

**AVAILABLE FOR
SALE ^{or} LEASE**

INDUSTRIAL
24,854 - 63,121 SF



VELOCITY VENTURES

6901 N CRESCENT BLVD
PENNSAUKEN, NJ

SIGNIFICANT IOS AND POWER

**CAN BE
DELIVERED VACANT
OR
60% OCCUPIED**



WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS

 (610) 212-5979
 will@velocityinv.com

PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 63,121 SF



ACREAGE
+/- 3.92 ACRES



LOADING
6 DOCKS, 3 DRIVE-IN DOORS



CEILING HEIGHT
14'



POWER
2,200 AMPS 120/208
VOLTS, 3 PHASE



PARKING
90 PARKING SPACES
AVAILABLE



**BRAND NEW WHITEBOX INTERIORS, NEW ROOF,
AND LED LIGHTING THROUGHOUT. PARKING LOT
PAVING COMPLETED**

BUILDING CONDITIONS

TRANSPORTATION ARTERIES



INTERSTATES

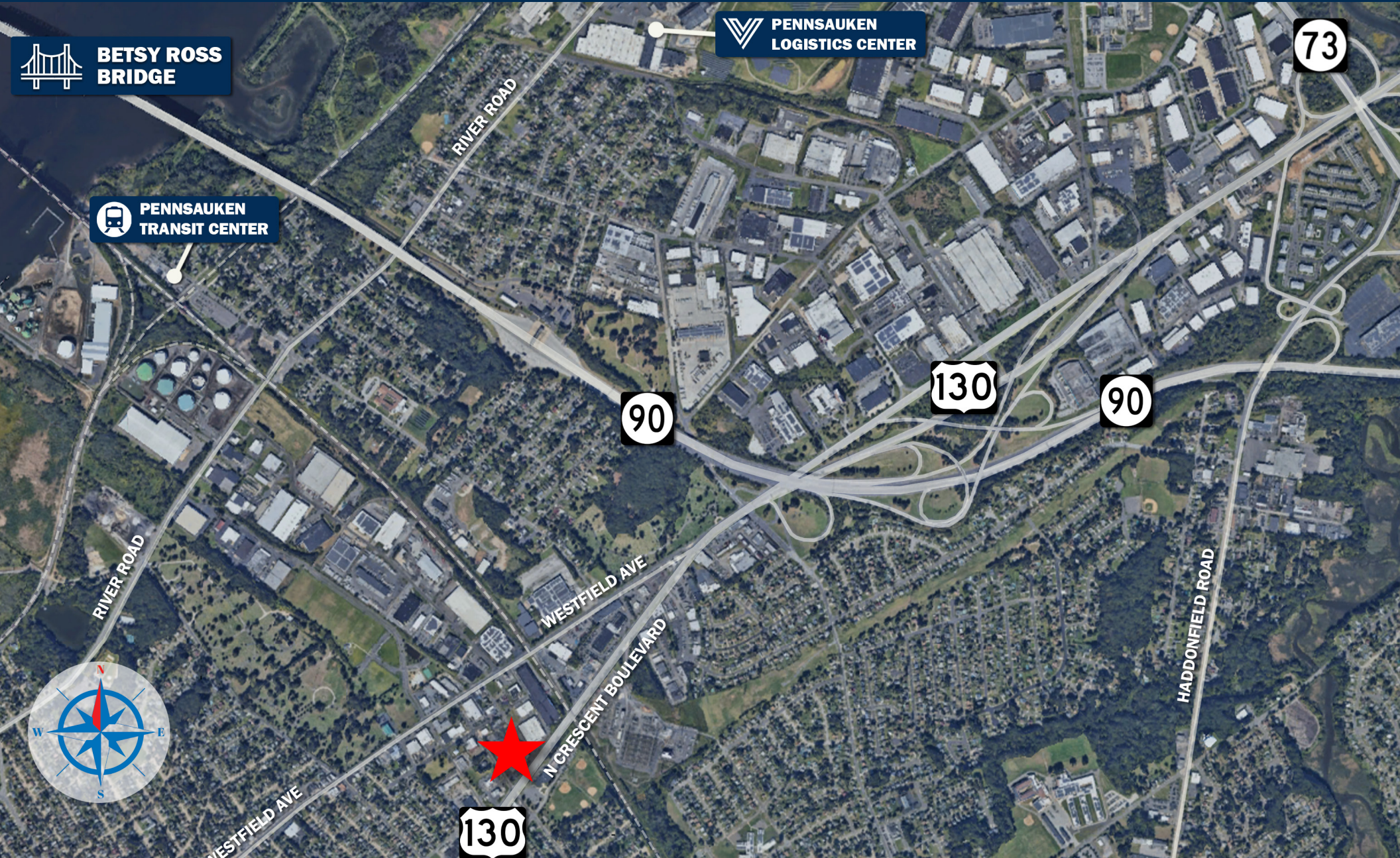
**NJ ROUTE 73 (2.6 MILES)
1-295 (5.8 MILES)
DOWNTOWN PHILADELPHIA
(8 MILES)**



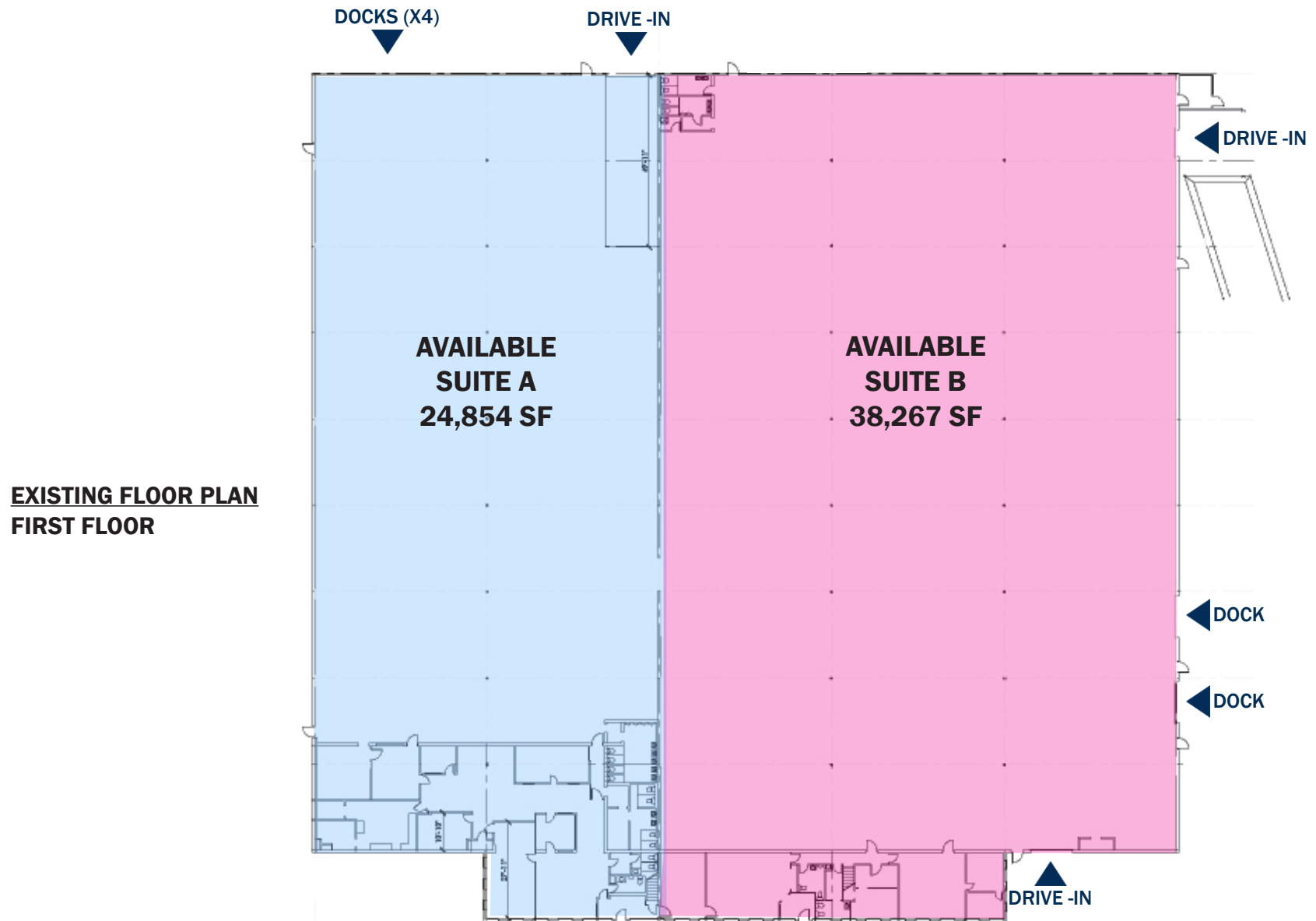
BRIDGES

**BETSY ROSS BRIDGE (3 MILES)
TACONY-PALMYRA BRIDGE (4.3 MILES)
