

Delivering
Q3 2026

635 Swedesboro Road Gibbstown, New Jersey

New Class A Warehouse Under Construction

Ian Richman

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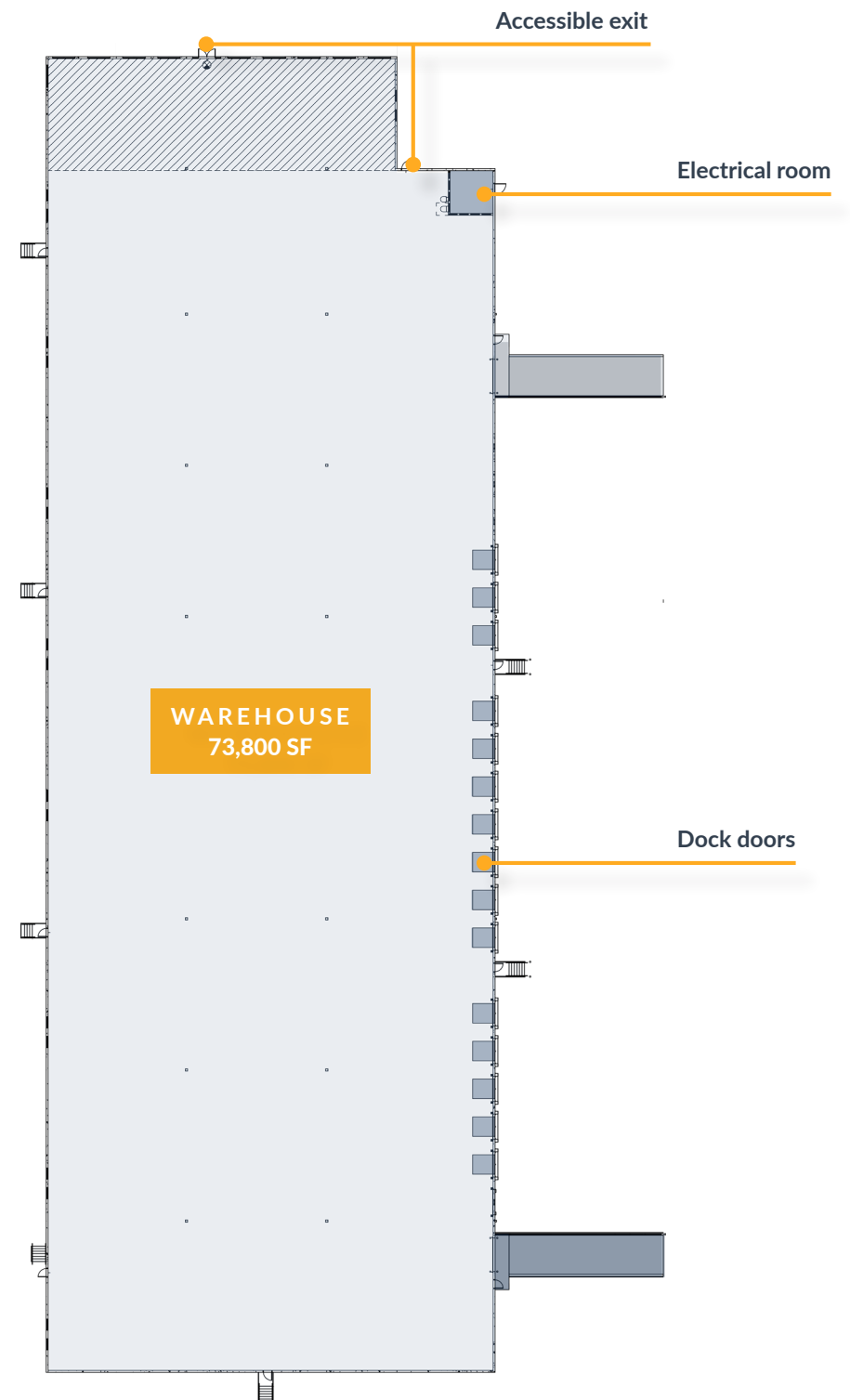
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Property Overview

