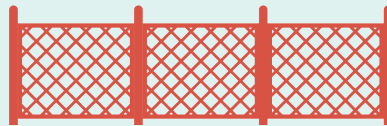


**25,576±**  
**SQUARE FOOT**  
**INDUSTRIAL**  
**BUILDING ON**  
**4.46±**  
**ACRES**

**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**  
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COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



AVAILABLE

# 1 HAWK COURT

SWEDESBORO, NJ

ADDITIONAL LOADING CAN BE ADDED

## PROPERTY DESCRIPTION

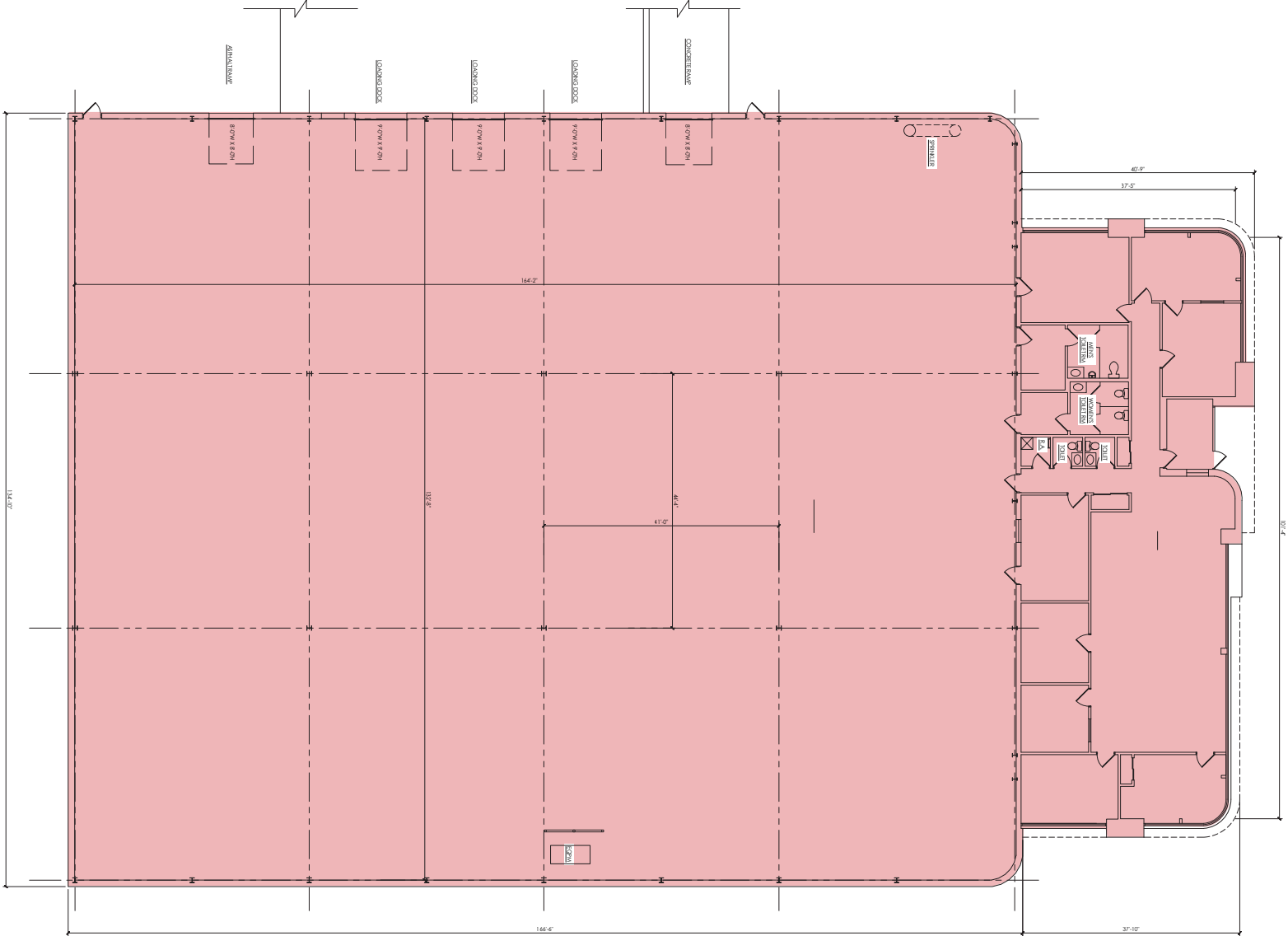
- 25,576± SF building
  - 21,871± SF warehouse
  - 4,305± SF office
- 4.46± acres
- 25'± clear ceiling height
- (3) 10' x 10' tailgate loading docks w/ levelers
- (1) 8' x 8' drive-in door
- (1) 8' x 8' van height door
- 40' x 45' column spacing
- Heavy power w/ 240 & 480 v
- Heat air rotation unit in 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



