

603 HERON DRIVE

SWEDESBORO, NJ



REPRESENTED BY
THE FLYNN COMPANY

DAVID RICCI
DRICCI@FLYNNCO.COM
215-561-6565 X 154

BRANDO CASALICCHIO
BCASALICCHIO@FLYNNCO.COM
215-561-6565 X 153

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:** 3,070 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

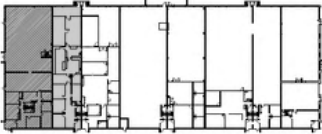
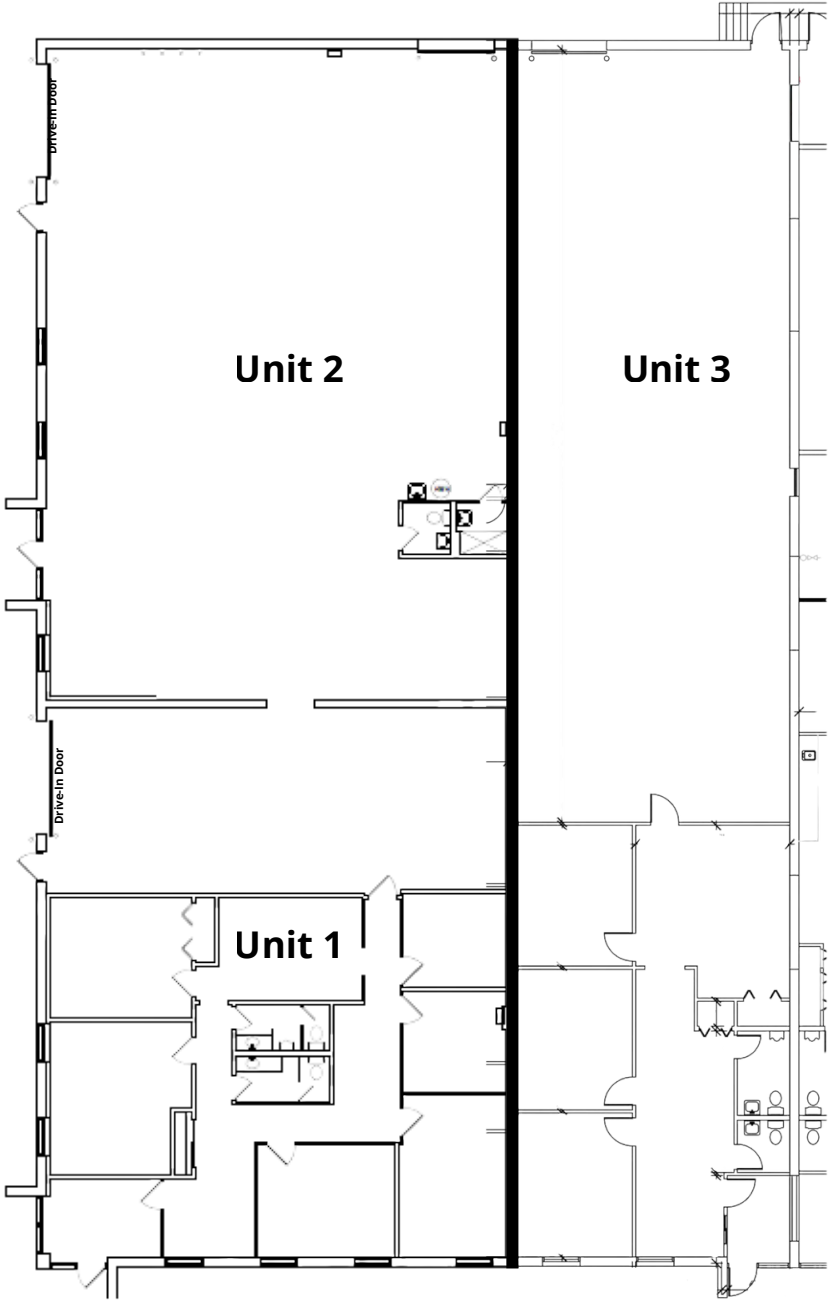
RADIUS	2 MILES		5 MILES		10 MILES	
	Employees	Businesses	Employees	Businesses	Employees	Businesses
Service- Producing Industries	4,376	351	9,693	1,060	118,651	14,199
Goods- Producing Industries	2,015	82	3,934	218	21,431	1,748
Total	6,391	433	13,627	1,278	140,082	15,947

