



## INDUSTRIAL PROPERTY FOR LEASE

**61,794 SF on 6.40 AC**  
**121 High Hill Road**  
Swedesboro, NJ 08085





# PROPERTY OVERVIEW



# PROPERTY DETAILS

## UNIT SIZE

- 20,000 SF Unit

## LAND

- 6.40 AC

## ZONING

- LIO - Light Industry Office (Woolwich Township)

## RAIL

- Rail-served along rear of facility

## COLUMNS

- Varies, generally 48' 7" x 48' 5"

## FIRE PROTECTION

- 100% Wet Sprinkler System

## HEAT

- Gas-fired Space Heaters

## CLEAR HEIGHT

- 22' under beam

## FLOOR THICKNESS

- 6" Concrete

## ROOF

- Flat EPDM (Warehouse) and Modified Bitumen (Office)

## LOADING

- One (1) drive-in door (14' x 16')
- Exterior rail loading platform (1 access door)
- Ownership has capability to install one (1) loading dock

## LIGHTING

- LED

## TRANSIT

- Served by NJ Transit Bus Route 401 (Bridgeport Ave & Kings Highway) nearby



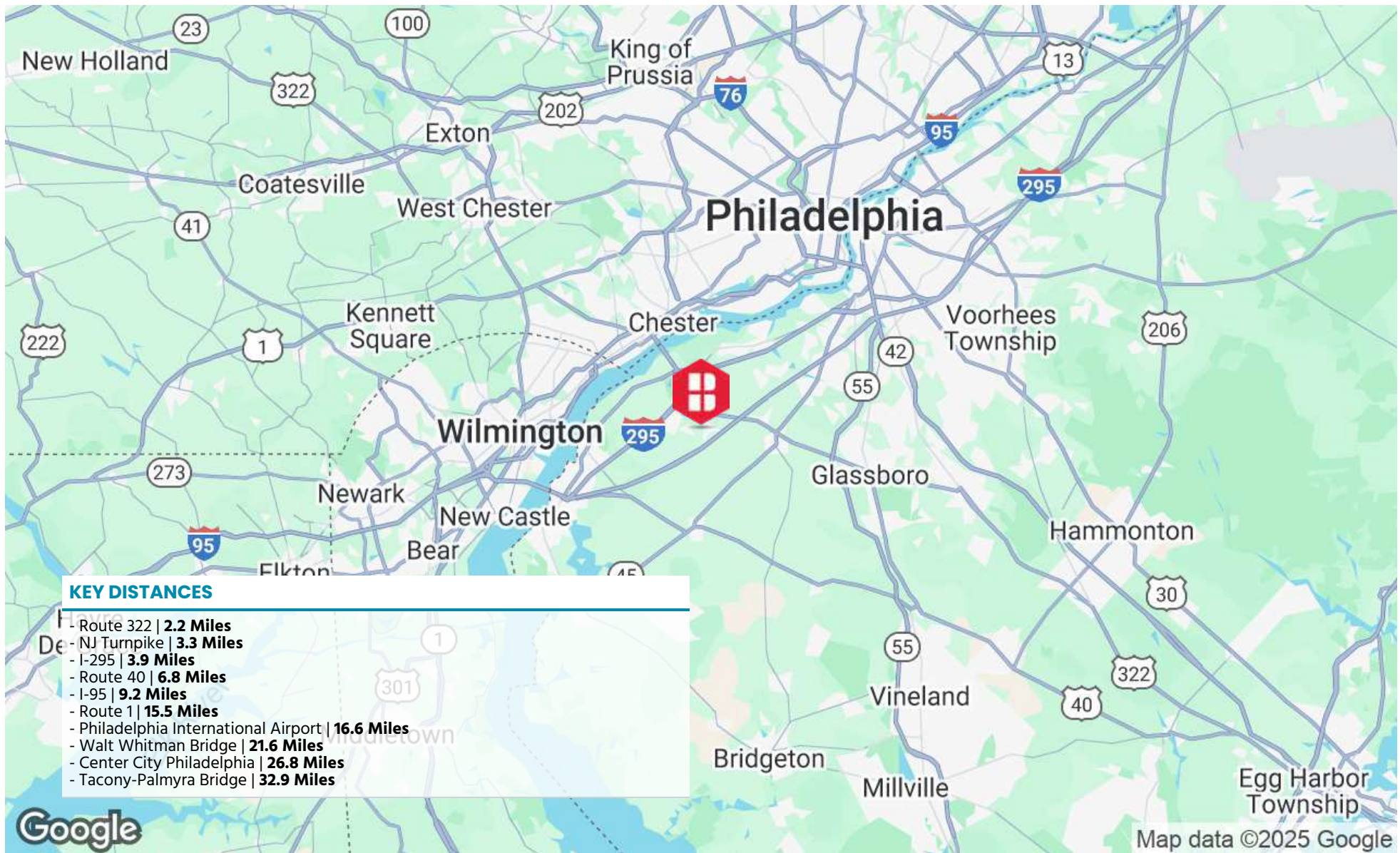
## LOCATION SUMMARY



Swedesboro offers an appealing destination for industrial users, offering convenient access to I-295, NJ Turnpike, and the Commodore Barry Bridge. Additionally, the site has access to the NJ Transit Bus Route 401 (Bridgeport Ave & Kings Highway) nearby.



