

**AVAILABLE FOR
LEASE**

INDUSTRIAL
8,932 - 18,851 SF



VELOCITY VENTURES

845 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



**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

**2800 AMP, 3 PHASE,
120/208**



CEILING HEIGHT

14'



BUILDING CONDITIONS

**AVAILABILITIES TO BE DELIVERED
IN WHITEBOX CONDITION, NEW
LED LIGHTING**



LOADING

5 DRIVE-INS, 1 DOCK

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)**

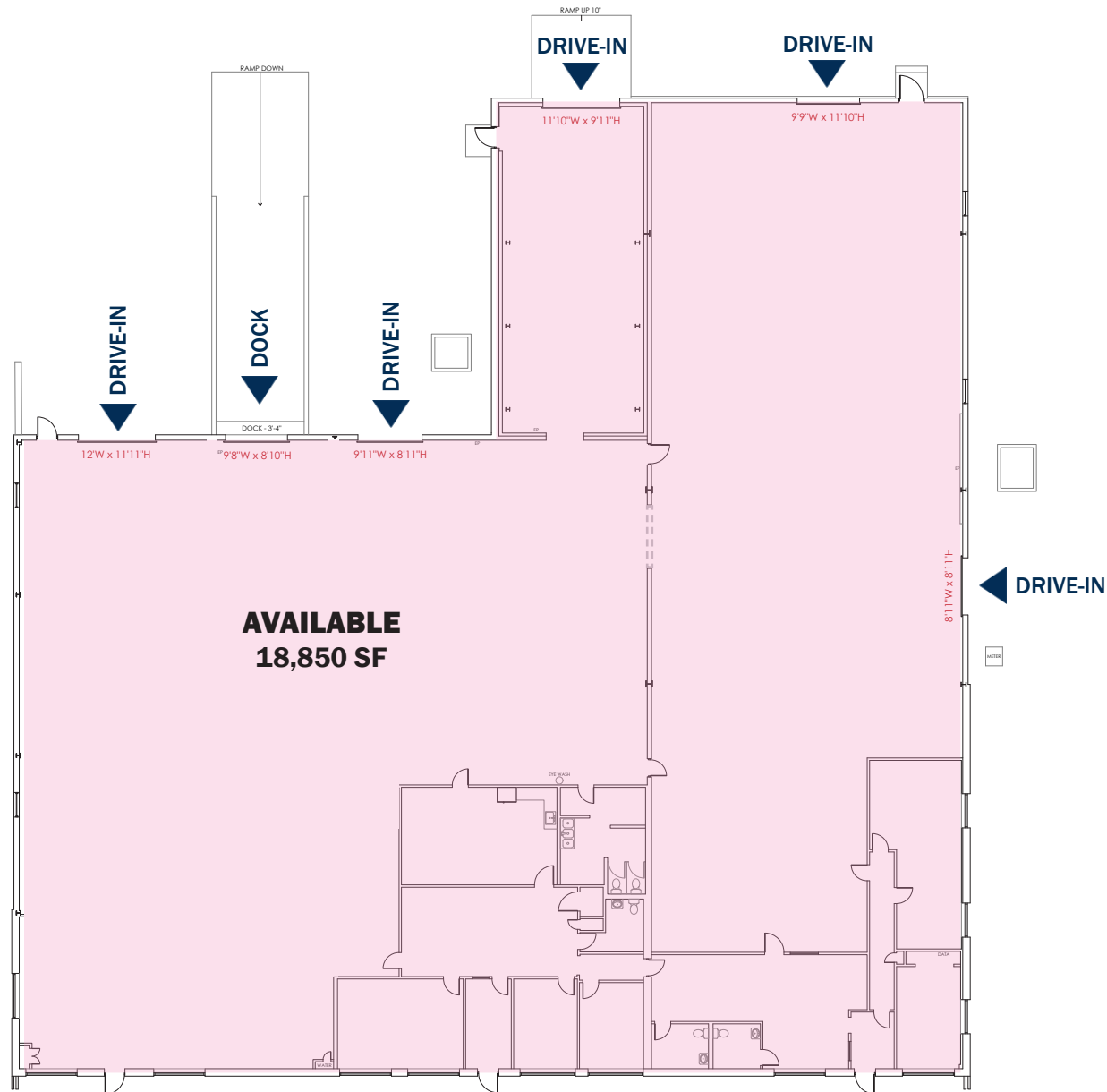


AIRPORT

**PHL INTERNATIONAL
AIRPORT (14 MILES)**

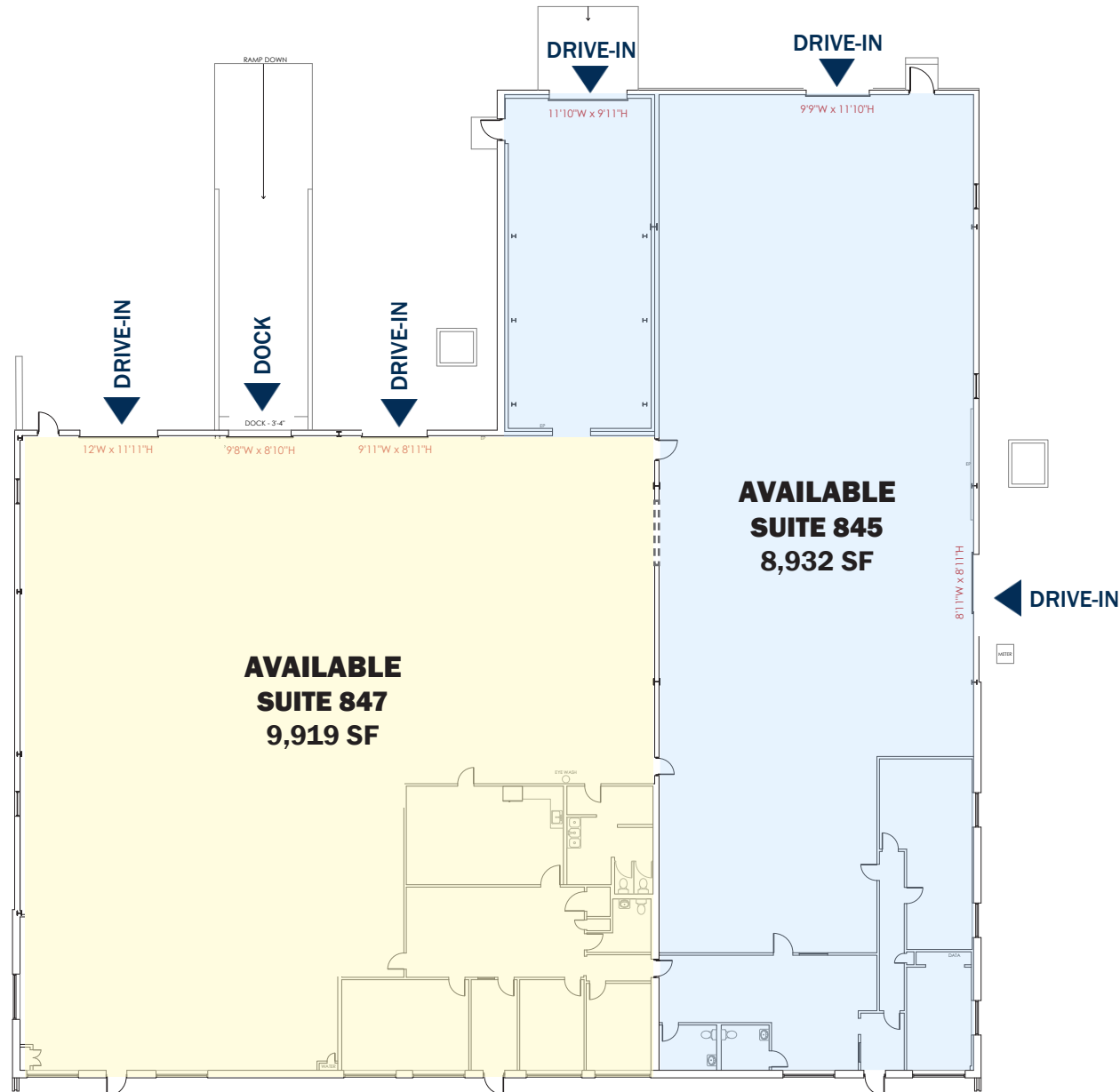
FLOOR PLAN - 845 BETHEL AVE

SINGLE USER



FLOOR PLAN - 845 BETHEL AVE

DEMISED



PHOTOS



PENNSAUKEN'S TOP INDUSTRIAL LANDLORD



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

