

**AVAILABLE FOR
LEASE**

INDUSTRIAL
1,309 - 45,208 SF



VELOCITY VENTURES

845 - 965 BETHEL AVENUE | PENNSAUKEN NJ
BETHEL INDUSTRIAL PARK



WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS

 (610) 212-5979
 will@velocityinv.com

PROPERTY OVERVIEW & SPECS



VELOCITY VENTURES



BETSY ROSS BRIDGE

90

RIVER ROAD

BETHEL AVE



AGGREGATE PORTFOLIO AREA
+/- 130,635 SF



ACREAGE
+/- 9.10 ACRES



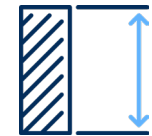
ZONING
LI - LIGHT INDUSTRIAL



SEWER & WATER SERVICE
PUBLIC



POWER
845 BETHEL POWER: 2800 AMP, 3 PHASE, 120/208
965 BETHEL: 400 AMP, 3 PHASE, 120/240



CEILING HEIGHT
14'
ROOF CAN BE RAISED TO 36' CLEAR FOR QUALIFYING DEALS



BUILDING CONDITIONS
AVAILABILITIES TO BE DELIVERED IN WHITEBOX CONDITION, NEW LED LIGHTING



LOADING
845 BETHEL - (4 DRIVE-INS, 1 DOCK)
965 BETHEL - (5 DOCKS, 2 DRIVE-IN)

TRANSPORTATION ARTERIES



INTERSTATES
I-295 (5.5 MILES)
NJ TURNPIKE (5.5 MILES)



BRIDGES
BETSY ROSS BRIDGE (2.5 MILES)
BEN FRANKLIN BRIDGE (6.3 MILES)



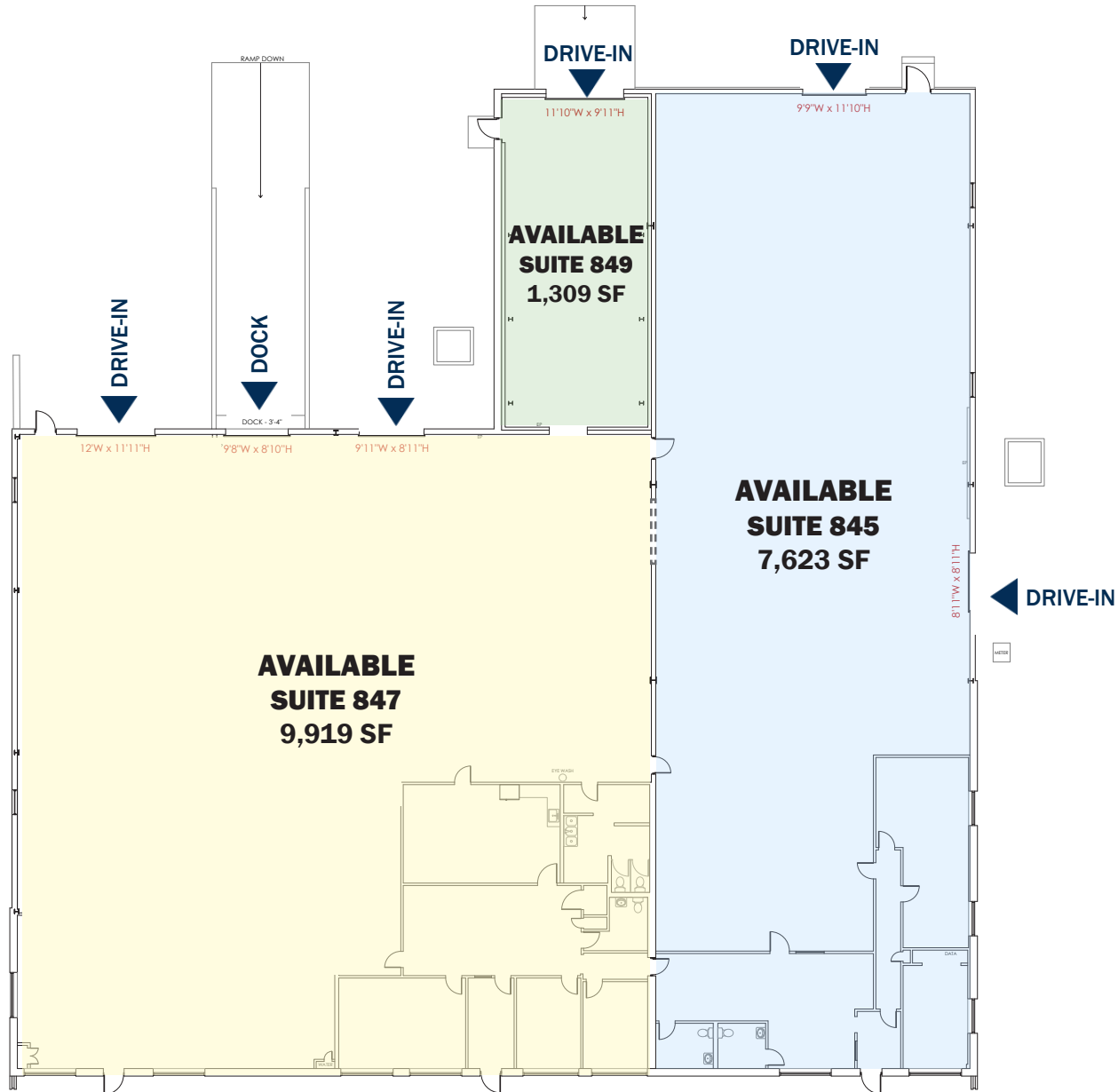
AIRPORT
PHL INTERNATIONAL AIRPORT (14 MILES)

