

# VELOCITY BUSINESS PARK

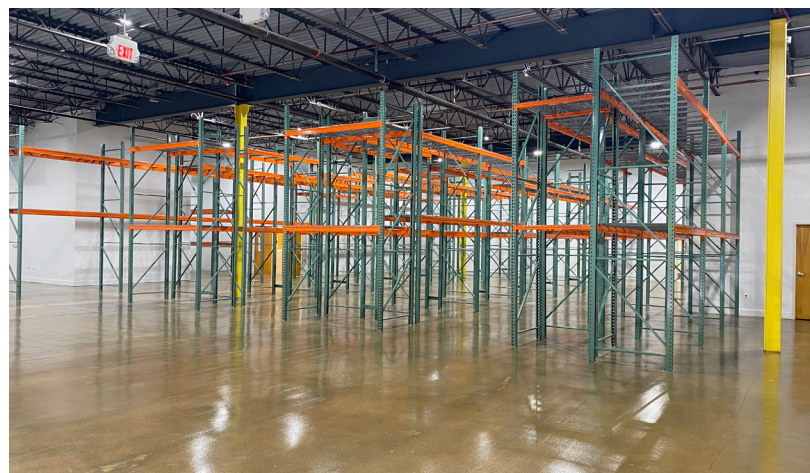
STOW ROAD | MARLTON, NJ

**AVAILABLE  
FOR LEASE**







**TWO NEW UNITS FOR LEASE - 3,600 - 6,000 SF AVAILABLE NOW**

**PRIME NEW JERSEY TURNPIKE EXIT 4 LOCATION**




## FOR MORE INFORMATION

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# NAI Mertz

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# CURRENT AVAILABILITIES

## VELOCITY BUSINESS PARK STOW ROAD | MARLTON, NJ

### ABOUT VELOCITY BUSINESS PARK

Velocity Business Park is a light industrial complex located minutes from Routes 73, 70, I-295 and the NJ Turnpike. Institutional-quality construction provides a professional setting for all industrial and office users. The buildings boast efficient layouts, direct access entrances / loading and tenant control of utilities. VBP is currently home to a mix of twenty publicly-traded, regional and local businesses. Units range from 3,000 to 20,000 SF and feature a mix of loading dock / drive-in configurations.

10 STOW ROAD	SF	CEILING HT	LOADING
SUITE 100	6,012	16'	2 TG*

\* Tailgates are in the process of being added.

12 STOW ROAD	SF	CEILING HT	LOADING
SUITE 100	3,595	14'	2 DI

### EASY ACCESS TO NJ TURNPIKE & I-295



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**10  
STOW  
ROAD**



**12  
STOW  
ROAD**



**14  
STOW  
ROAD**

# SITE PLAN

VELOCITY BUSINESS PARK  
STOW ROAD | MARLTON, NJ

14  
STOW ROAD

SUITE 200 - LEASED  
SUITE 150 - LEASED  
SUITE 100 - LEASED

12  
STOW ROAD

SUITE 100 - AVAILABLE  
SUITE 130 - LEASED  
SUITE 140 - LEASED  
SUITE 200 - LEASED  
SUITE 210 - LEASED

10  
STOW ROAD

SUITE 50 - LEASED  
SUITE 100 - AVAILABLE  
SUITE 200 - LEASED

9  
STOW ROAD

SUITE A - LEASED  
SUITE A1 - LEASED  
SUITE B - LEASED  
SUITE C / D - LEASED  
SUITE E - LEASED

8  
STOW ROAD

SUITE 100 - LEASED  
SUITE 110 - LEASED  
SUITE 120 - LEASED  
SUITE 130 - LEASED  
SUITE 160 - LEASED  
SUITE 200 - LEASED

