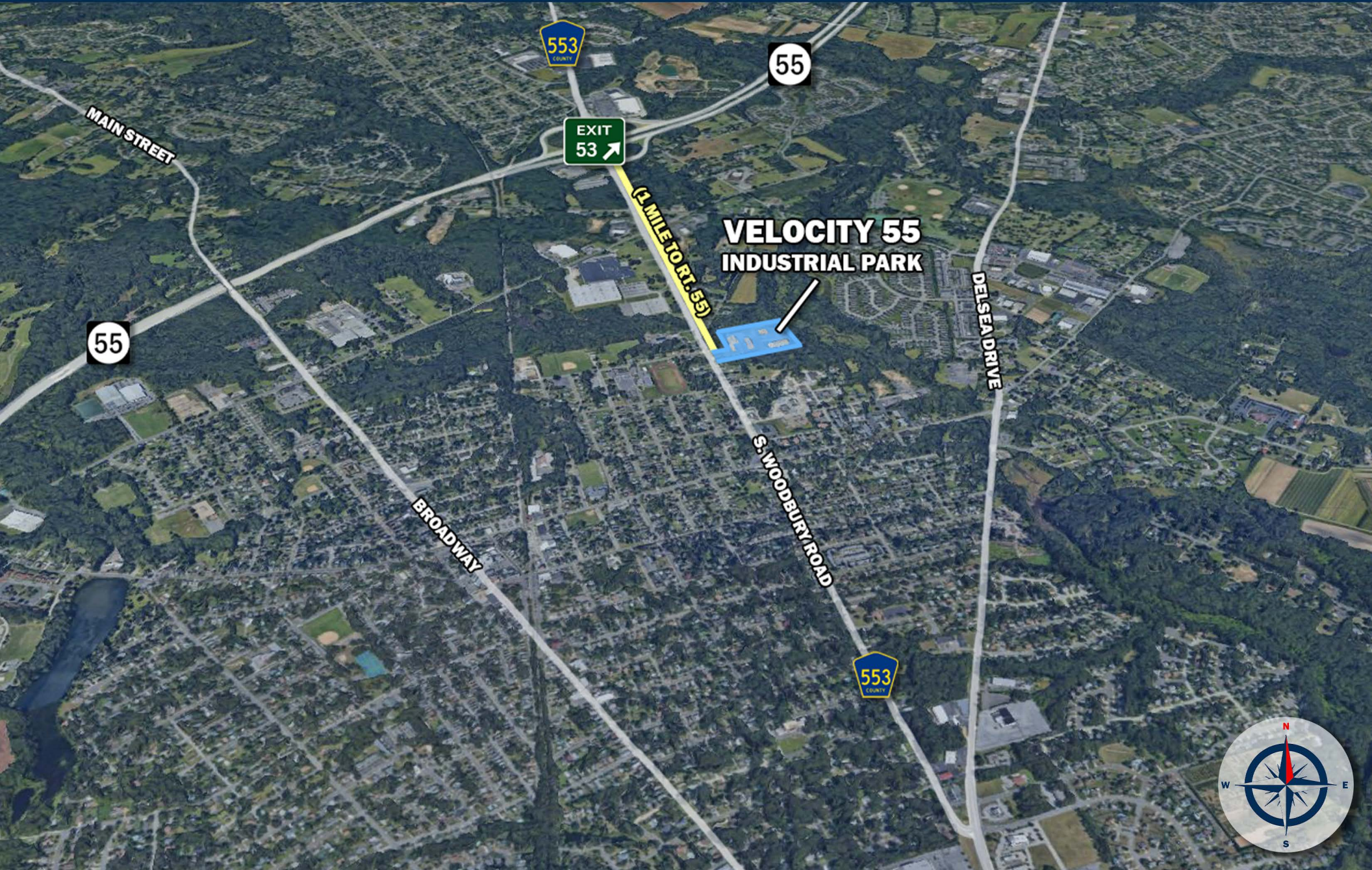
Building Condition

NEW! Parking Lot Repaving,
Landscaping, Painting, and
Loading Dock Additions

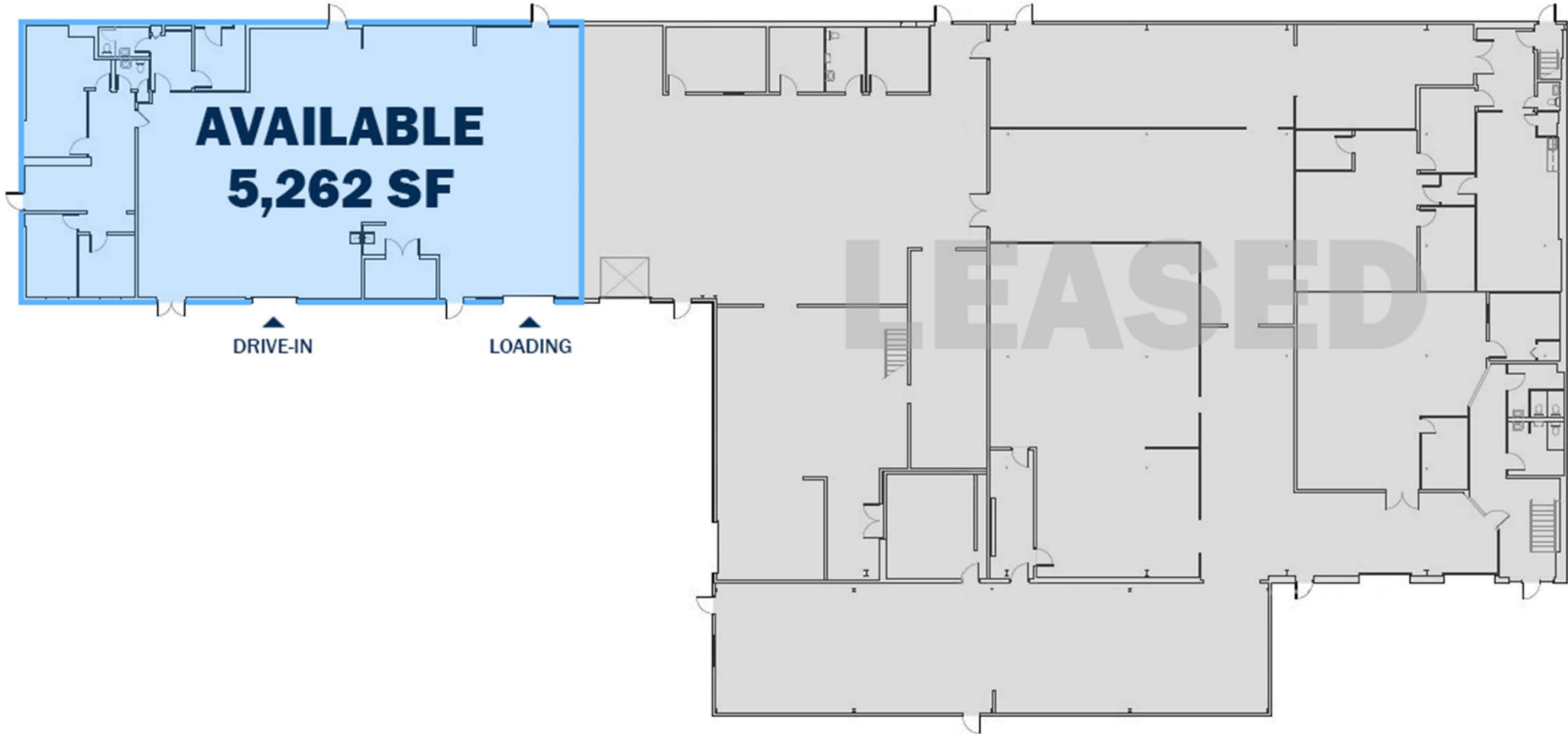
- Velocity 55 Industrial Park is a 75,000 SF, four-building industrial portfolio in Pitman, NJ located just one mile from Route 55
- 11.19 acre parcel zoned PI - Planned Industrial - and features over two dozen loading docks & drive-in doors

- Proximity to major thoroughfares provides effortless accessibility all while maintaining a secluded and serene setting ideal for customers, employees, and visitors
- Industrial Outdoor Storage (IOS) Available

