

AVAILABLE FOR
LEASE | **INDUSTRIAL**
4,225 SF



VELOCITY VENTURES

1208 COLUMBUS ROAD
BURLINGTON, NJ



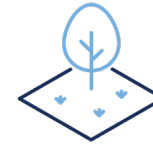
WILL RITER | DIRECTOR OF ACQUISITIONS & LEASING
VELOCITY VENTURE PARTNERS

 (610) 212-5979
 will@velocityinv.com

PROPERTY OVERVIEW & SPECS



TOTAL BUILDING AREA
+/- 108,534 SF



ACREAGE
+/- 7.60 ACRES



LOADING
1 DRIVE-IN



POWER
120/240 VOLTS, 150
AMPS, SINGLE PHASE



CEILING HEIGHT
12'-13'



PARKING
165 PARKING
SPACES AVAILABLE



BUILDING CONDITIONS
NEW ROOF, AND LED LIGHTING
THROUGHOUT. PARKING LOT PAVING COMPLETED

TRANSPORTATION ARTERIES

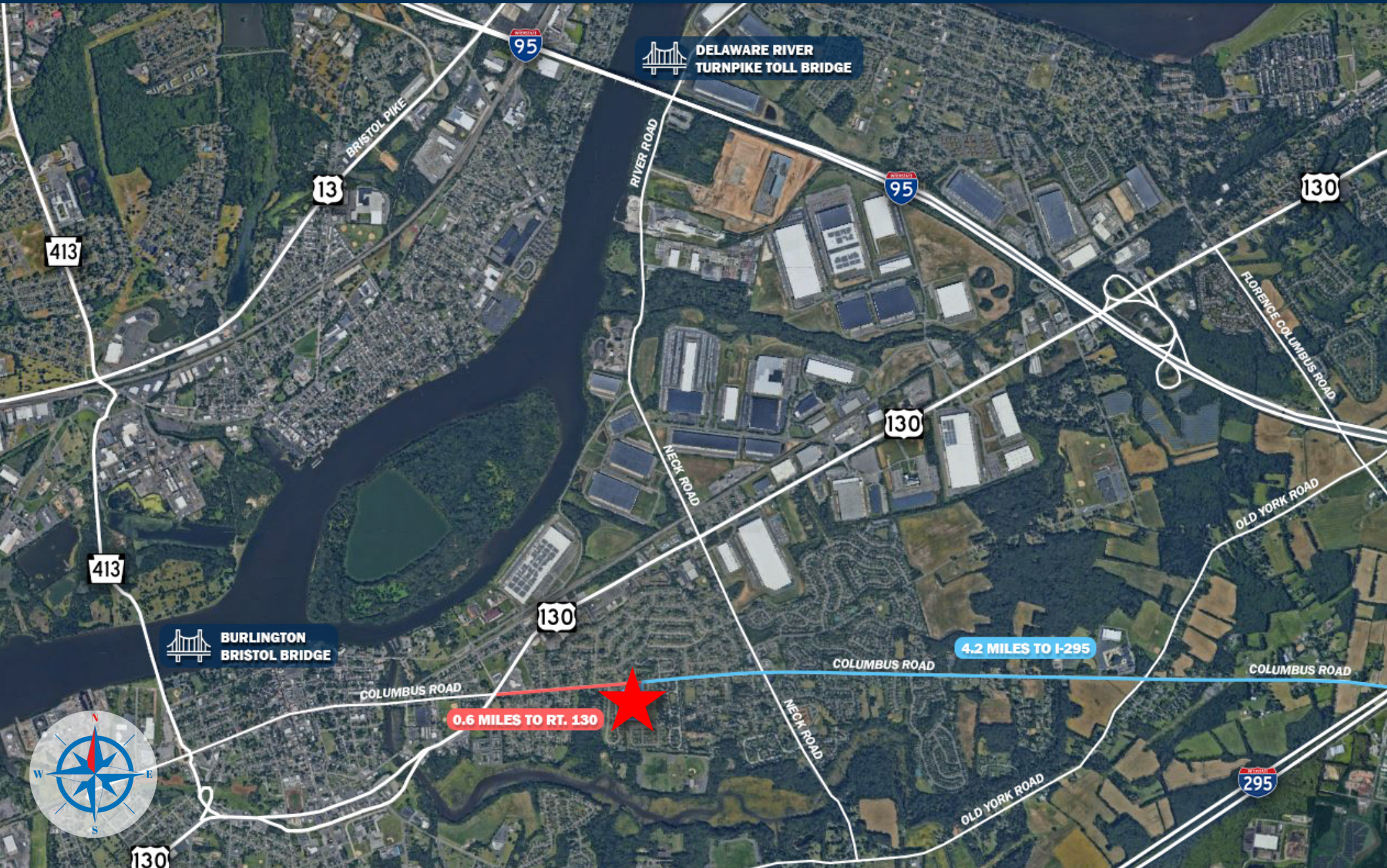


INTERSTATES
ROUTE 130 (< 1 MILE)
NJ TURNPIKE (3.7 MILES)
I-295 (4.2 MILES)

