

AVAILABLE FOR  
**SALE**

**INDUSTRIAL**  
**24,345 SF**



VELOCITY VENTURES

**675 S EVERGREEN AVE**  
**WOODBURY, NJ**

**FLEXIBLE LAYOUT ABLE TO ACCOMMODATE  
SINGLE OR MULTI-TENANCY**



**ROB FONTANELLA | ASSOCIATE DIRECTOR**  
**VELOCITY VENTURE PARTNERS**

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# PROPERTY OVERVIEW & SPECS



**TOTAL BUILDING AREA**  
24,345



**ACREAGE**  
.99 ACRES



**ZONING**  
LIGHT INDUSTRIAL



**CEILING HEIGHT**  
VARYING, WITH THE  
MAIN SPACE @ 17'



**LOADING**  
2 DOCK DOORS, 5 DRIVE-INS



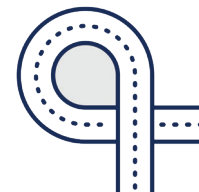
**SEWER & WATER SERVICE**  
PUBLIC



**BUILDING CONDITIONS**

- STRATEGICALLY LOCATED BETWEEN THE NEW JERSEY TURNPIKE AND I-295
- STRONG LOGISTICS ACCESS ACROSS SOUTHERN NEW JERSEY AND THE WIDER DISTRIBUTION NETWORK SERVING THE NORTHEAST
- OUTDOOR STORAGE AVAILABLE
- FLEXIBLE LAYOUT ABLE TO ACCOMMODATE SINGLE OR MULTI-TENANCY

