

637 Swedesboro Road Gibbstown, New Jersey

New Class A Warehouse

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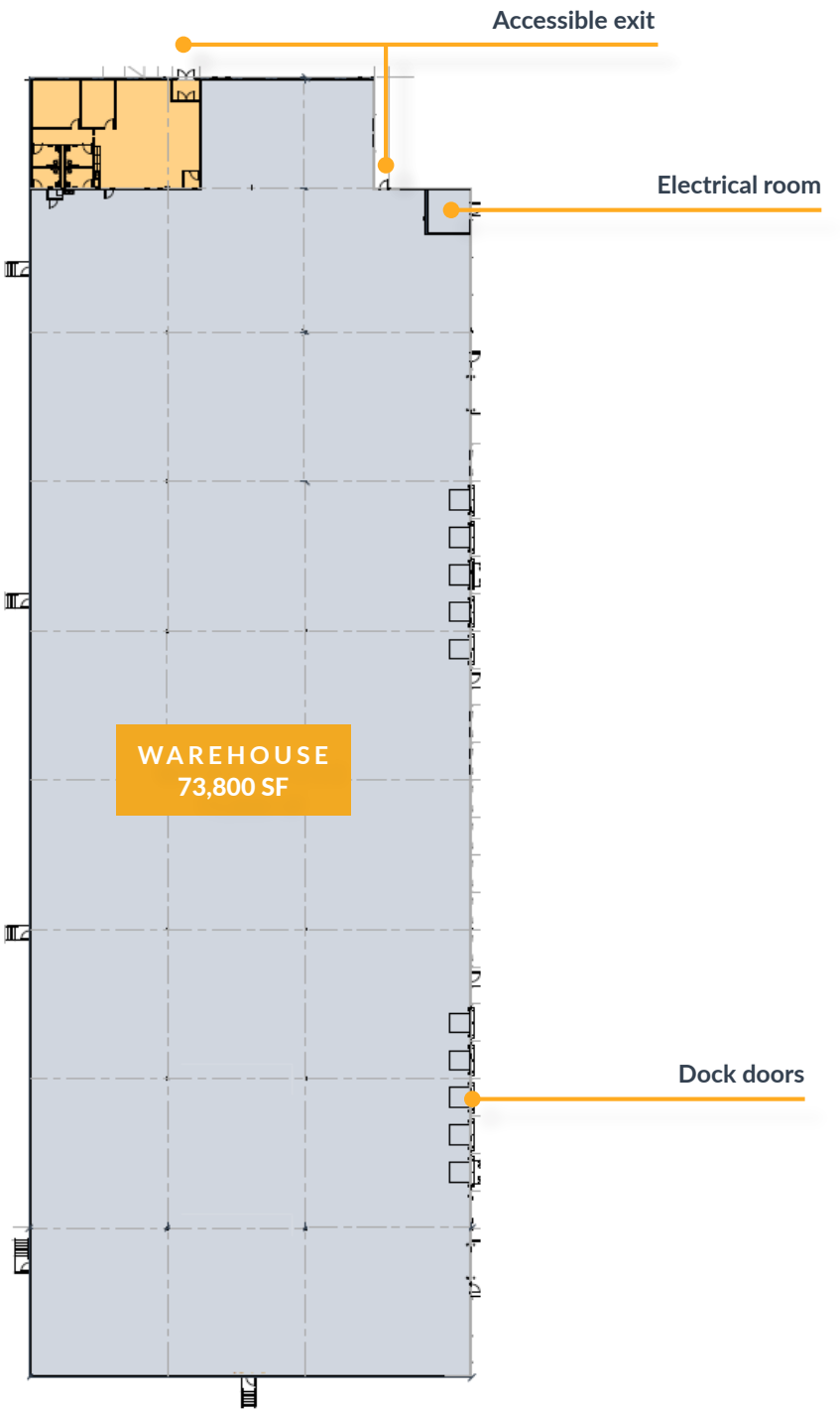
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Property Overview