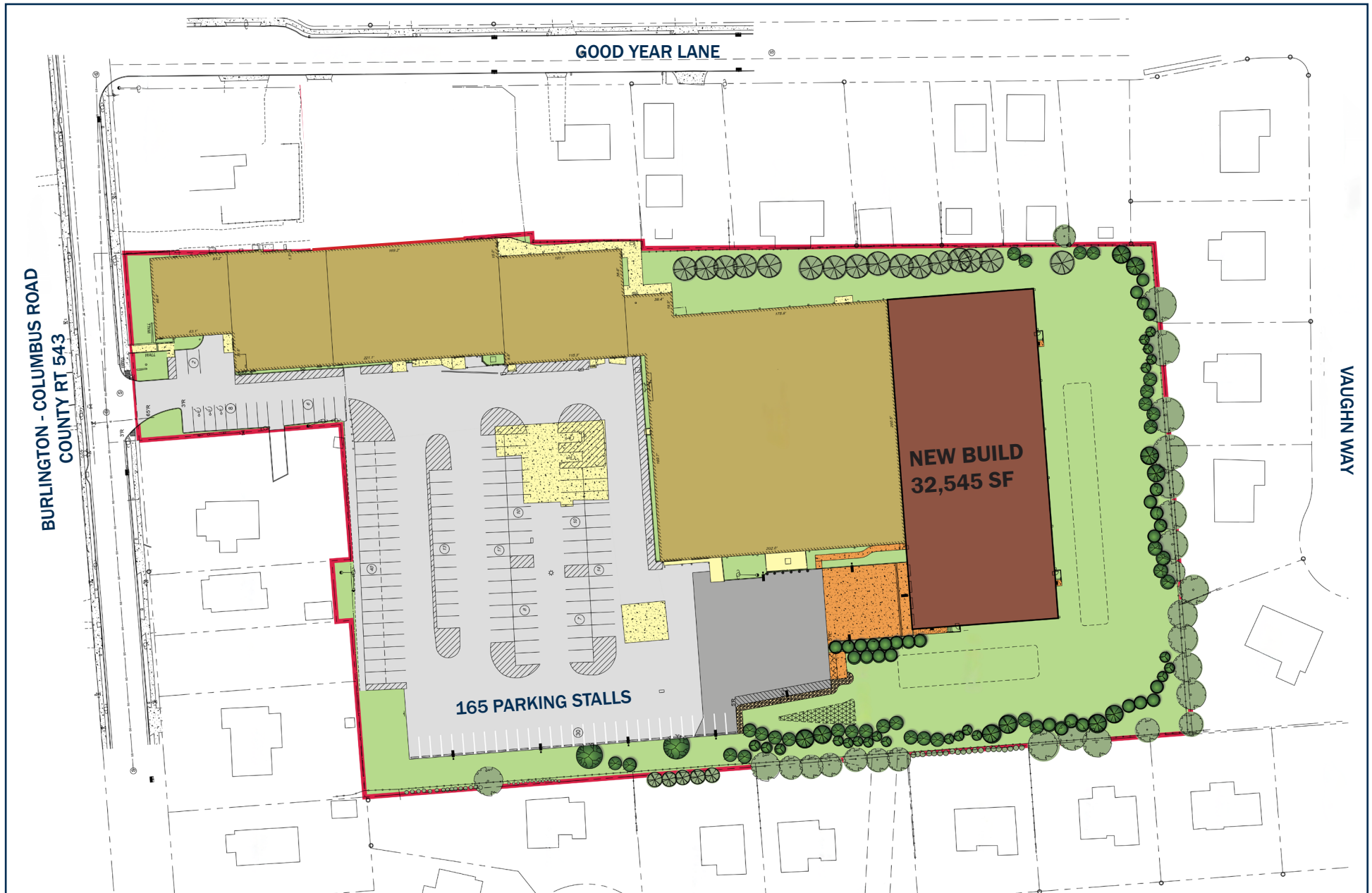


BRIDGES
BRISTOL BRIDGE (2.3 MILES)
DELAWARE RIVER TURNPIKE
BRIDGE (2.7 MILES)