Building Size	73,800 SF
Lot Size	9.18 AC
FAR	18.5%
Parking Spaces	46
Construction Type	Tilt-up Concrete Walls
Clear Height	32'
Column Spacing	44' x 43' 6"
Roof System	60 mil TPO with 20-year NDL Warranty
HVAC System	Warehouse: Cambridge Heated Makeup Air Units
	Office Space: RTUs
Dock-High Doors	15
Drive-In Doors	2
Office Area	2.7%
Fire Suppression	ESFR
Electrical Service	1,600 amps 480/277 volt
Truck Court	130'



Site Plan



Site Access

635 Swedesboro Road provides immediate access to Interstate 295, Routes 130 and 322, and the Commodore Barry Bridge



Interstate 295
Instant access



Philadelphia International Airport
20 minutes



Commodore Barry Bridge
10 minutes

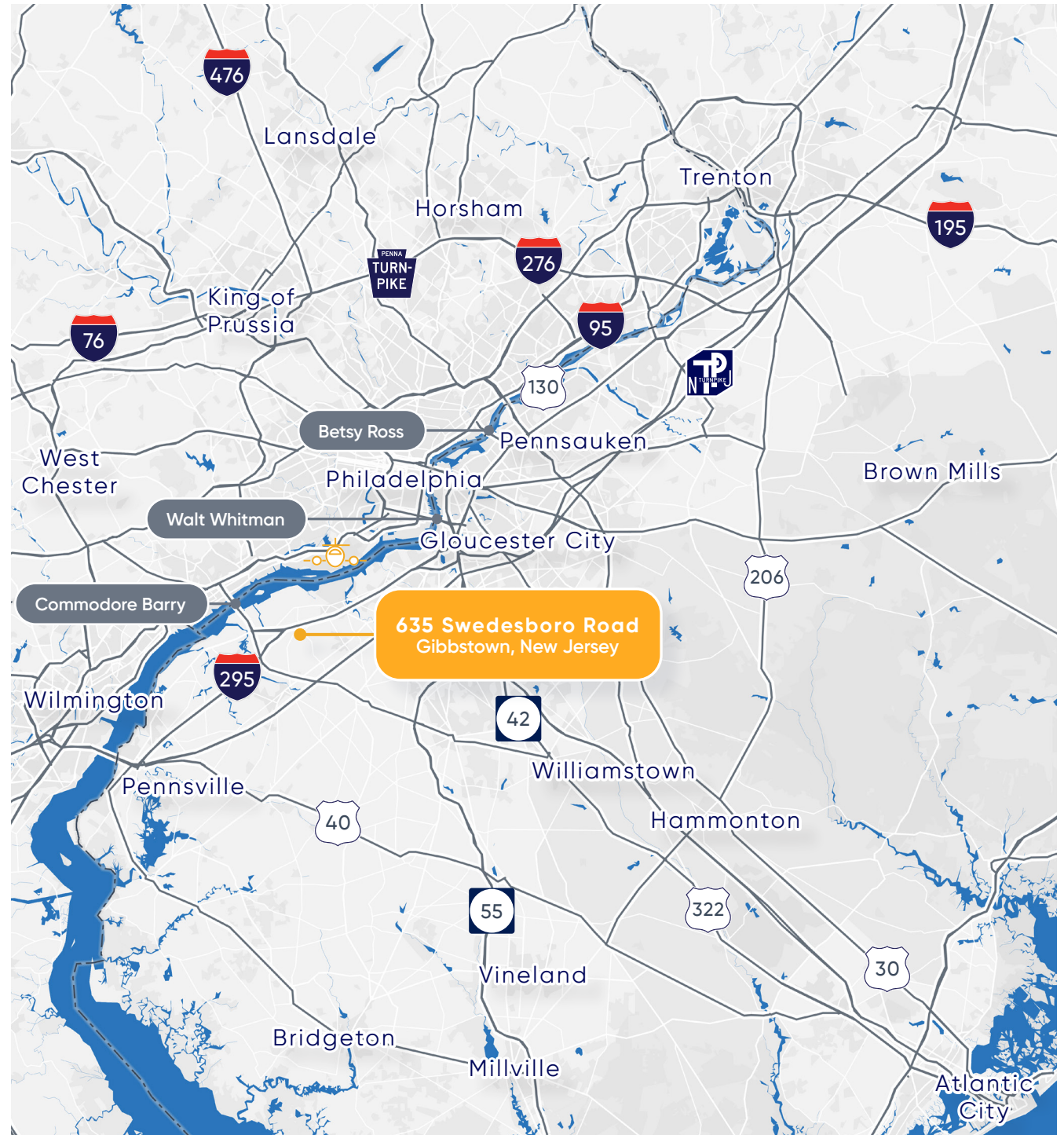
Route 130	Instant access
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Route 322	7 minutes
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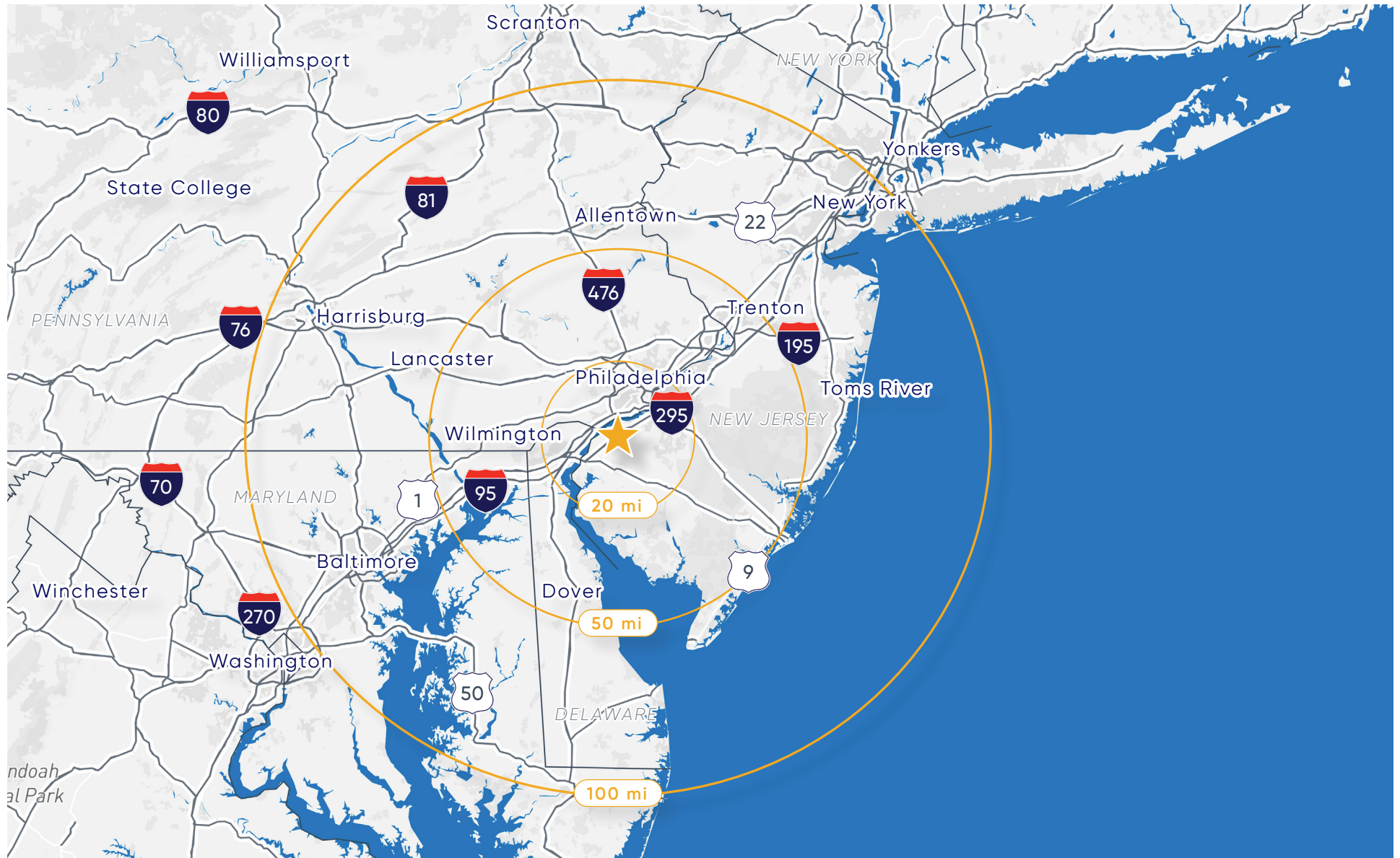
New Jersey Turnpike	8 minutes
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Walt Whitman Bridge	14 minutes
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Betsy Ross Bridge	30 minutes
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Regional Access



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Contact

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