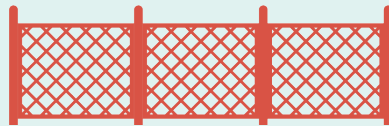


25,576±
SQUARE FOOT
INDUSTRIAL
BUILDING ON
4.46±
ACRES

LARGE LOT WITH
POTENTIAL FOR
EXPANSION OR
OUTSIDE STORAGE

IDEAL LOCATION
MINUTES FROM I-295
& COMMODORE
BARRY BRIDGE



POTENTIAL OUTSIDE STORAGE
HARD PACKED STONE IN REAR



ADDITIONAL DRIVE-INS OR
TAILGATES CAN BE ADDED

AVAILABLE

1 HAWK COURT

SWEDESBORO, NJ

Scott Mertz, SIOR
+1 856 802 6529
scott.mertz@naimertz.com

NAI Mertz
21 Roland Avenue | Mount Laurel, NJ 08054
+1 856 234 9600 | naimertz.com

NAIMertz
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

AVAILABLE

1 HAWK COURT

SWEDESBORO, NJ

ADDITIONAL LOADING CAN BE ADDED

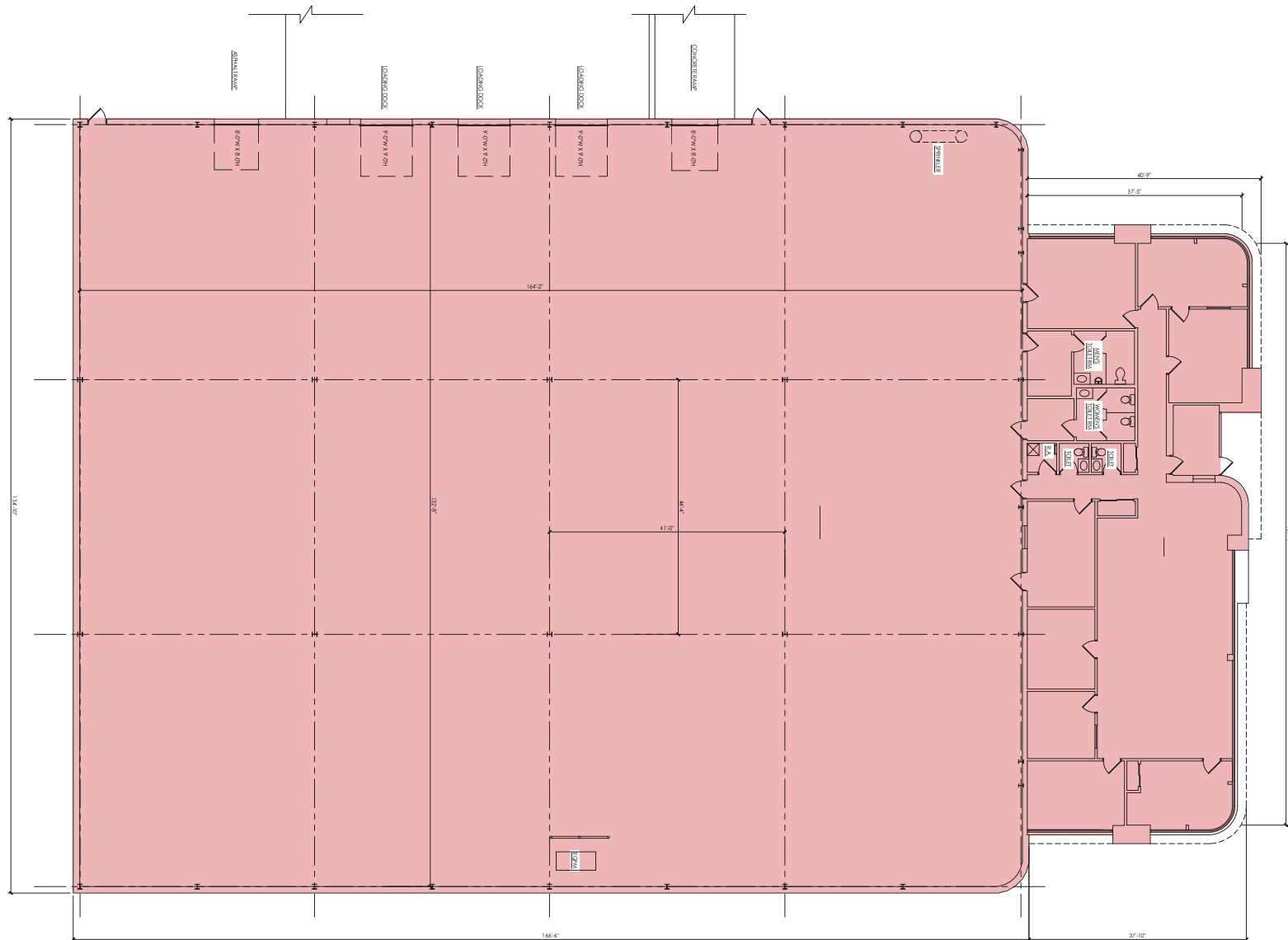
PROPERTY DESCRIPTION

- 25,576± SF building
 - 21,871± SF warehouse
 - 4,305± SF office
- 4.46± acres
- 25'± clear ceiling height
- (3) 10' x 10' tailgate loading docks w/ levelers
- (1) 8' x 8' drive-in door
- (1) 8' x 8' van height door
- 40' x 45' column spacing
- Heavy power w/ 240 & 480 v
- Heat air rotation unit in warehouse and duct heat and air conditioned office
- Mens restroom in warehouse
 - 1 toilet, 1 urinal, locker room
- Womens restroom in warehouse
 - 2 toilets, 1 sink, locker room
- Fully sprinklered
- Public water & sewer
- Ample car parking
- Trailer parking available



