

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

LARGE LOT IN
REAR FOR
TRAILER PARKING

IDEAL LOCATION
MINUTES FROM I-295
& COMMODORE
BARRY BRIDGE



BELOW
MARKET
RENT!

AVAILABLE FOR SUBLEASE OR DIRECT LEASE

1 HAWK COURT

SWEDESBORO, NJ

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COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

AVAILABLE FOR SUBLEASE

1 HAWK COURT

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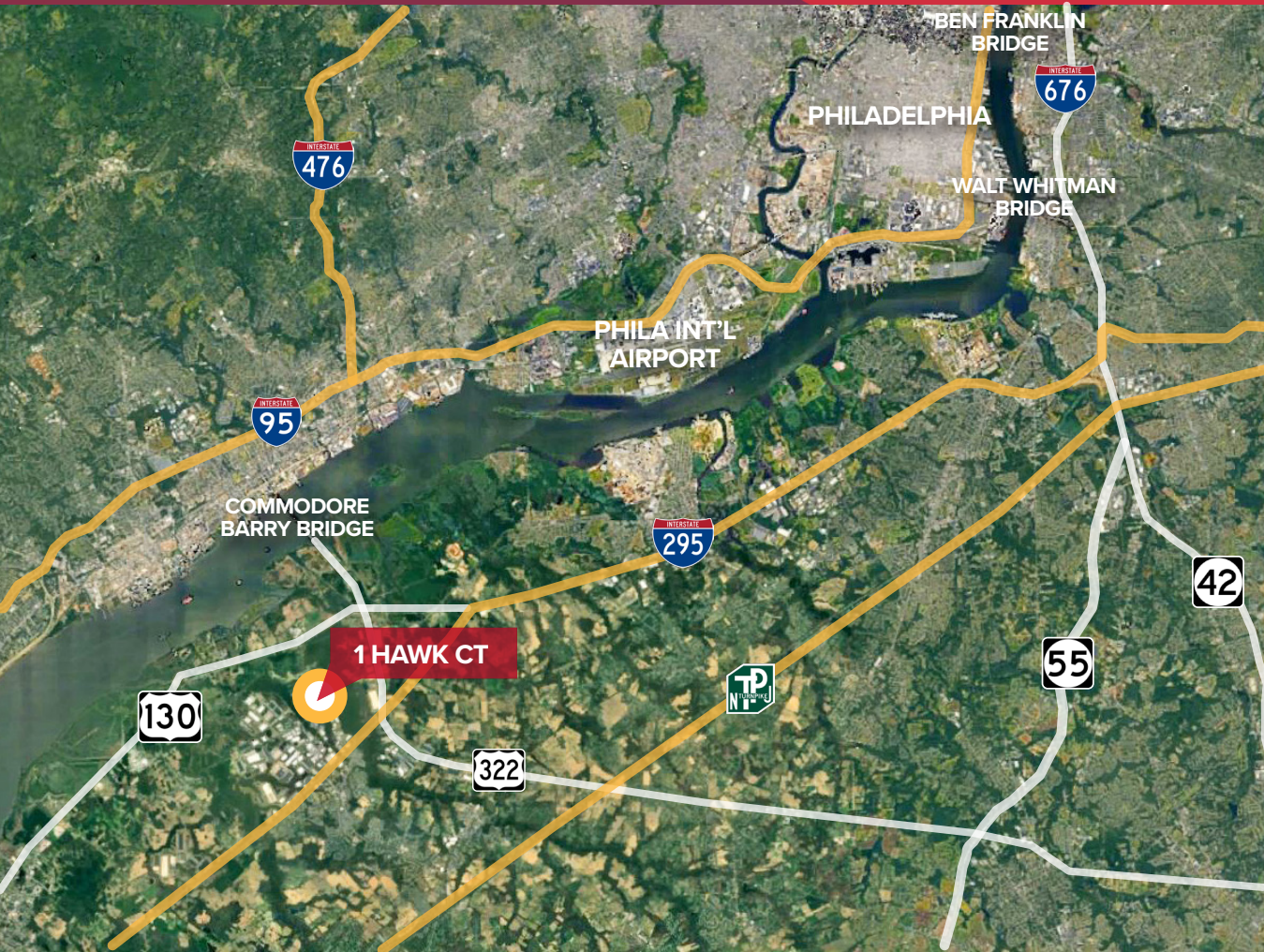
PROPERTY DESCRIPTION

Sublease runs through April 30, 2028

- 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
- 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



LOCATION INFORMATION



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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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