

**AVAILABLE FOR
LEASE**

**INDUSTRIAL
23,450 SF**



VELOCITY VENTURES

**242 DELSEA DRIVE
SEWELL, NJ**

FULLY AIR CONDITIONED & RACKED

**ONE
UNIT
REMAINING!**



**WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS**

 (610) 212-5979
 will@velocityinv.com

PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 68,433 SF



ACREAGE
+/- 16.36 ACRES



ZONING
CI - COMMERCIAL/INDUSTRIAL



CEILING HEIGHT
BEAM: 23'
DECK: 25'



POWER
277/480 VOLTS,
1,200 - 2,000 AMPS,
3 PHASE



SPRINKLER SYSTEM
WET SYSTEM THROUGHOUT



SEWER & WATER SERVICE
PUBLIC



BUILDING CONDITIONS
BRAND NEW WHITEBOXED INTERIOR, LED LIGHTING, EXTERIOR PAINT, PARKING LOT RESURFACING, & LOADING INFRASTRUCTURE. UNIT FULLY CONDITIONED

TRANSPORTATION ARTERIES



INTERSTATES

- NJ ROUTE 55 (2 MILES)
- NJ ROUTE 42 (3.9 MILES)
- I-295 (6.6 MILES)
- NJ TURNPIKE (7.1 MILES)



BRIDGES

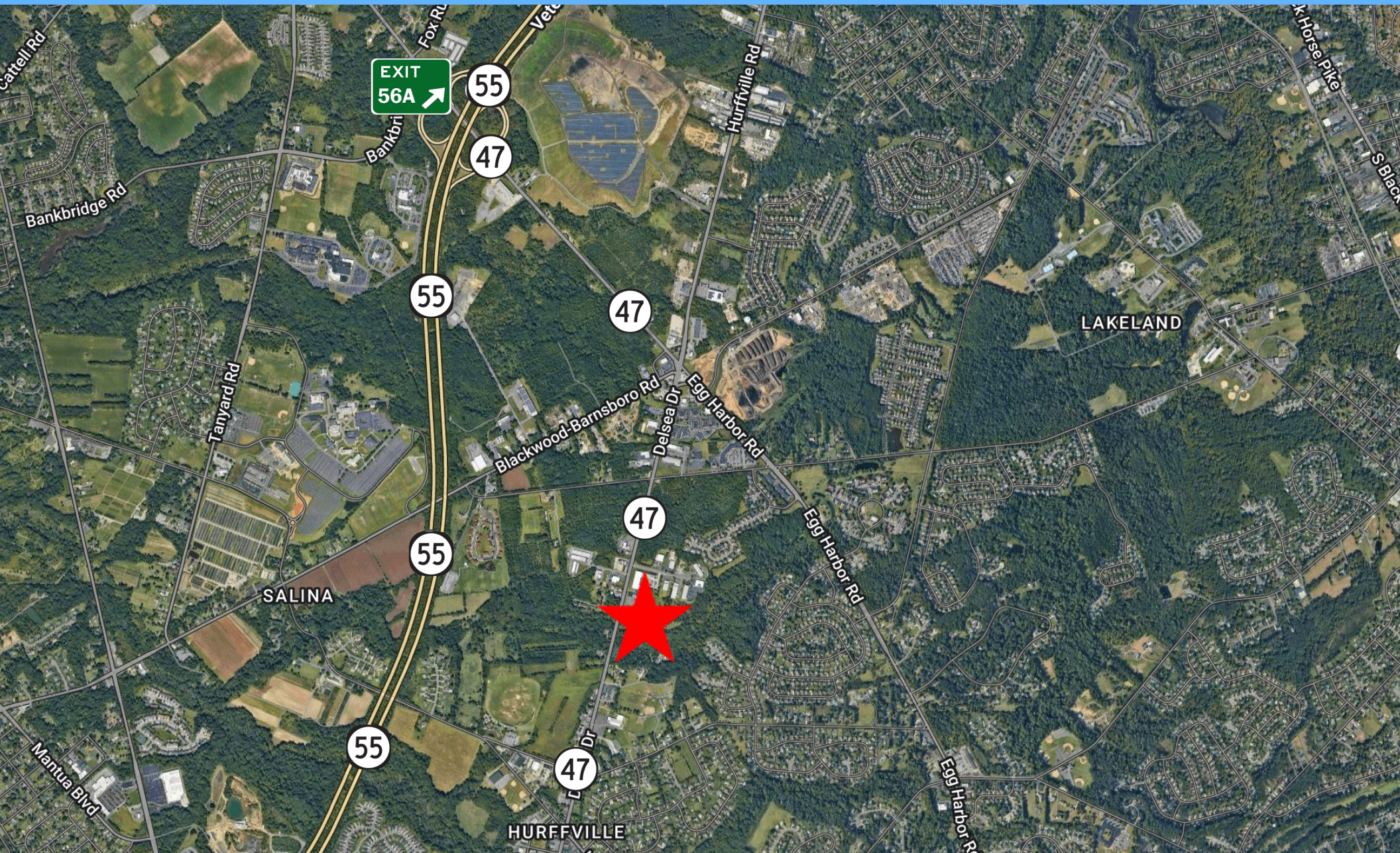
WALT WHITMAN BRIDGE
(10.6 MILES)



