

603 HERON DRIVE

SWEDESBORO, NJ 08085



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 UNIT 1 & 2 | 6,614 SF TOTAL

PROPERTY HIGHLIGHTS

- **Total Building Size:** 45,527 SF
- **Available:** 6,614 SF
- **Office Space:** 1,653 SF
- **Loading:** 1 tailgate, 2 drive-in
- **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

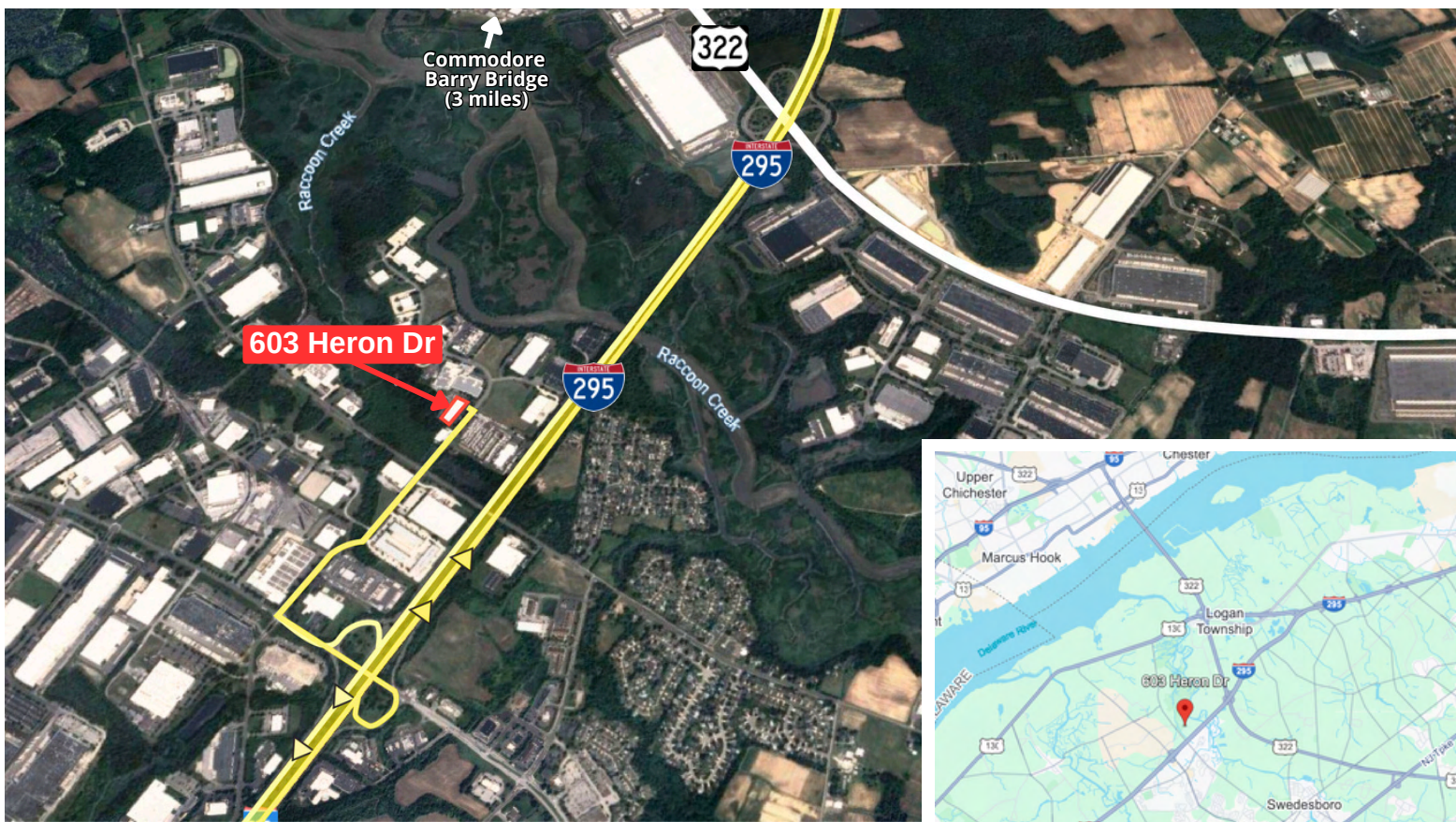
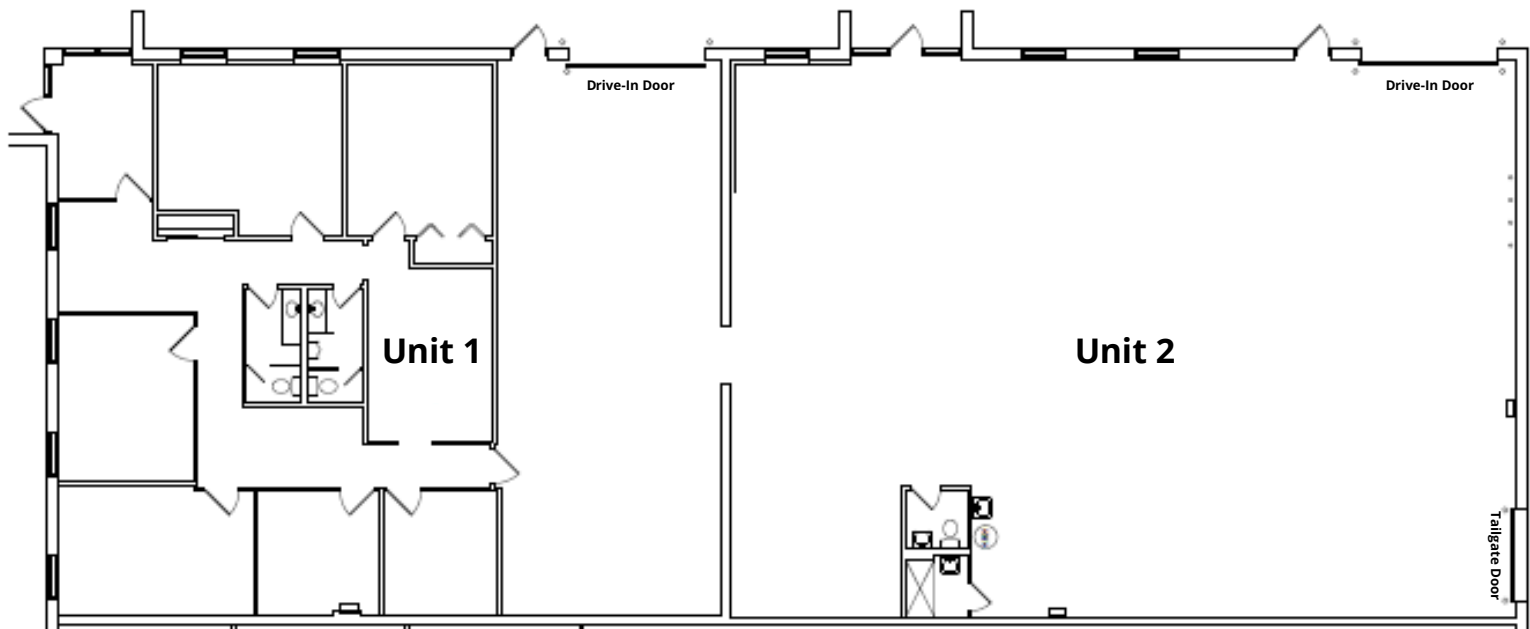
DAYTIME EMPLOYMENT

| 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 |

THE FLYNN COMPANY

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

FLOOR PLAN & 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