

FOR LEASE

601 Heron Drive

Swedesboro, NJ 08085 | Logan Township | Pureland Industrial Complex



13,112 SF

Total Building

\$12.00/SF

Base Rent (NNN)

\$2.14/SF

Tax + Insurance

1/1/2027

Available

1.21 AC

Site Size

PROPERTY DETAILS

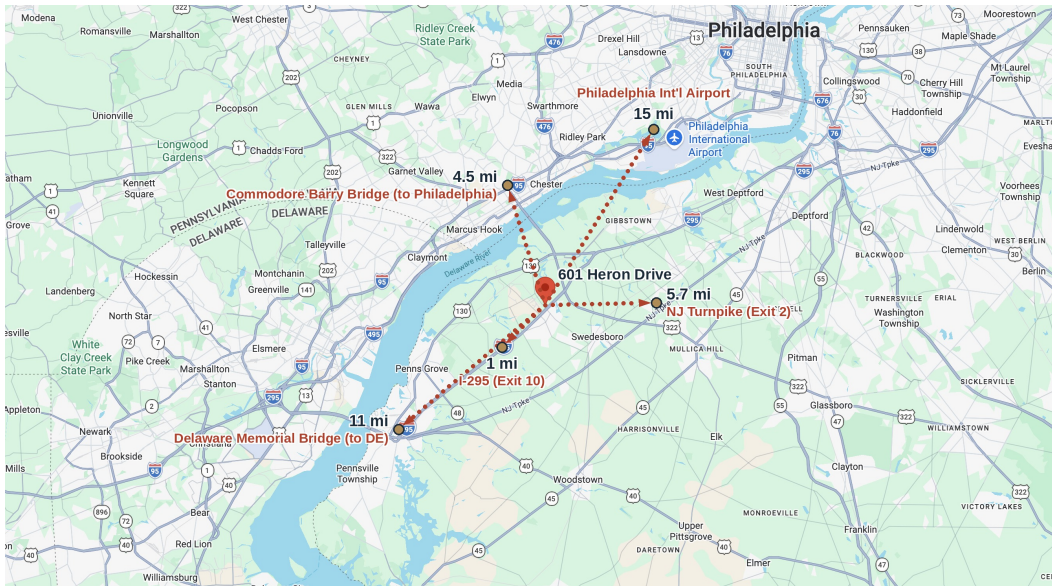
Total SF	13,112 SF (Office 1,700 SF / Workshop 4,000 SF, drop ceiling can be removed for warehouse conversion / Warehouse 7,500 SF)
Available	January 1, 2027
Asking Rent	\$12.00/SF, NNN
Est. NNN (Tax + Ins.)	\$2.14/SF
Lease Term	Negotiable; 5 years preferred
Acreage	1.21 acres
Parking	19 spaces
Zoning	LI - Light Industrial
Ceiling Height	Warehouse 16'8"-18'4" / Office 8'
Loading	Four 16'x11' man doors (convertible to drive-in), one 8'x12' tailgate
Power	One 400A + two 125A, 480/277V, 3-phase, 4-wire (to be confirmed)
HVAC	Gas heat in warehouse; four roof-mounted AC units in office
Sprinklers	100% wet sprinkler system
Restrooms	Four total (2 men / 2 women), ADA compliant
Utilities	Public water & sewer; Comcast phone & internet
Roof	New in 2018, 20-year warranty

2021 UPDATES & HIGHLIGHTS

- Fully renovated in 2021
- New warehouse space heaters
- New building awnings
- LED lighting throughout warehouse and office
- Full-building or single-tenant use; move-in ready

LOCATION

- 1.0 mile to I-295 (Exit 10)
- 4.5 miles to Commodore Barry Bridge (Philadelphia)
- 5.7 miles to NJ Turnpike (Exit 2)
- 11 miles to Delaware Memorial Bridge
- 15 miles to Philadelphia International Airport

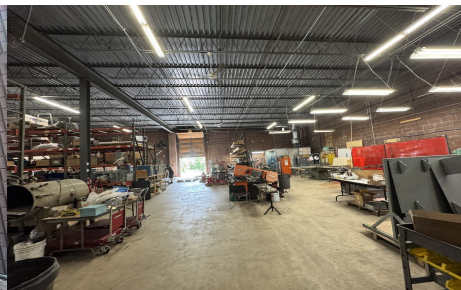


Map data ©2026 Google

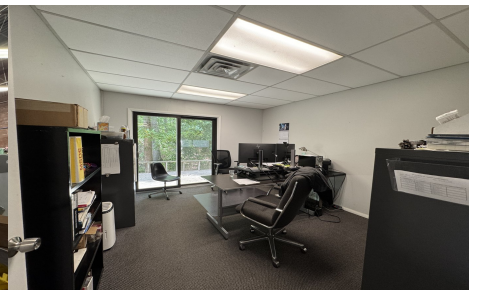
PROPERTY PHOTOS



Building Entrance



Warehouse



Office Space

FOR LEASING INFORMATION, CONTACT:

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of rental rate, or other conditions, prior lease, or withdrawal without notice.