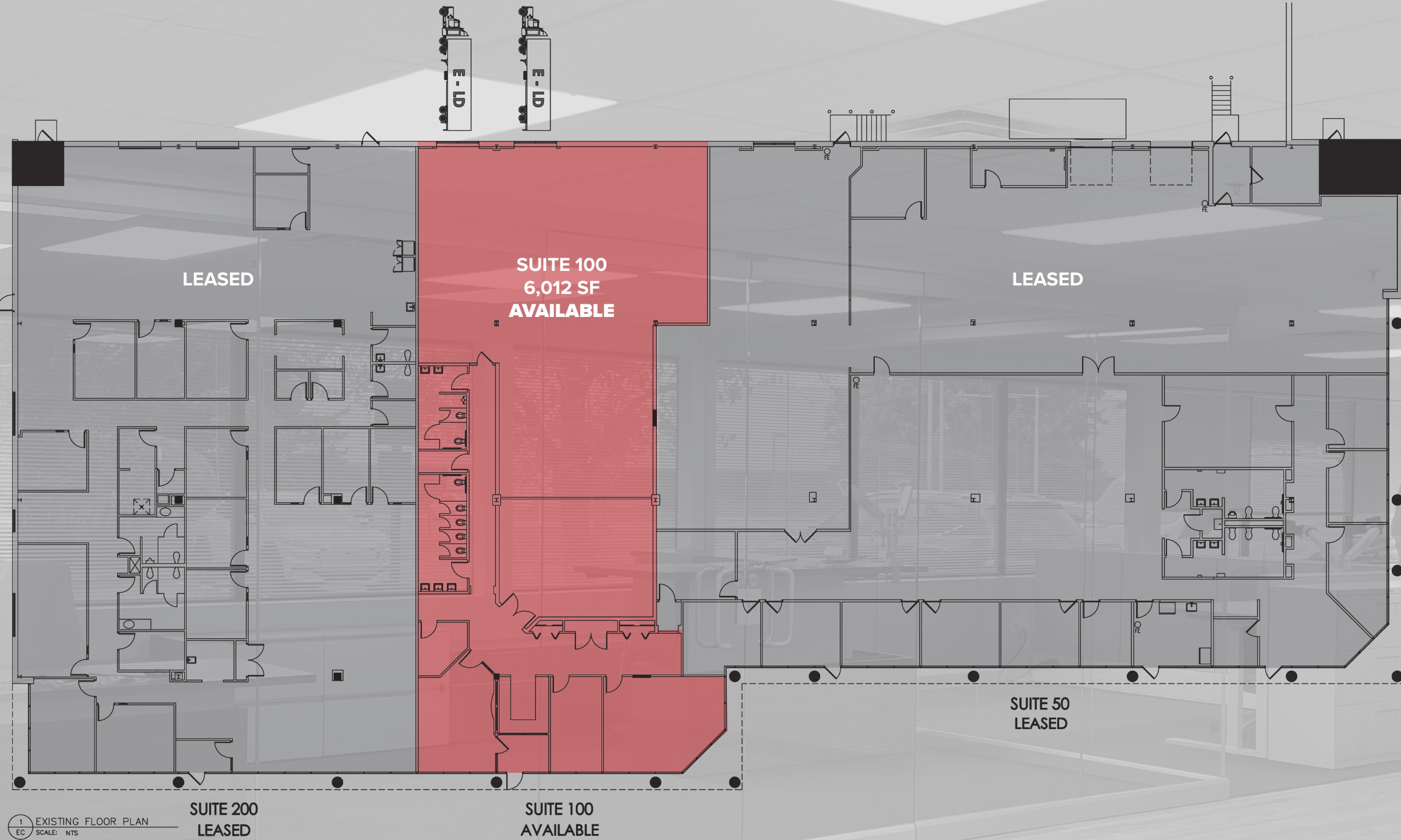
# FLOORPLANS

VELOCITY BUSINESS PARK

STOW ROAD | MARLTON, NJ

10 STOW ROAD SUITE 100 | 6,012 SF

4 private offices, 3 conference rooms, reception area, 2 bathrooms (1 mens, 1 womens), kitchenette, open area,  
(2) 8x10 dock door knock-outs, 9' drop ceilings, 16' to joist