BEN FRANKLIN BRIDGE (5.8 MILES)**

PROPERTY AERIAL

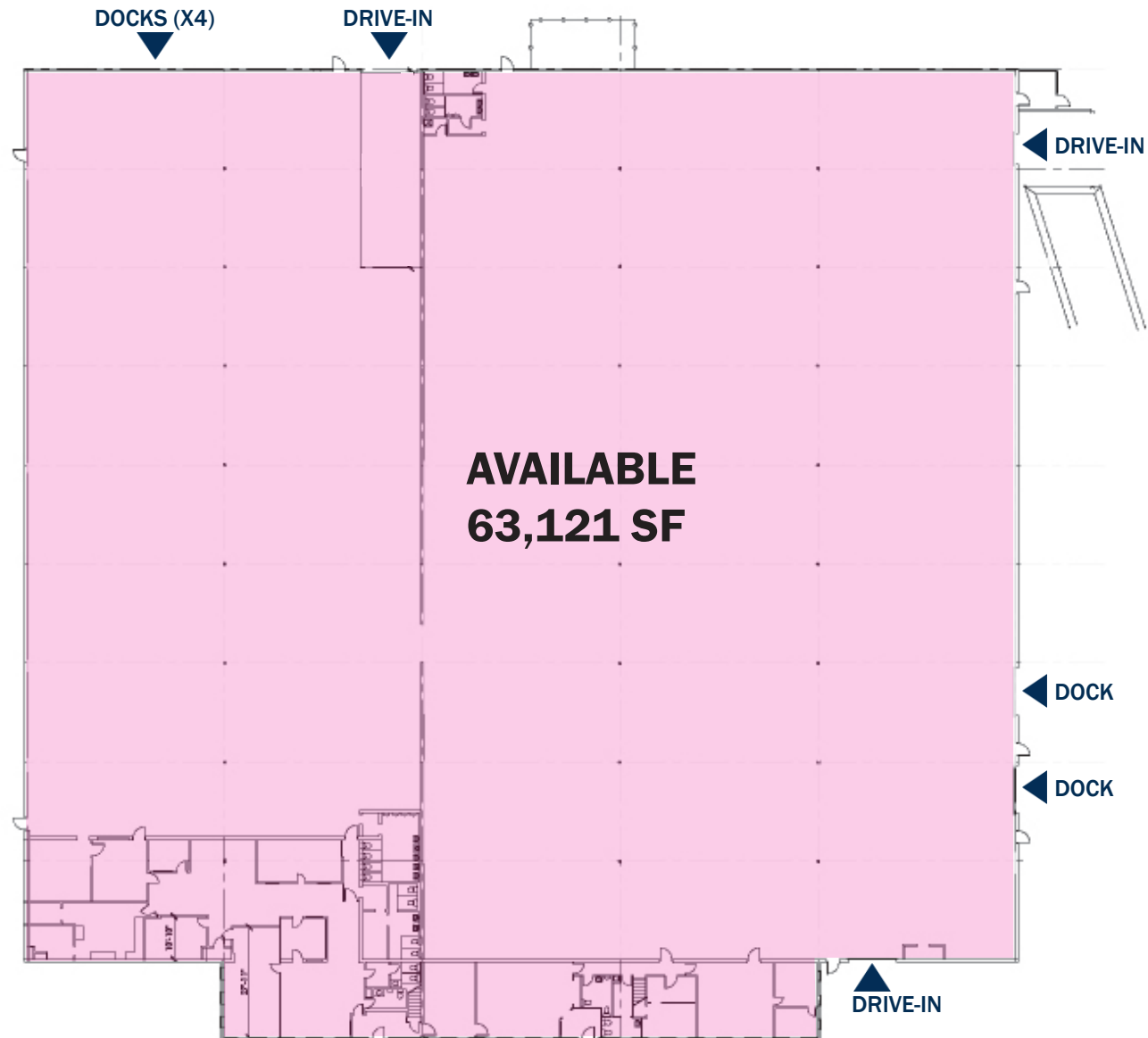


FLOOR PLAN - DEMISED



FLOOR PLAN - SINGLE TENANT

EXISTING FLOOR PLAN
FIRST FLOOR



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:



Frontline Automation



Rosenberger
North America

ALMAG
ALUMINUM



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

845 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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