

# 603 HERON DRIVE

SWEDESBORO, NJ



REPRESENTED BY  
THE FLYNN COMPANY

DAVID RICCI  
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The  
Flynn  
Company

AVAILABLE FOR LEASE  
UNIT 3 | 3,929 SF TOTAL

## PROPERTY HIGHLIGHTS

- **Total Building Size:** 45,527 SF
- **Available:** 3,929 SF
- **Office Space:** 1,418 SF
- **Loading:** 1 tailgate door
- **Ceiling height:** 17' Clear
- **Parking:** 3.28/1,000 SF
- **Electric:** 200 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

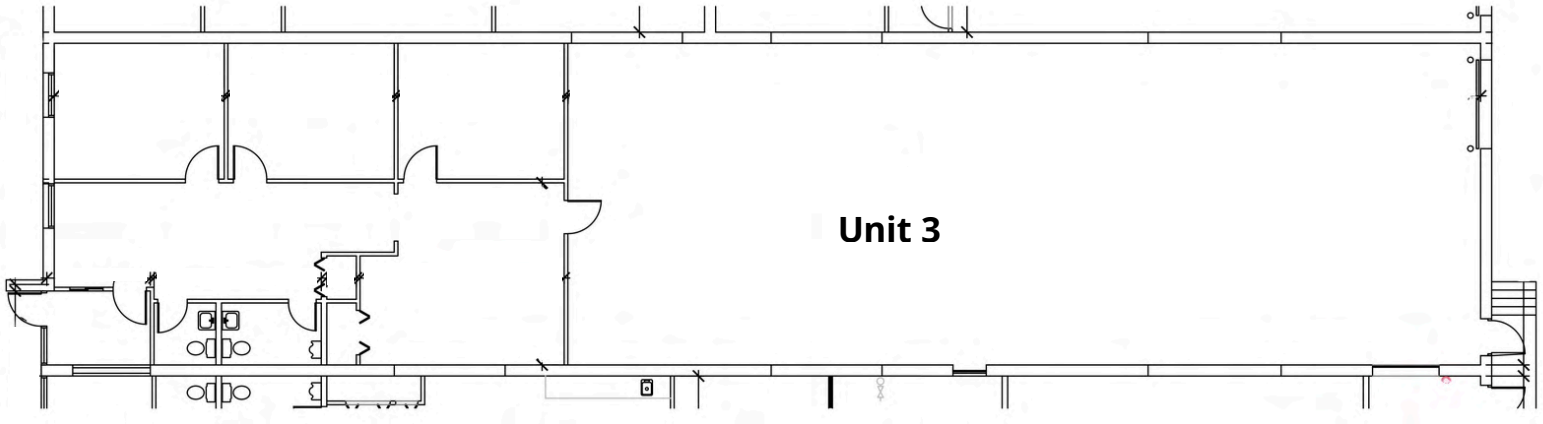
## DAYTIME EMPLOYMENT

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

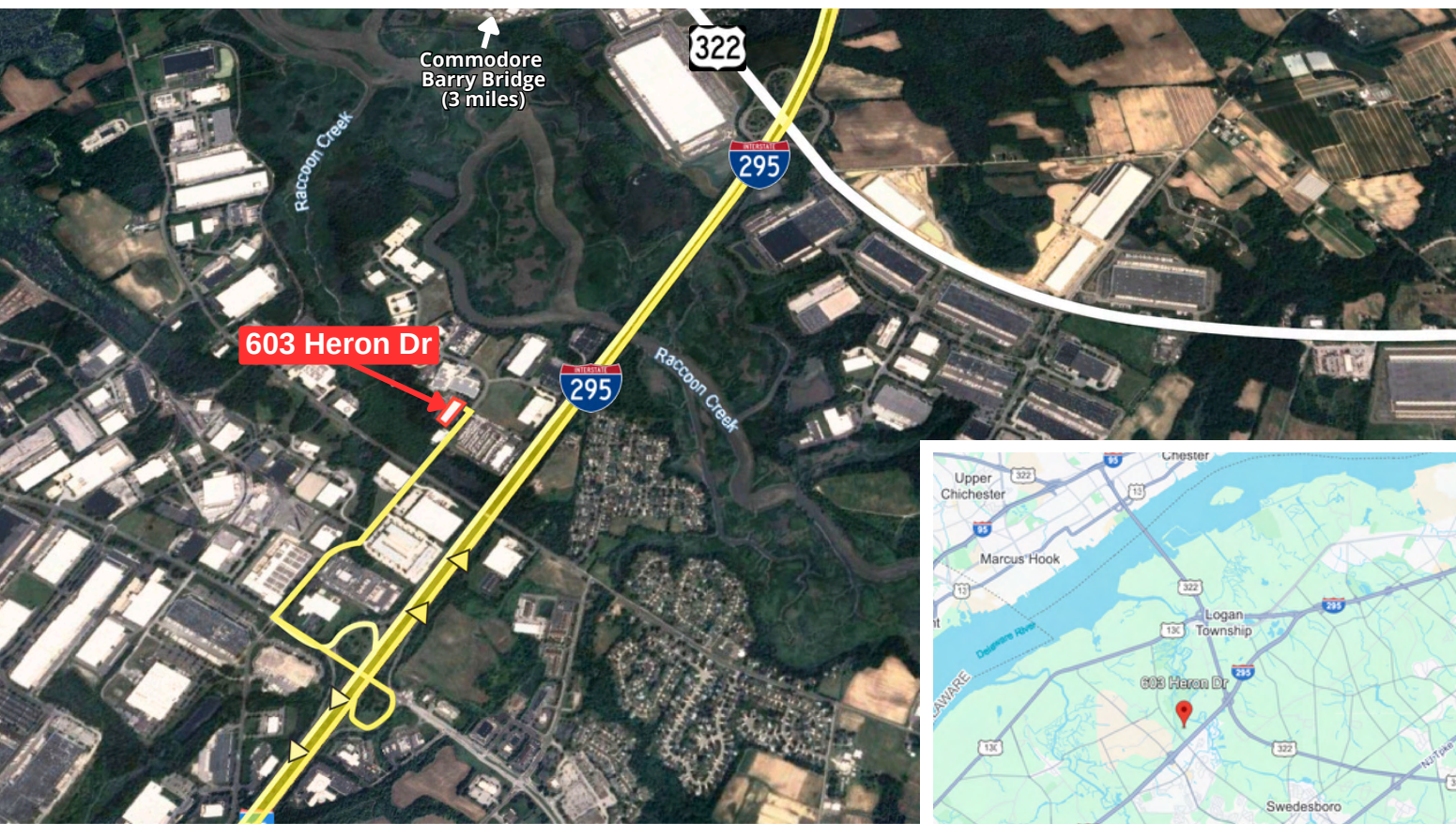
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WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## FLOOR PLAN & LOCATION



TOTAL - 3,929 SF  
OFFICE - 1,418 SF  
WAREHOUSE - 2,511 SF



**For More Information  
Please Contact:**

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