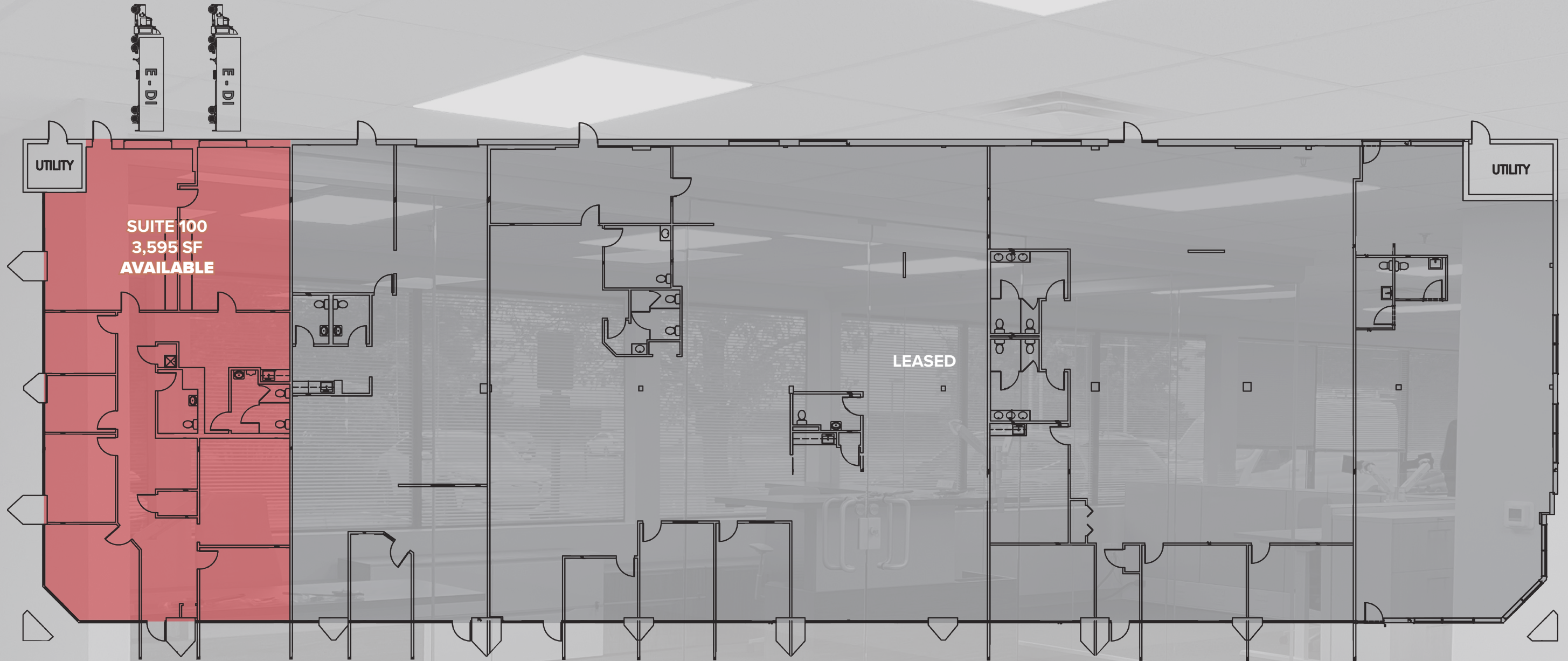
# FLOORPLANS

VELOCITY BUSINESS PARK

STOW ROAD | MARLTON, NJ

12 STOW ROAD SUITE 100 | 3,595 SF

R&D and office space. Approx 1,072 SF of R&D space. 6 private offices. Kitchenette. 1 men's & 1 women's restroom. 9' dropped ceiling. 14' to joist. Front and rear entrances. (2) 8x10 drive-in door knock-outs.