The
Flynn
Company

THE FLYNN COMPANY

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

FLOOR PLAN



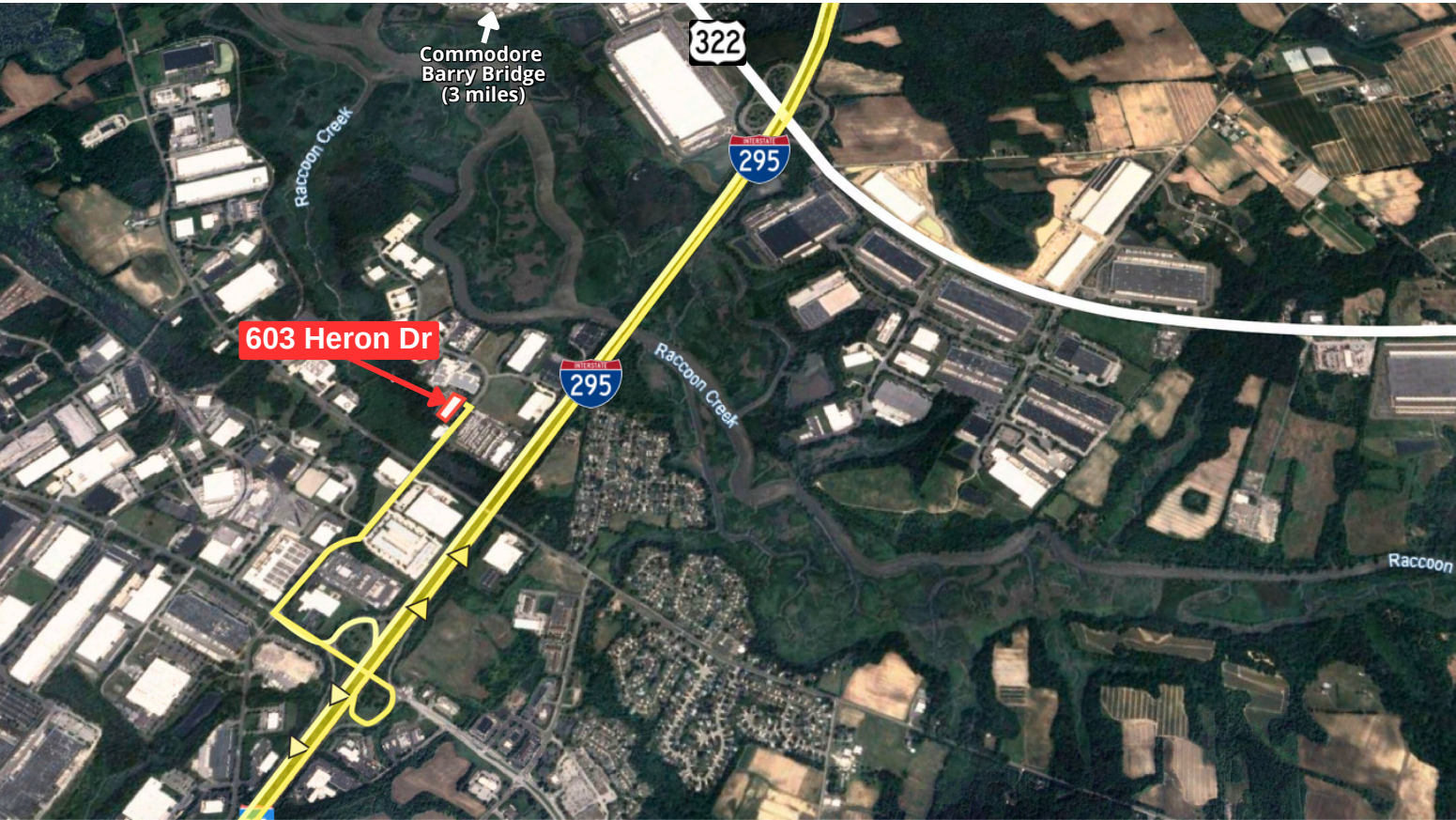
**For More Information
Please Contact:**

DAVID RICCI
DRICCI@FLYNNCO.COM
215-561-6565 X 154

BRANDO CASALICCHIO
BCASALICCHIO@FLYNNCO.COM
215-561-6565 X 153

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdrawal without notice or other conditions.

LOCATION



**For More Information
Please Contact:**

DAVID RICCI
DRICCI@FLYNNCO.COM
215-561-6565 X 154

BRANDO CASALICCHIO
BCASALICCHIO@FLYNNCO.COM
215-561-6565 X 153