1 HAWK COURT - SWEDESBORO, NJ  
2474 Mullica Hill Road Mullica Hill NJ 08062 856.845.0132

# FLOORPLAN

AVAILABLE  
**1 HAWK COURT**  
SWEDESBORO, NJ





**AERIAL**

**AVAILABLE**  
**1 HAWK COURT**  
**SWEDSBORO, NJ**



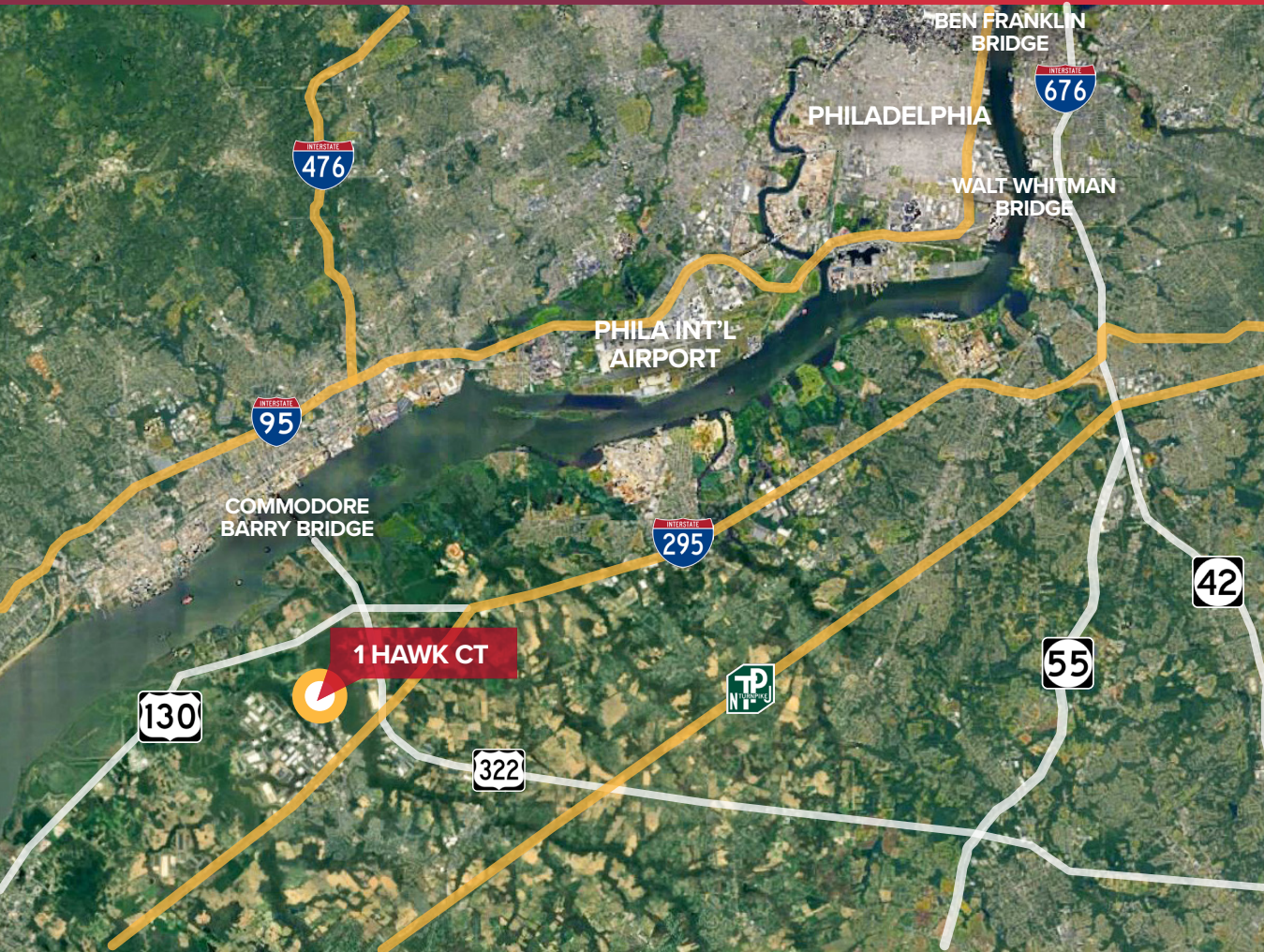
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# LOCATION INFORMATION



## 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



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