

603 HERON DRIVE

SWEDESBORO, NJ



REPRESENTED BY
THE FLYNN COMPANY

DAVID RICCI
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215-561-6565 X 154

BRANDO CASALICCHIO
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The
Flynn
Company

AVAILABLE FOR LEASE
UNITS 1 - 3 | 10,543 SF TOTAL

PROPERTY HIGHLIGHTS

- **Total Building Size:** 45,527 SF
 - **Available:** 10,543 SF
(divisible to 3,929 SF)
 - **Office Space:** 4,864 SF (will demo)
 - **Loading:** 2 tailgate doors, 2 drive-in
 - **Ceiling height:** 17' Clear
 - **Parking:** 3.28/1,000 SF
 - **Electric:** 300 Amps, 120-208v
 - **Zoning:** LI (Light Industrial)
- **Location:**
 - Pureland Industrial Complex, with 16.6M SF of industrial space
 - Immediate access to I-295 + Route 322
 - 3 miles from Commodore Barry Bridge

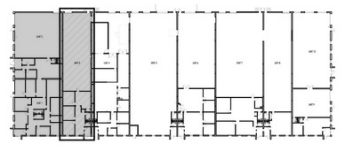
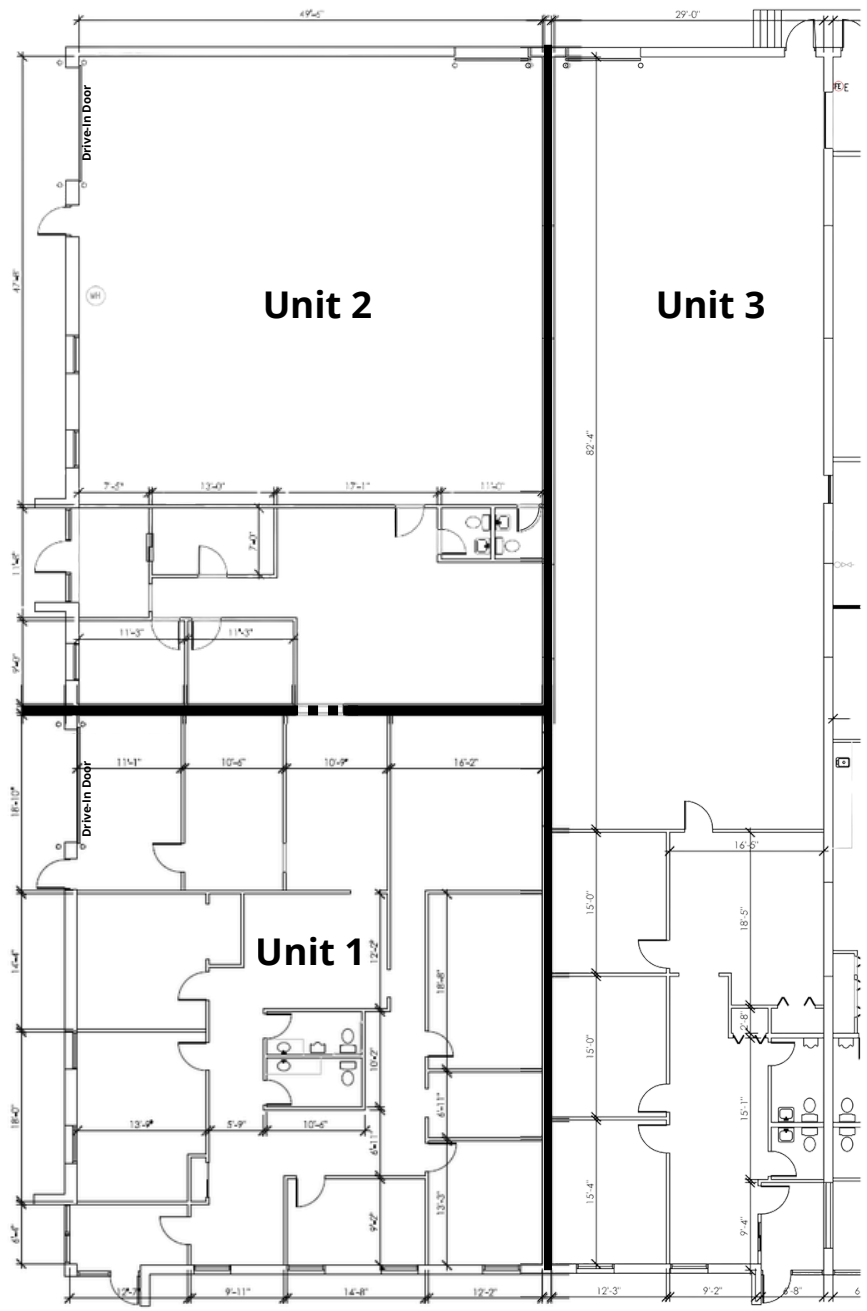
DAYTIME EMPLOYMENT