TRANSPORTATION ARTERIES



**INTERSTATES**

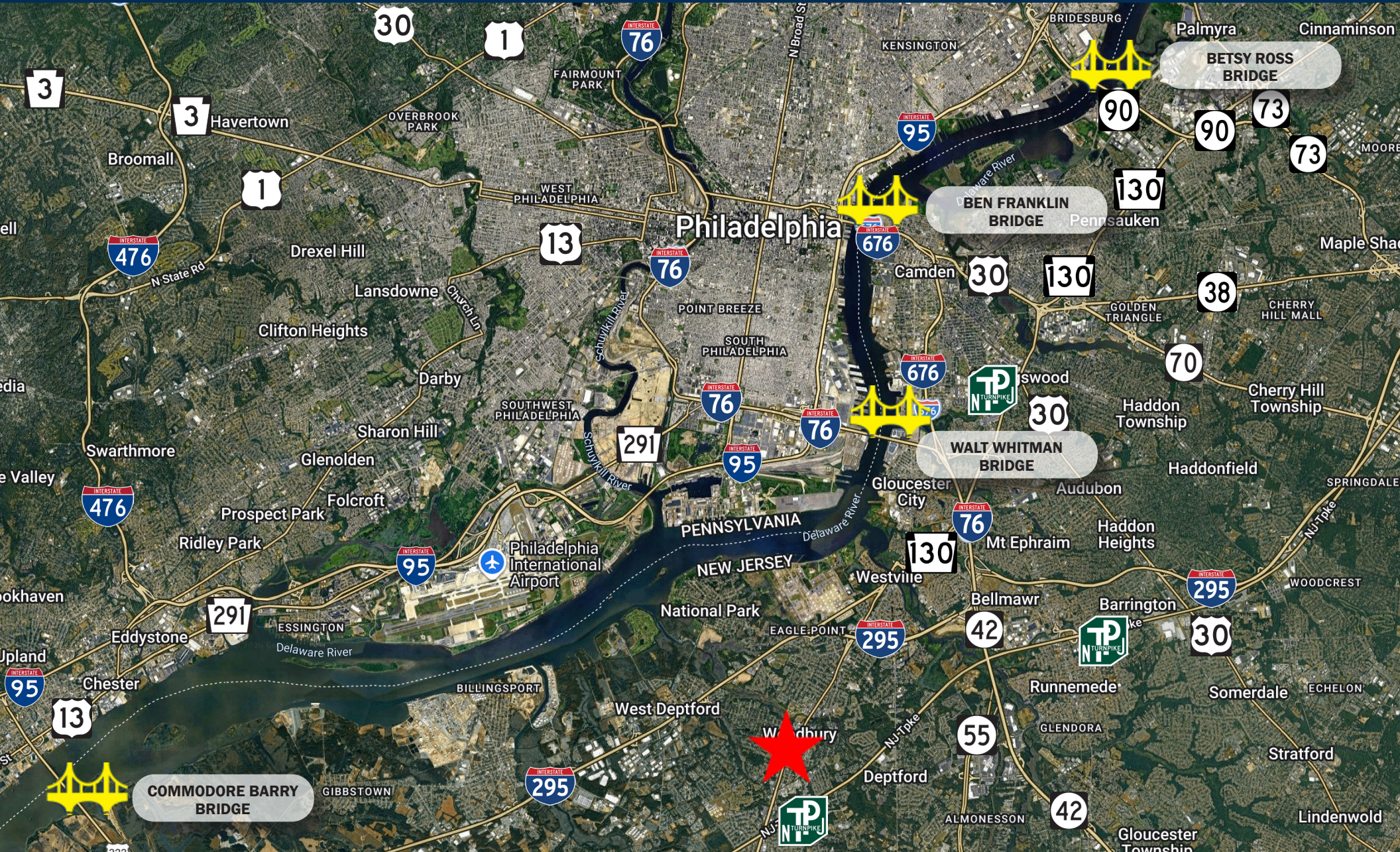
**IMMEDIATE PROXIMITY TO MAJOR INTERSTATES AND ARTERIES:**

- I-295 (2.7 MILES)
- ROUTE 76 (5.1 MILES)
- ROUTE 55 (4.7 MILES)
- NJ TURNPIKE (8.6 MILES)

