



Office / Warehouse for Lease

110 Richardson Ave, Swedesboro, NJ

Lease Rate:

Office: \$16 SF per yr, NNN

Warehouse: \$9 SF per yr, NNN

Building Size: 11,500 sq. ft.

Office: 4,500 SF

Warehouse: 7,000 SF

Lot Size: .96 acres

Zoning: LM - Light Manufacturing

Real Estate Taxes (2023): \$17,654

Key Facts:

- 8 Individual Offices
- 50+- Parking Spaces
- Handicap ramp access
- Two designated handicap parking spaces
- Fenced in rear lot
- 12' Ceiling Height Clearance
- 2 Drive-In Doors
- Centrally located
- Access to major highways, NJ TNPK, Rt 322, Commodore Barry Bridge & Delaware Memorial Bridge



Available for lease, this versatile flex property includes a 4,500 square foot office area and a 7,000 square foot warehouse on a secure, fenced .96 acre lot. The office space features eight individual offices and two private restrooms, as well as a handicap-accessible entrance ramp. The lot provides over 50+- parking spaces, including two designated handicap spaces. The warehouse offers 12 foot ceiling heights, two drive-in loading doors, providing flexibility for various operational needs. Located just off Kings Highway and minutes from major routes including the NJ Turnpike (Exit 2), Commodore Barry Bridge, Delaware Memorial Bridge, and Route 322, this property ensures easy commuting access throughout the region.

Eagle Commercial Real Estate

26 S. Maple Avenue

Suite 103

Marlton, NJ, 08053

Anthony Pustizzi, Broker

Phone: 856-985-8565

Fax: 856-985-8563

tpustizzi@eaglecommercialre.com