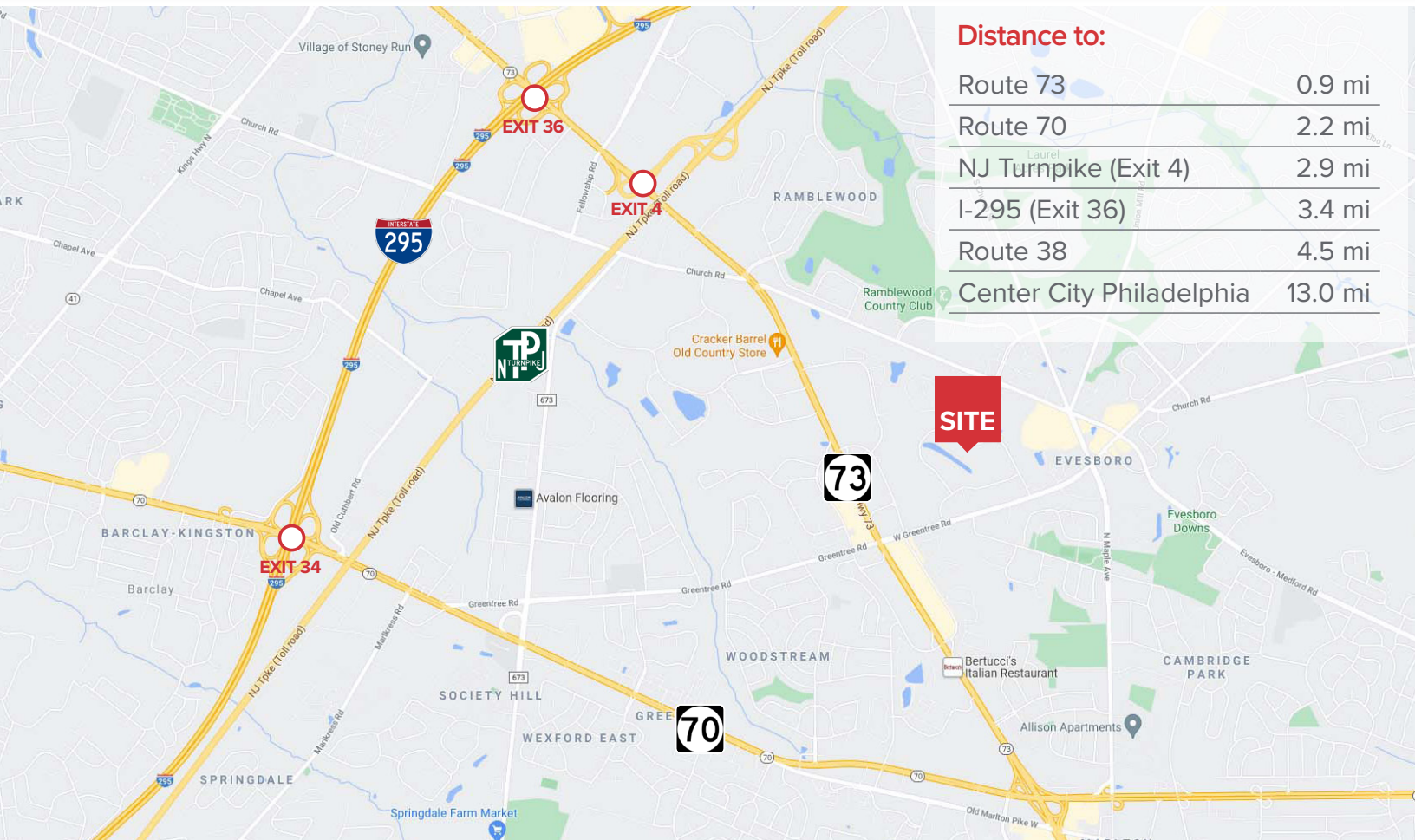


1 EXISTING FLOOR PLAN  
EC SCALE: 1/8" = 1'-0"

# LOCATION INFORMATION

## VELOCITY BUSINESS PARK

STOW ROAD | MARLTON, NJ



### Distance to:

Route 73	0.9 mi
Route 70	2.2 mi
NJ Turnpike (Exit 4)	2.9 mi
I-295 (Exit 36)	3.4 mi
Route 38	4.5 mi
Center City Philadelphia	13.0 mi

## NEW OWNERSHIP

### ABOUT VELOCITY VENTURES

Velocity Venture Partners is a leading developer of industrial real estate throughout New Jersey and Pennsylvania. The firm devotes its time exclusively to distribution, fulfillment and manufacturing style assets that are located close to densely populated suburban corridors and major transportation arteries. The team currently owns and operates over 7 million square feet of industrial space throughout the region - a portfolio comprising 200 tenants and 70 properties. Velocity was founded by Gloucester County-native Tony Grelli and Montgomery County-native Zach Moore. Learn more at [www.velocityinv.com](http://www.velocityinv.com)



VELOCITY VENTURES



## LEASING



### ABOUT NAI MERTZ




NAI Mertz, a leading full-service commercial real estate firm, was named an NAI Global Office of the Year. NAI Global has more than 375 offices globally with over 6,000 local market professionals, managing in excess of over 1.15B square feet of property. NAI Mertz is based out of four local offices in Mount Laurel, NJ; Philadelphia, Bucks County and Wilkes-Barre, PA.

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