



Office / Warehouse for Lease

110 Richardson Ave, Swedesboro, NJ



Lease Rate:

Building A- Office: \$500 (starting)

Building B -Warehouse: \$9 SF

Building Size: 11,500 sq. ft.

A- Office: 4,500 SF (8 Offices)

B- Warehouse: 7,000 SF

Lot Size: .96 acres

Zoning: LM - Light Manufacturing

Key Facts:

- Eight Individual Modern Offices
- Rent One or Multiple Offices
- Conference Room (base allowance included) -additional rental available
- Use of Kitchenette, Refrigerator, Microwave
- Two Private Restrooms with Showers
- Reserved parking spot included
- 50 Parking Spaces
- Tenant Signage-Interior/Exterior
- Handicap accessible Entrance ramp
- 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, Rt 295 and Rt 55

Discover the Swede Space complex, a unique and modern business environment offering eight individual office leases, conference room rentals and warehouse space rental as needed. Whether you're looking for a single office or a suite of multiple offices, this is the perfect space for your business.

Each office is furnished with a desk and chair, provides secure access 24/7 via keypad, and available at one affordable price, which includes monthly conference room allowance, kitchenette, utilities, Comcast internet, phone connectivity, janitorial services, tenant interior/exterior signage, two private restrooms with showers and a reserved parking space. Plus, take advantage of our exclusive discount program for tenants requiring warehouse space.

Be a part of the "newest" business complex in Swedesboro, Woolwich Township. Our strategic location at the intersection of Richardson Ave & 2nd Street places you within easy reach of major highways, including minutes to the NJ Turnpike, Rt. 322, Rt. 295, and Rt. 55. This prime location provides convenient access to South Jersey, Philadelphia, Delaware, and the Northeast Corridor.

Contact us today to learn how your business can thrive in this creative, thriving business environment.

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