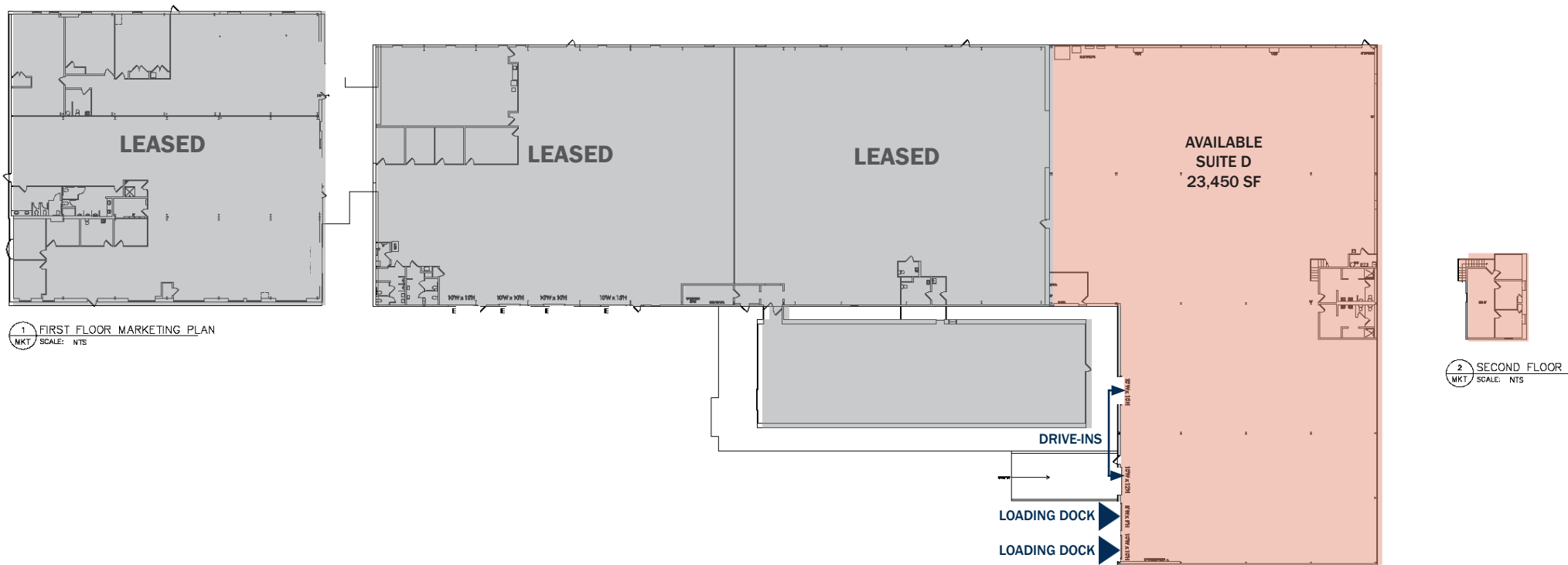
AIRPORT

19.6 MILES
PHILADELPHIA
INTERNATIONAL
AIRPORT

PROPERTY AERIAL



FLOOR PLAN



PHOTOS - SUITE D



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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