Building Size	73,800 SF
Lot Size	9.18 AC
FAR	18.5%
Parking Spaces	46
Construction Type	Tilt-up Concrete Walls
Clear Height	32’
Roof System	60 mil TPO with 20-year NDL Warranty
HVAC System	Warehouse: Cambridge Heated Makeup Air Units
	Office Space: RTUs
Dock-High Doors	10 + 8 knockout panels
Drive-In Doors	2
Office Area	2,504 SF
Fire Suppression	ESFR
Electrical Service	1,600 amps 480/277 volt
Truck Court	130’



Site Plan


46 parking spaces
295
INTERSTATE ROUTE 295
637 SWEDESBORO ROAD
73,800 SF
PAULSBORO-SWEDESBORO ROAD
10 dock doors
+ 8 knockout panels
130' truck court

Site Access

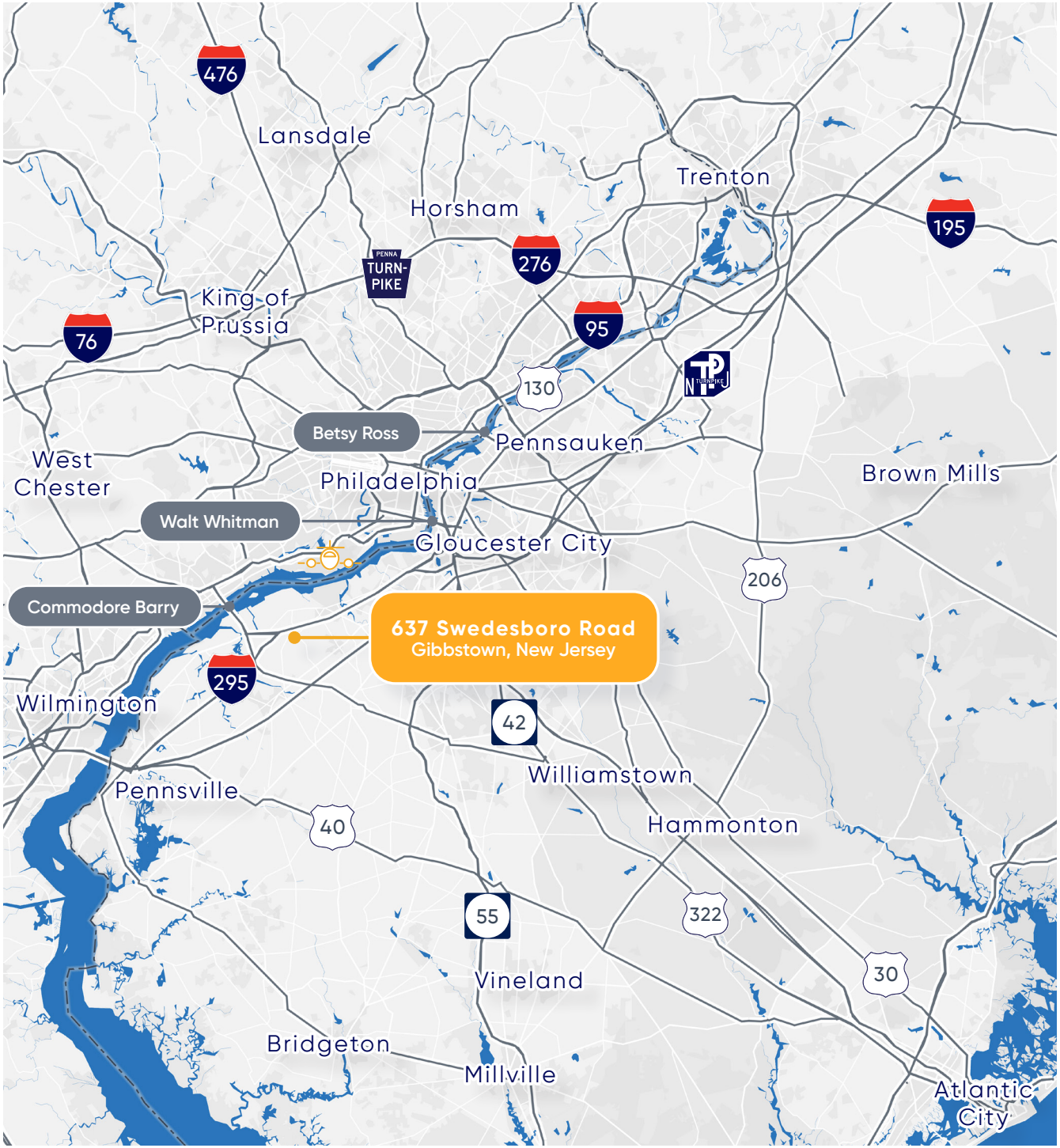
637 Swedesboro Road provides immediate access to Interstate 295, Routes 130 and 322, and the Commodore Barry Bridge