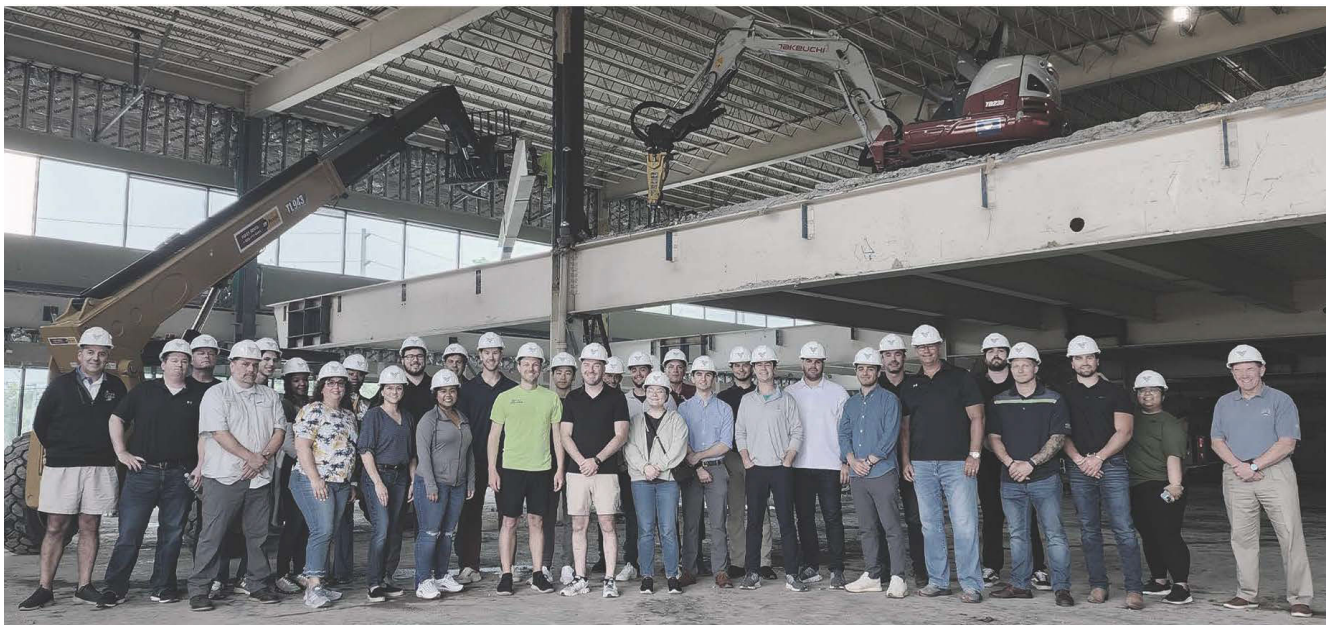
8600 & 9000 RIVER ROAD
AVAILABLE
5,000 - 280,277 SF
INDUSTRIAL & IOS

2301 OLD HADDONFIELD RD
FULLY LEASED

841-965 BETHEL AVE
AVAILABLE
8,932 - 18,850 SF
INDUSTRIAL

6901 N CRESCENT BLVD
AVAILABLE
24,854 - 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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