FLOOR PLAN - 845 BETHEL AVE

DEMISED

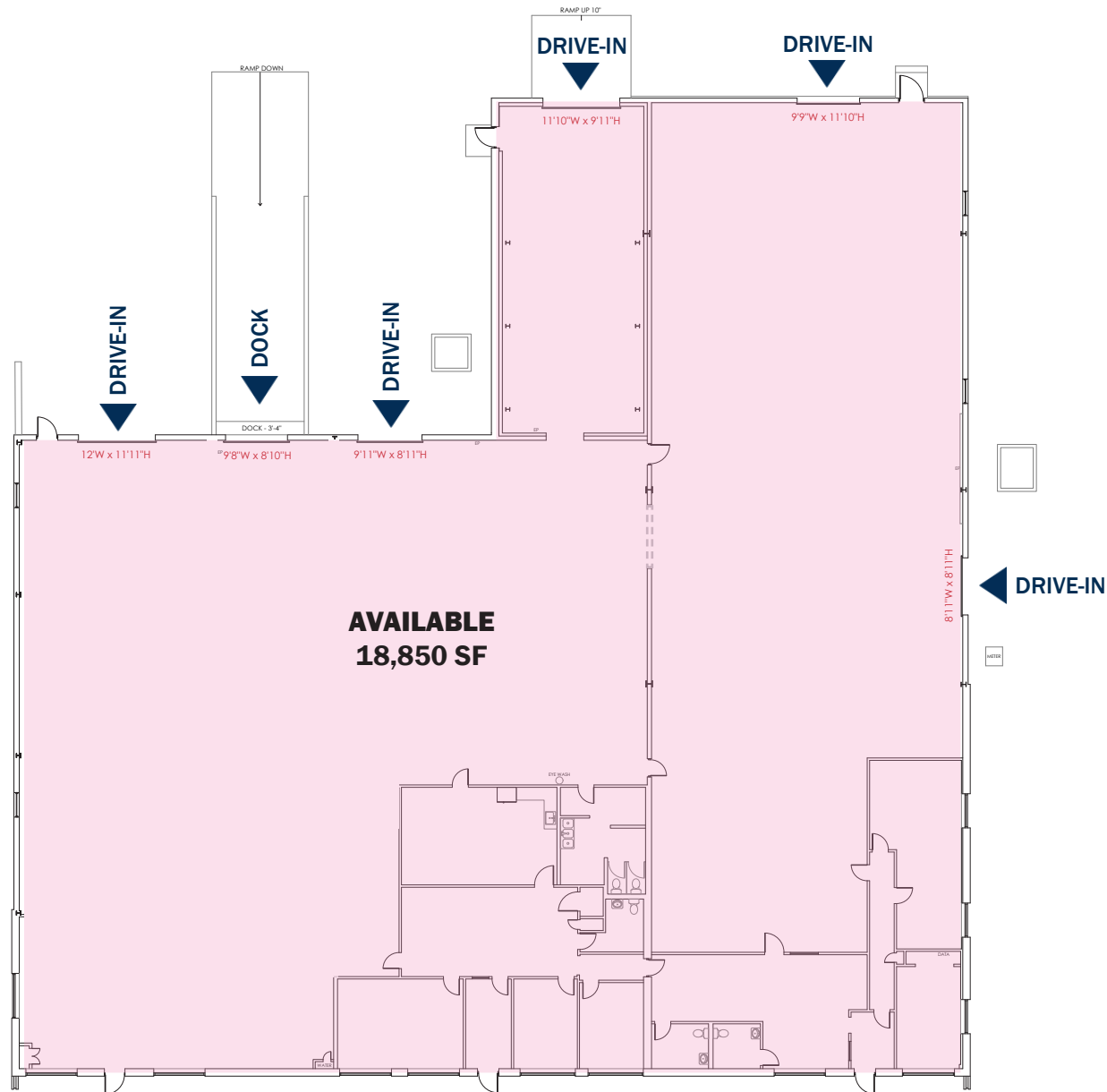


VELOCITY VENTURES



FLOOR PLAN - 845 BETHEL AVE

SINGLE USER



FLOOR PLAN - 965 BETHEL AVE

DEMISED



FLOOR PLAN - 965 BETHEL AVE

SINGLE USER



**ROOF CAN BE
RAISED TO 36'
CLEAR FOR
QUALIFYING
DEALS**

**AVAILABLE
SUITE B
45,208 SF**

LOADING DOCK
LOADING DOCK

DRIVE-IN

DRIVE-IN

LOADING DOCK
LOADING DOCK
LOADING DOCK

PHOTOS



PENNSAUKEN'S TOP INDUSTRIAL LANDLORD



VELOCITY VENTURES



ABOUT PENNSAUKEN:

- Pennsauken boasts 13M SF of industrial product, close to 40% of the entire Camden County submarket
- Vacancy rate < 3.5% (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)

COMPANIES WE'VE WORKED WITH IN PENNSAUKEN:



CURRENT PENNSAUKEN PORTFOLIO

8600 & 9000 RIVER ROAD
AVAILABLE
 4,780 - 446,053 SF
 INDUSTRIAL & IOS

2301 OLD HADDONFIELD RD
FULLY LEASED

841-965 BETHEL AVE
AVAILABLE
 1,309 - 45,208 SF
 INDUSTRIAL

6901 N CRESCENT BLVD
AVAILABLE
 24,854 - 63,121 SF
 INDUSTRIAL

9411 N CRESCENT BLVD
AVAILABLE
 4,879 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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