RADIUS	2 MILES		5 MILES		10 MILES	
	Employees	Businesses	Employees	Businesses	Employees	Businesses
Service- Producing Industries	4,376	351	9,693	1,060	118,651	14,199
Goods- Producing Industries	2,015	82	3,934	218	21,431	1,748
Total	6,391	433	13,627	1,278	140,082	15,947

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WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

FLOOR PLAN



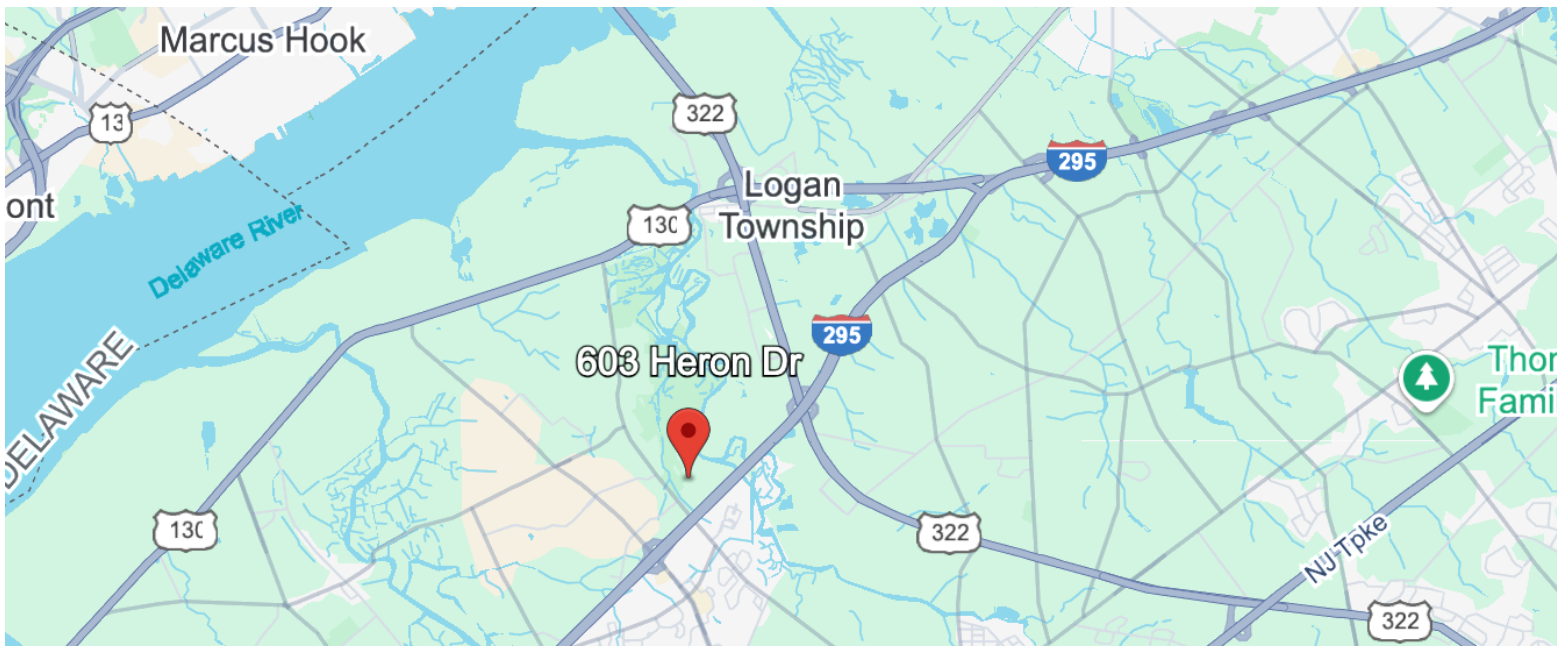
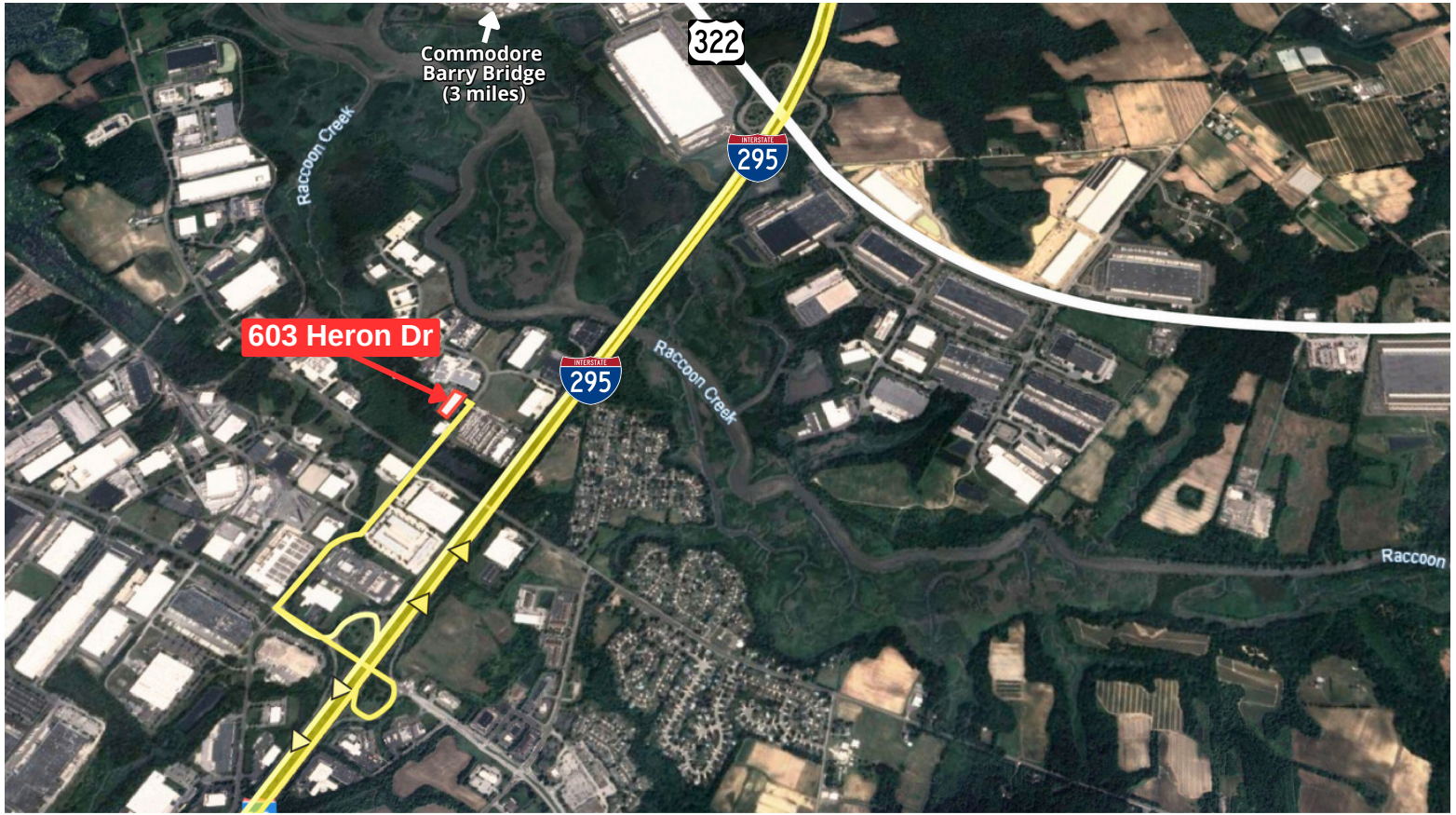
**For More Information
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LOCATION



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