# LOCATION MAP

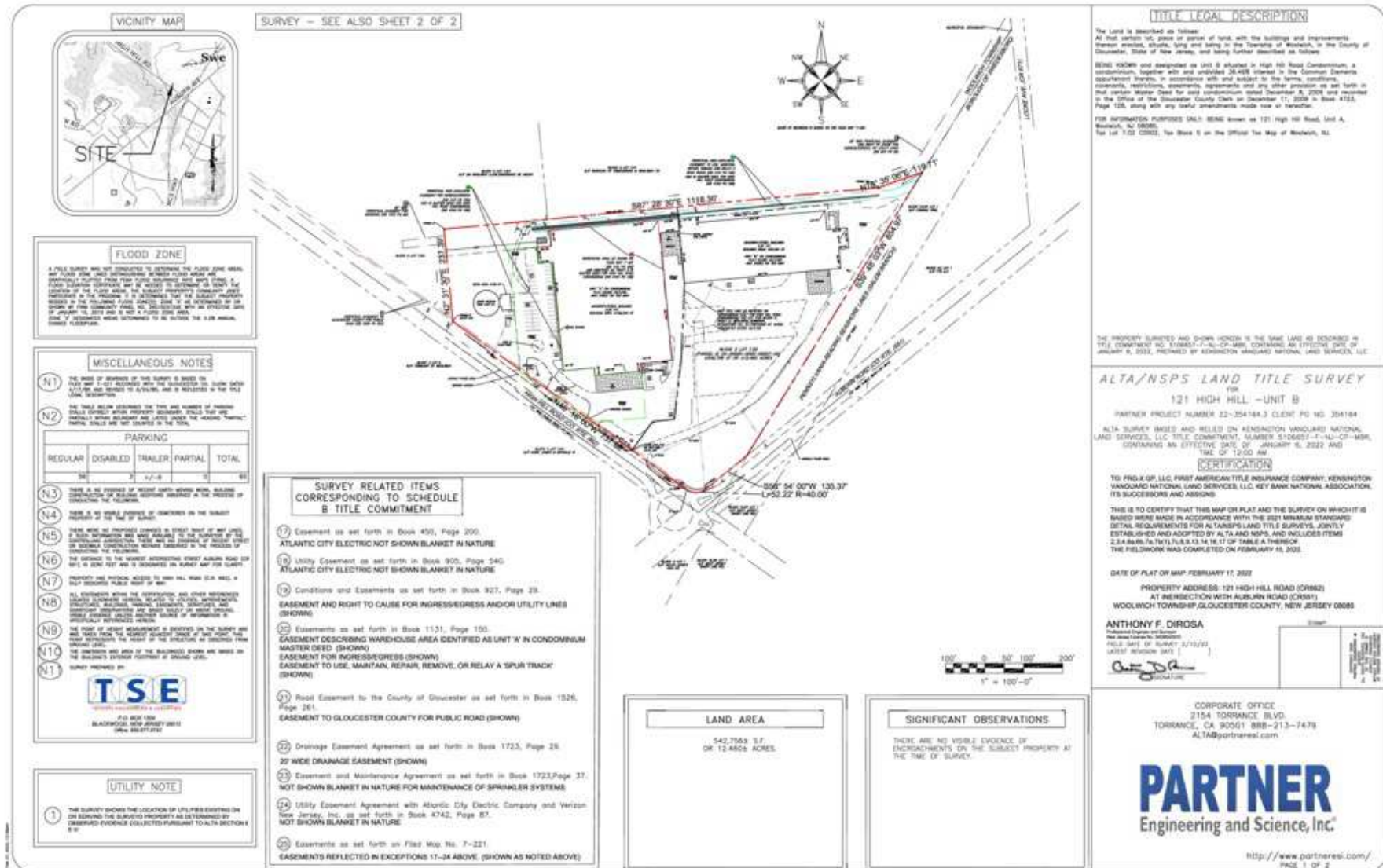


# FLOOR PLANS

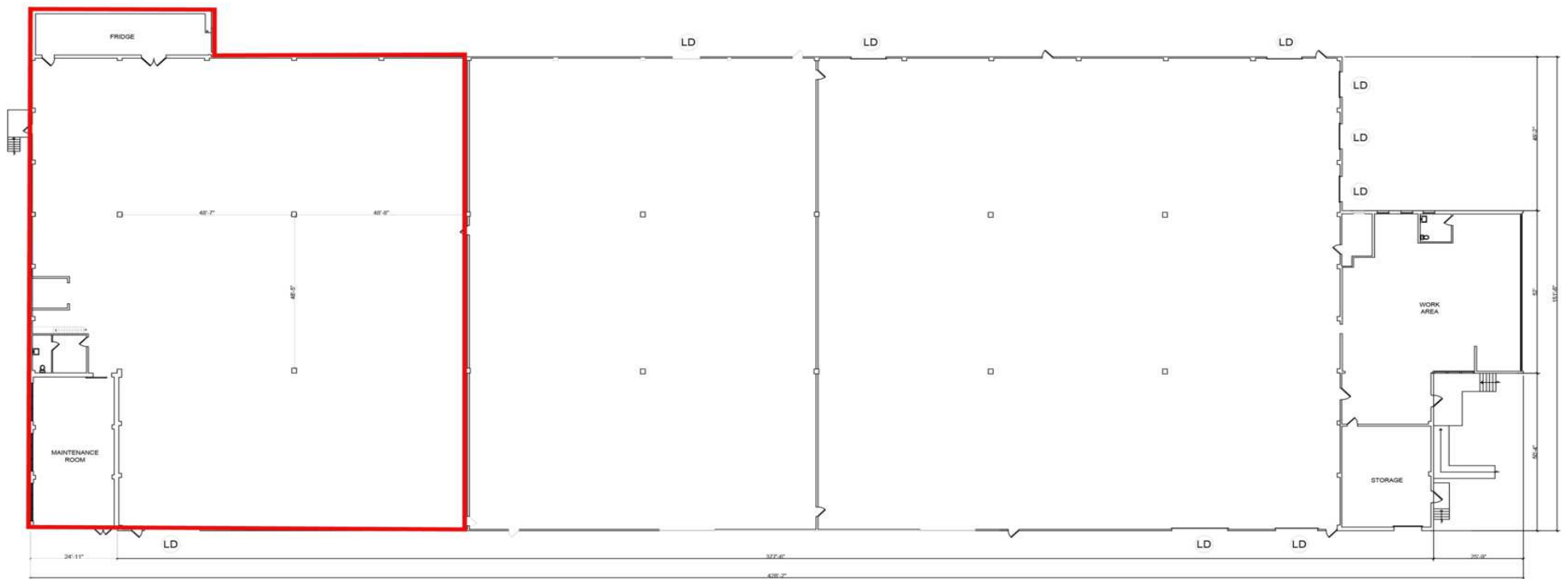




# FLOOR PLAN



# BUILDING PLAN







**BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931

**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>

## PRIMARY CONTACT



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