Interstate 295
Instant access

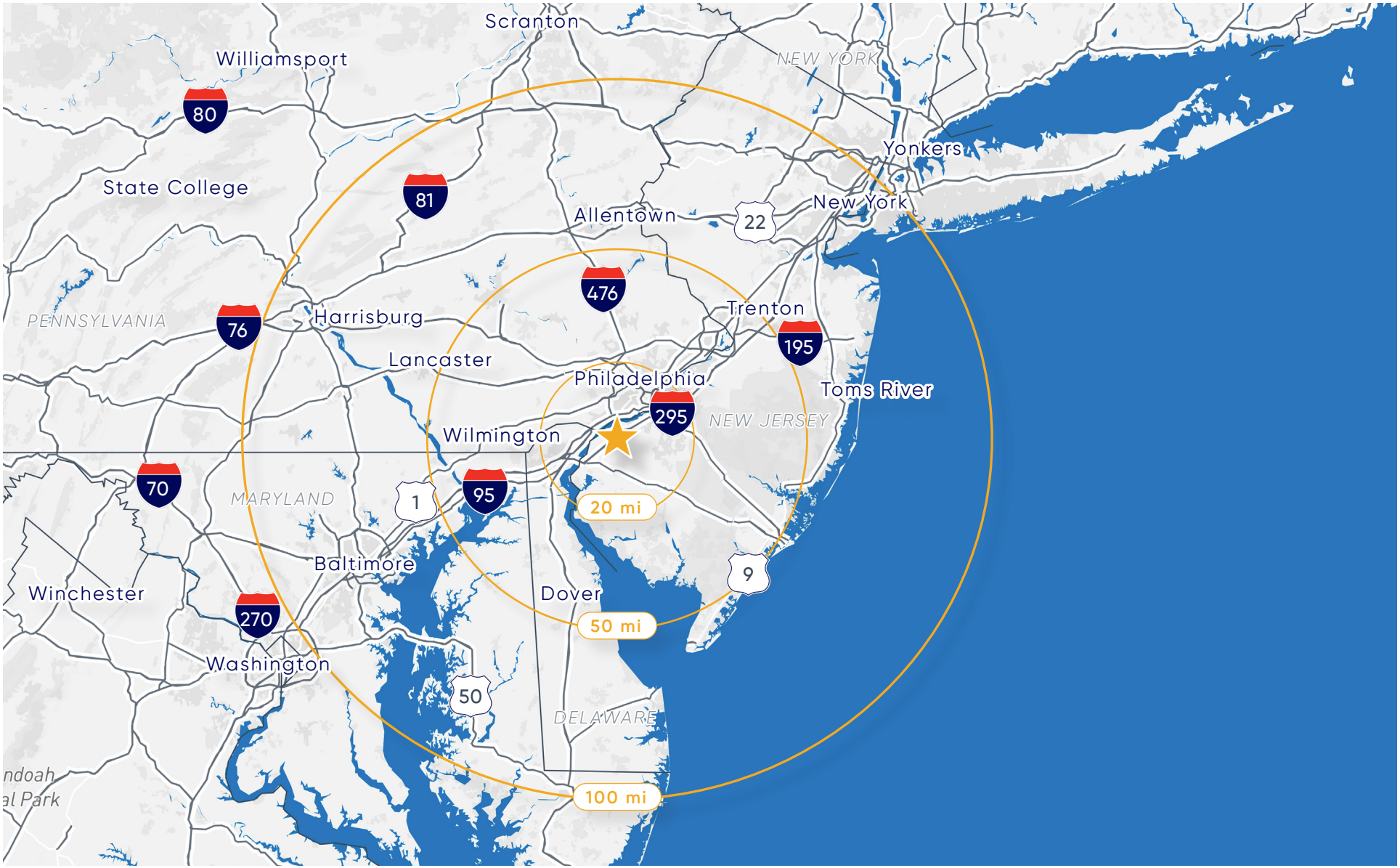
Philadelphia International Airport
20 minutes