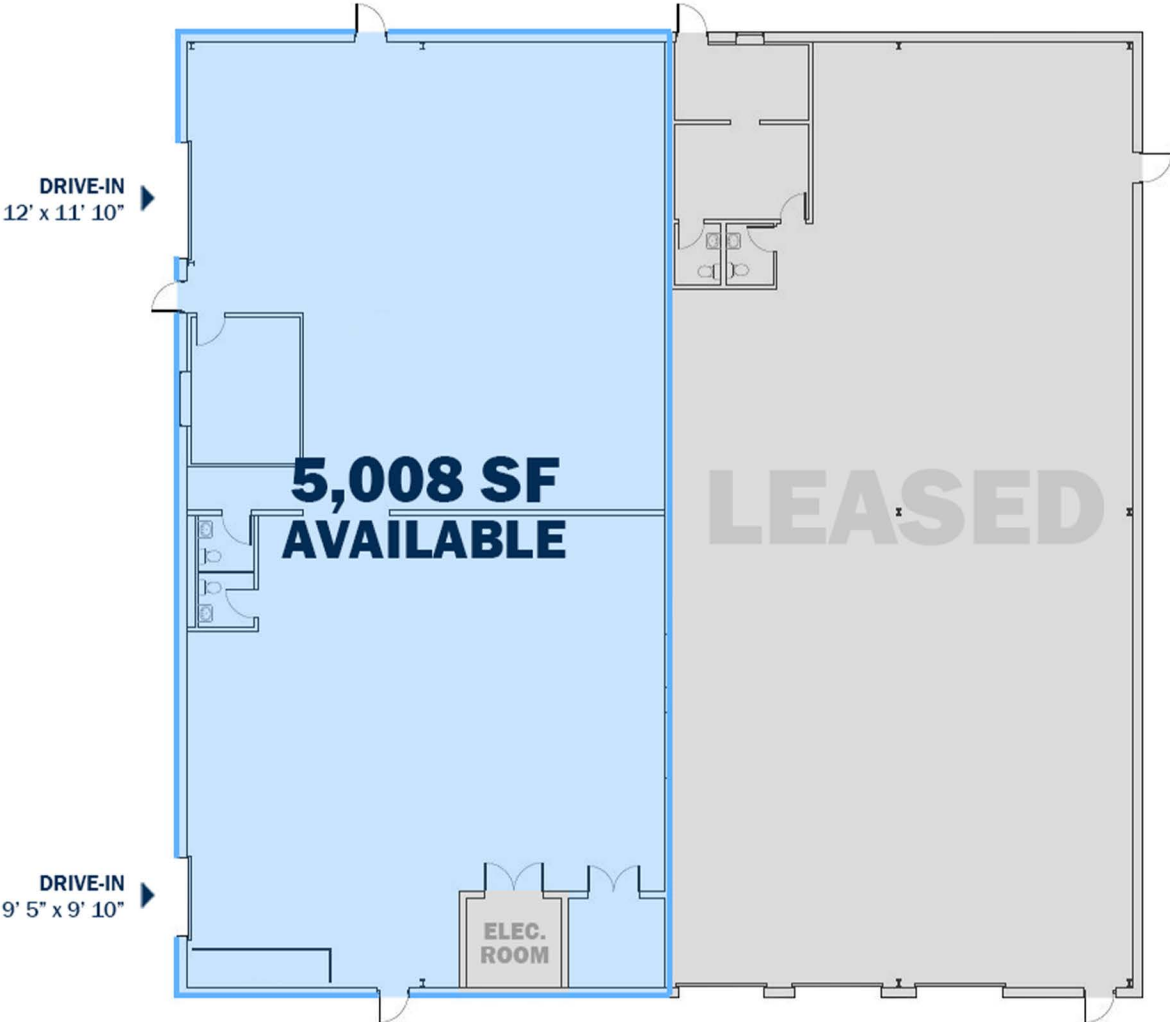
Property Aerial



Site Plan (410)



Site Plan (440)



Industrial Outdoor Storage (IOS)



VELOCITY VENTURES

**INDUSTRIAL
OUTDOOR STORAGE**
IMMEDIATELY ADJACENT TO
BUILDING 440.



Photos



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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