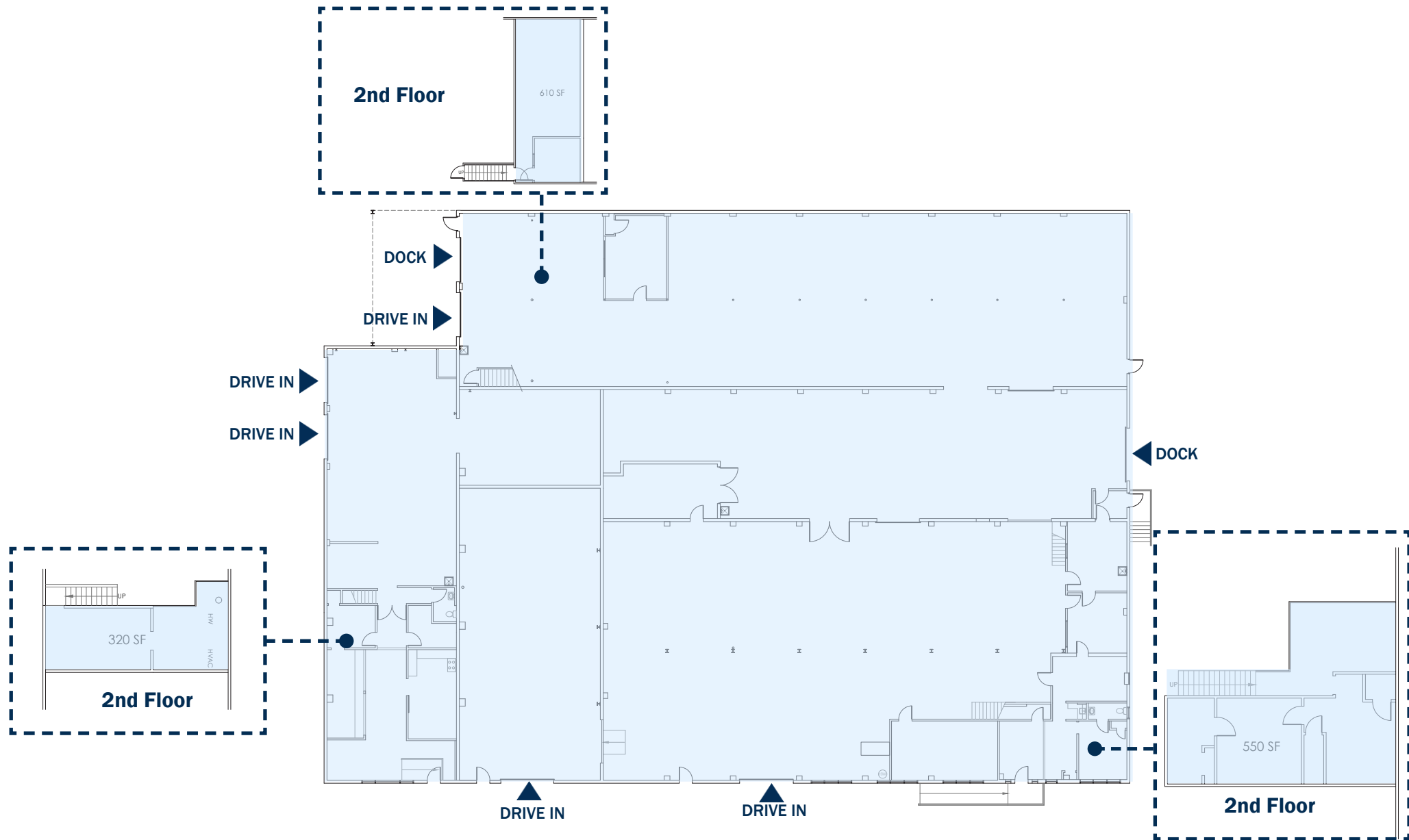
# PROPERTY AERIAL



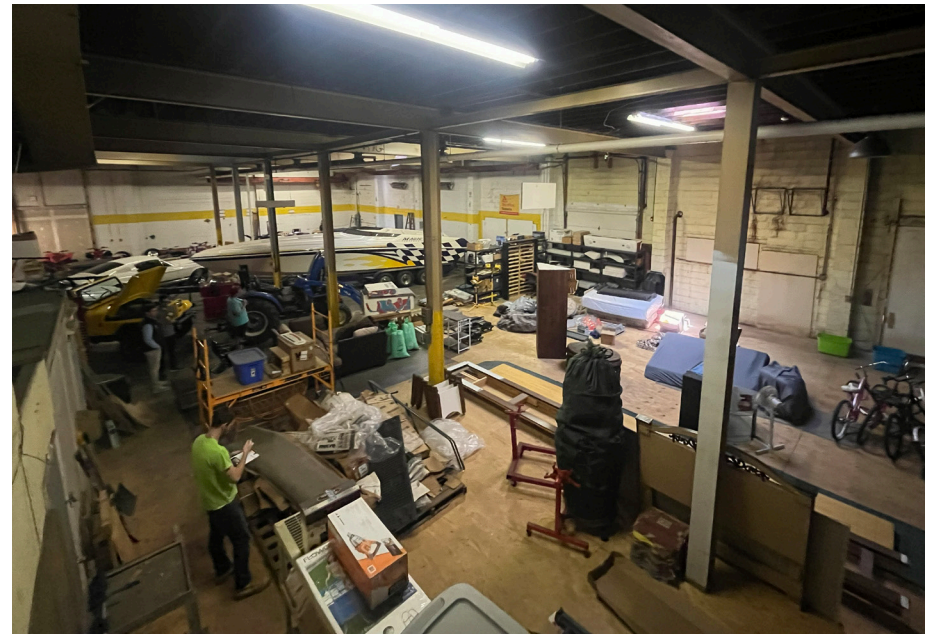
VELOCITY VENTURES



# FLOOR PLAN



# PHOTOS



# ENVIRONMENTAL OVERVIEW



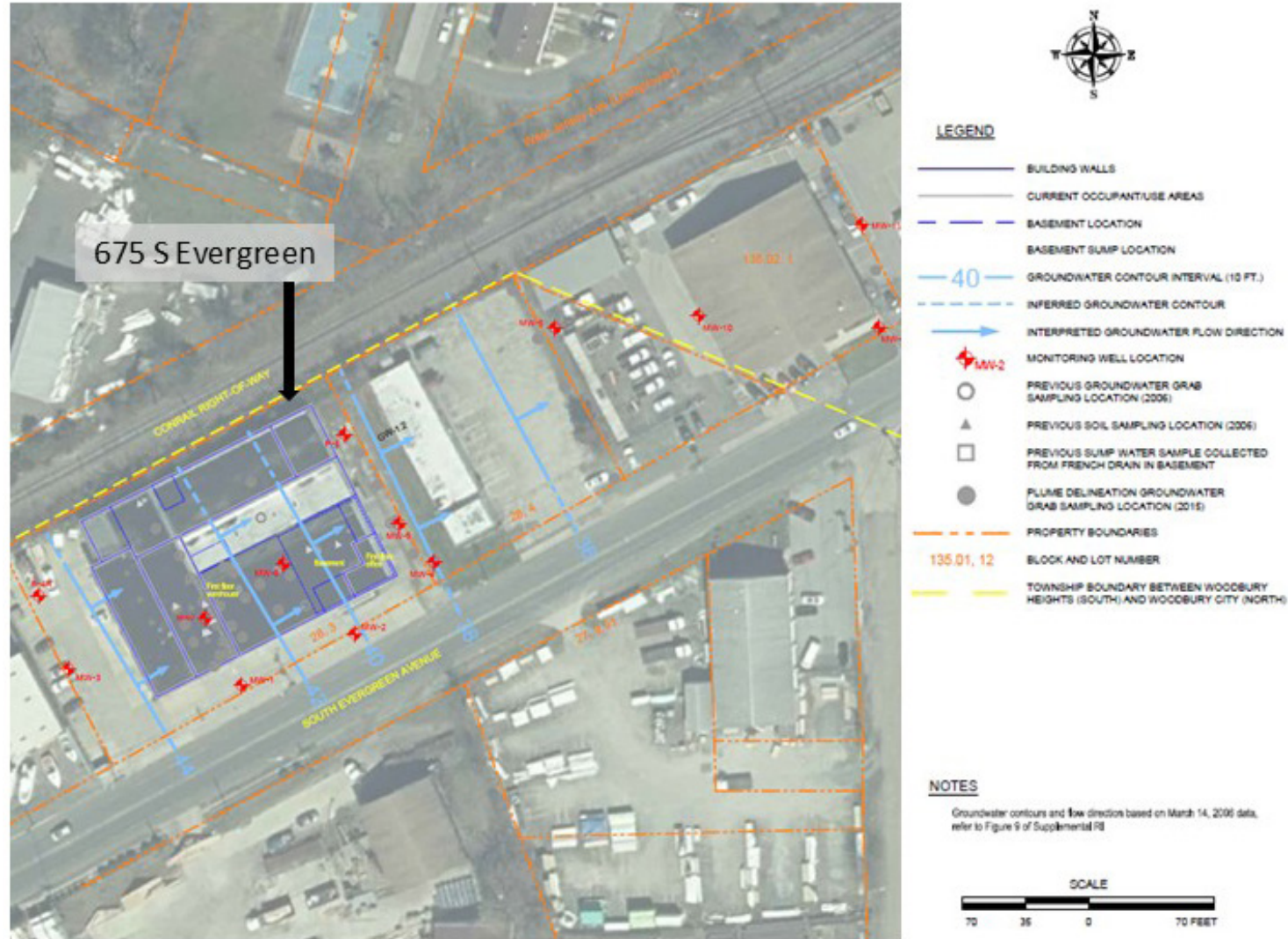
## Environmental Conditions & Regulatory Path Forward

The property has legacy environmental impacts from former metal-plating operations. All impacts are historical and pre-date the ownership of Velocity and the group Velocity purchased the building from.

The majority of ISRA-related remediation has been completed under the prior owner's LSRP (Licensed Site Remediation Professional). This work includes delineation of impacts, installation of a vapor mitigation system and monitoring. **As a result, the site's environmental conditions are well identified, and all remediation responsibility remains with the previous owner, with \$260,000 held in escrow for any associated expenses which the LSRP is projecting to cost closer to \$200,000.**

The remaining environmental obligations are minimal and well-defined. Residual soil impacts will be addressed through a Soil RAP (Remedial Action Permit) and recorded Deed Notice, while groundwater will require eight additional quarters of monitoring before a Groundwater RAP and Restricted Use RAO (Response Action Outcome) can be issued. All responsibilities - including groundwater monitoring, cap inspections, and operation and maintenance of the vapor mitigation system - will continue to be managed and funded by the previous owner and their LSRP, who retain full responsibility and liability for ensuring completion of the remediation and compliance with all regulatory requirements associated with obtaining the RAO.

Monitoring Well Location Map



# 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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