PROPERTY AERIAL



SITE PLAN

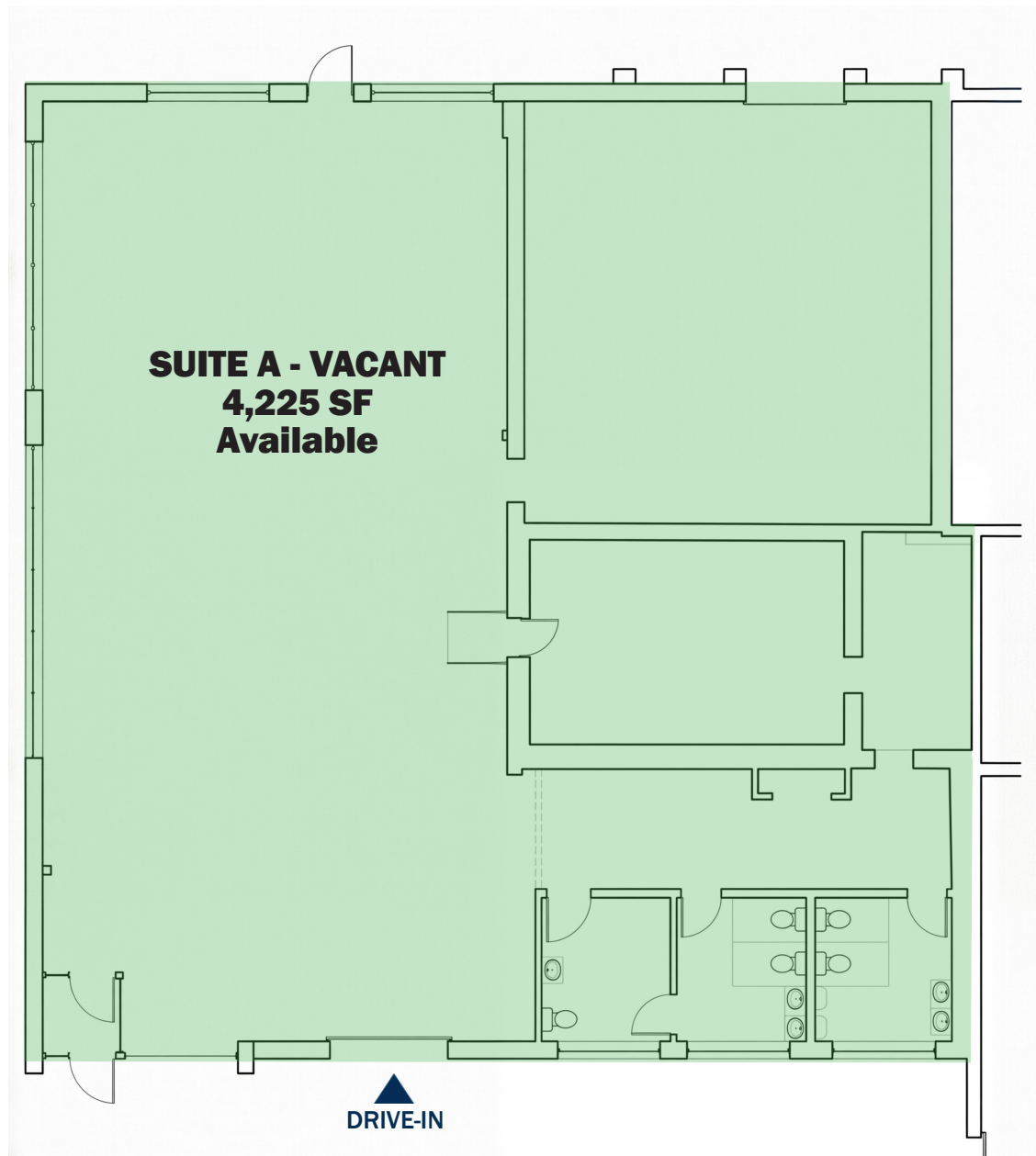


FLOOR PLAN

SUITE A - VACANT
4,225 SF
Available



FLOOR PLAN - SUITE A



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.

VELOCITY VENTURE PARTNERS, LLC | ONE BELMONT AVENUE, SUITE 520 | BALA CYNWYD PA, 19004-1608 | PHONE: (610) 382-5400

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