FLOORPLAN

AVAILABLE
1 HAWK COURT
SWEDSBORO, NJ



AERIAL

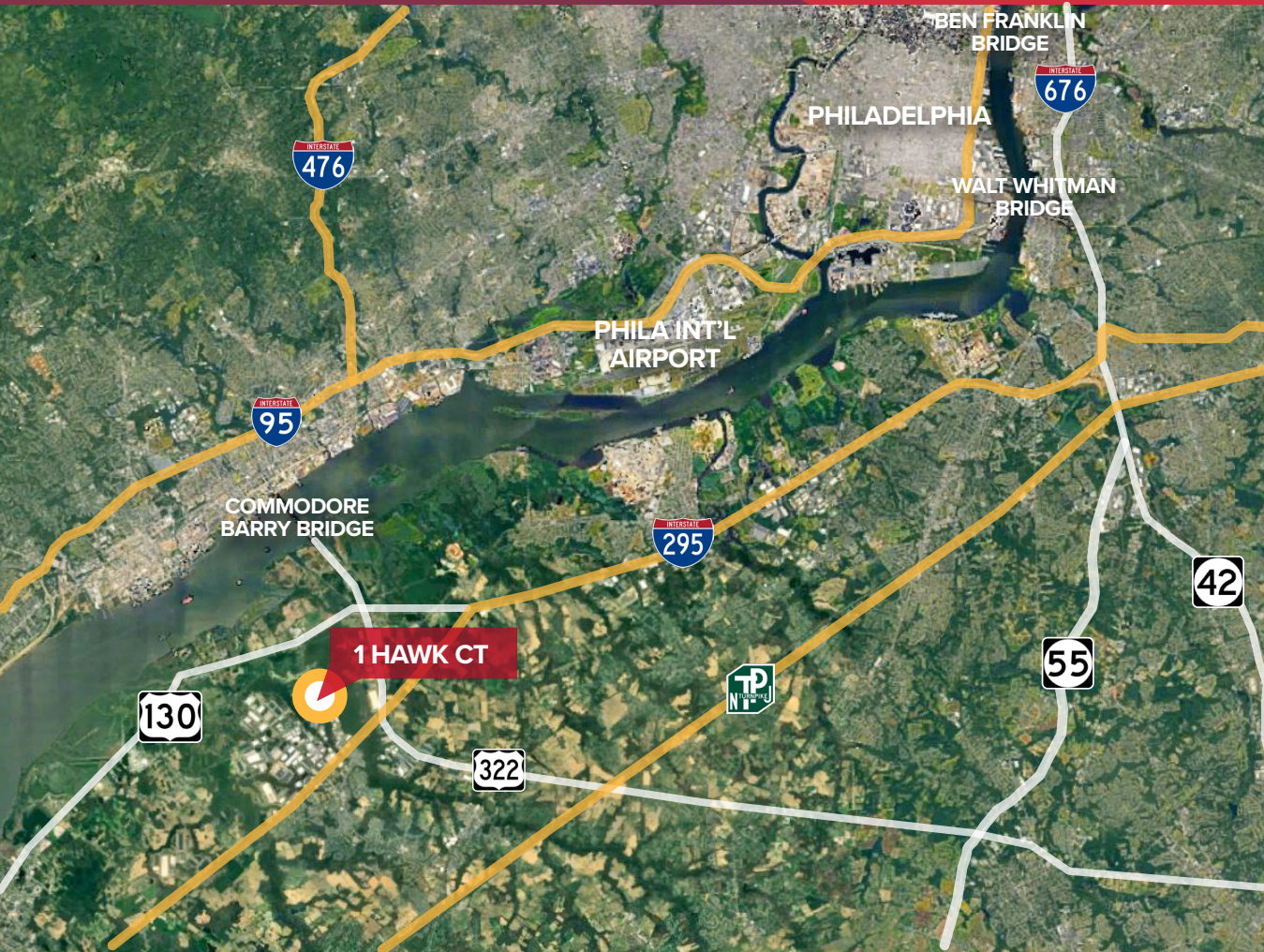
AVAILABLE
1 HAWK COURT
SWEDESBORO, NJ



NAMertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

LOCATION INFORMATION



Scott Mertz, SIOR

+1 856 802 6529

scott.mertz@naimertz.com

NAI Mertz

21 Roland Avenue | Mount Laurel, NJ 08054

+1 856 234 9600 | naimertz.com

NAIMertz

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE

1 HAWK COURT

SWEDESBORO, NJ

Distance to

Route 130	1.3 mi
I-295 (Exit 10)	1.7 mi
Route 322	2.6 mi
Commodore Barry Bridge	3.4 mi
NJ Turnpike (Exit 2)	6.5 mi
I-95	6.7 mi
Philadelphia Int'l Airport	13.8 mi
Philaport (Packer Ave)	22 mi
Center City Philadelphia	24 mi



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.