Commodore Barry Bridge
10 minutes

Route 130	Instant access
Route 322	7 minutes
New Jersey Turnpike	8 minutes
Walt Whitman Bridge	14 minutes
Betsy Ross Bridge	30 minutes

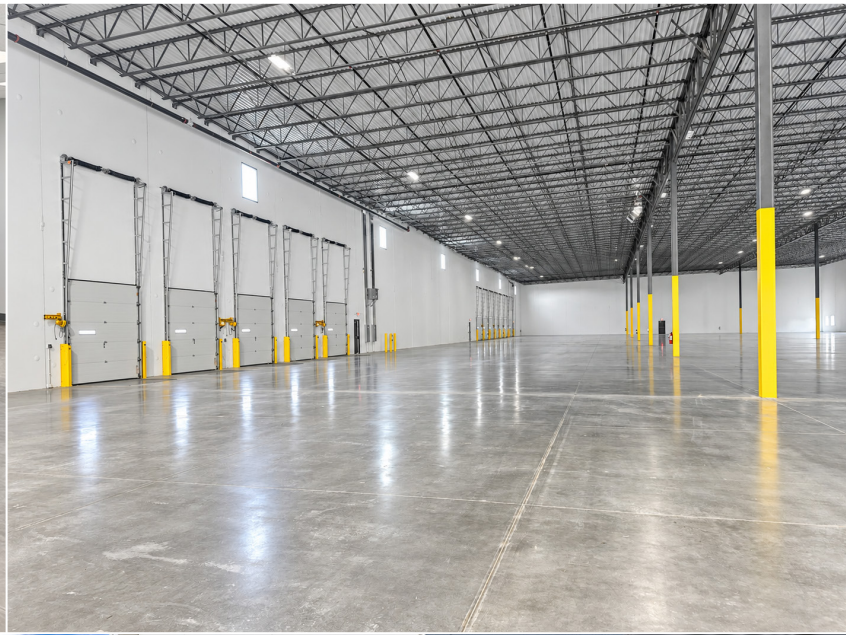


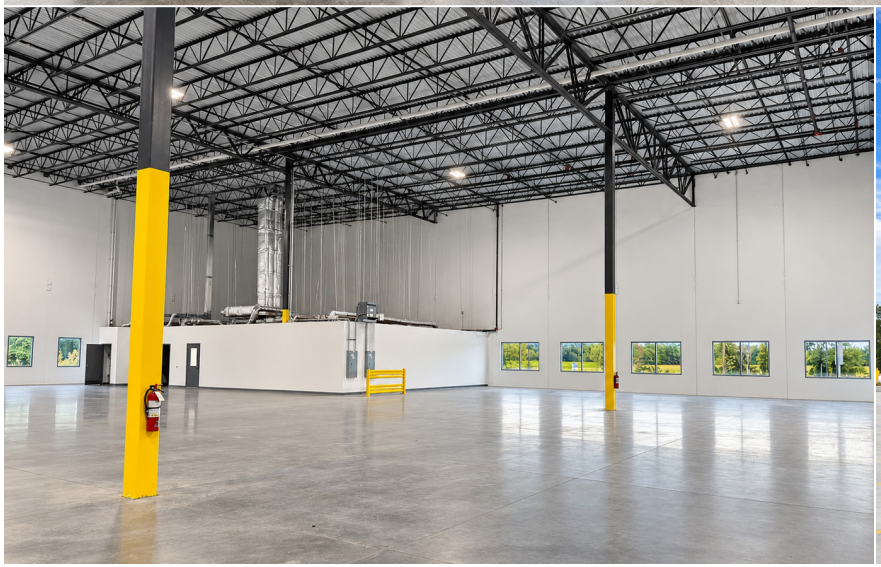
Regional Access



Property Images











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