



637 Swedesboro Road Gibbstown, New Jersey

New Class A Warehouse Nearing Delivery



Ian Richman

Executive Vice President
+1 856 414 1257
ian.richman@colliers.com

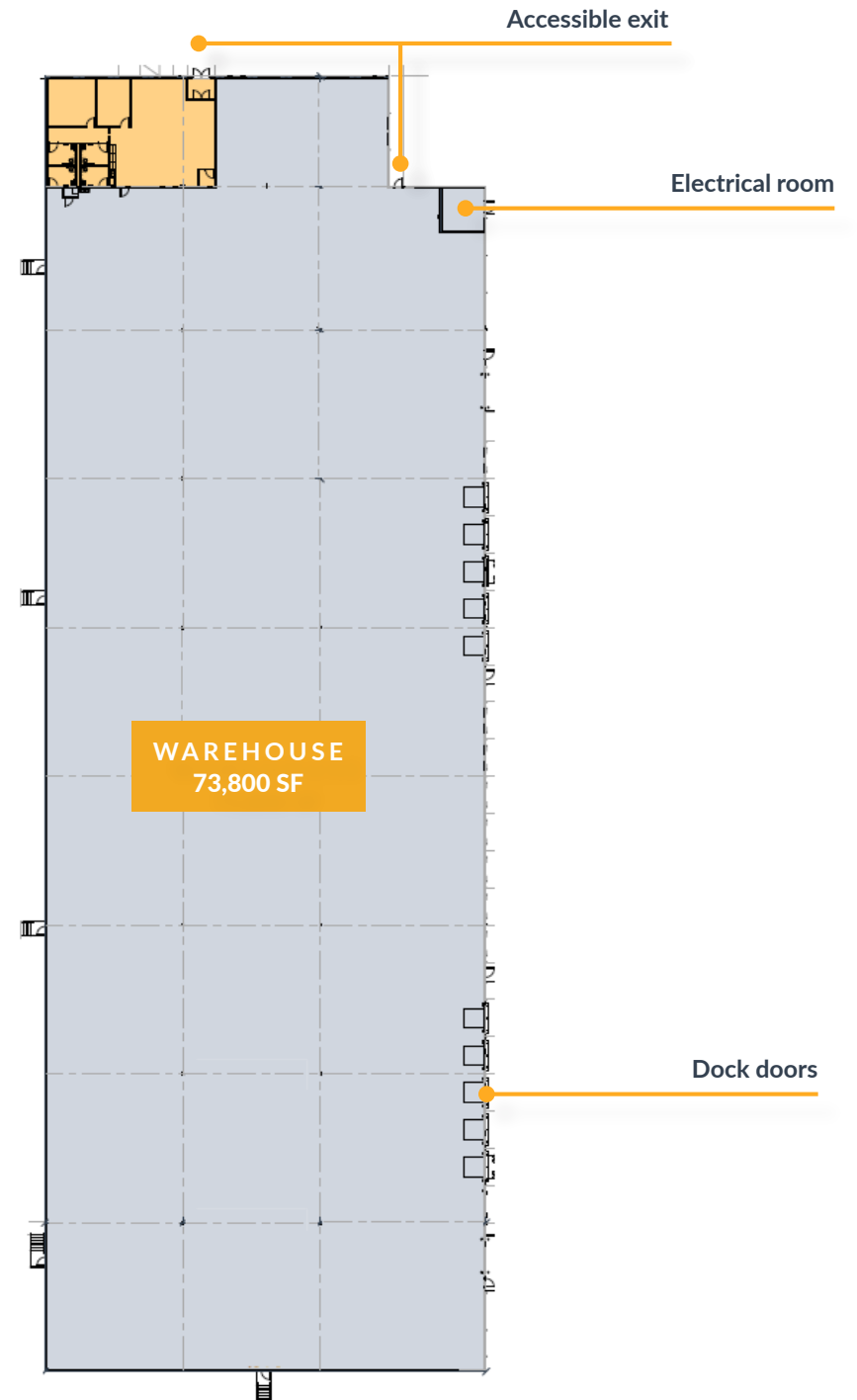
Marc Isdaner

Vice Chair
+1 609 332 7566
marc.isdaner@colliers.com



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'
Roof System	60 mil TPO with 20-year NDL Warranty
HVAC System	Warehouse: Cambridge Heated Makeup Air Units Office Space: RTUs
Dock-High Doors	10 + 8 knockout panels
Drive-In Doors	2
Office Area	2,504 SF
Fire Suppression	ESFR
Electrical Service	1,600 amps 480/277 volt
Truck Court	130'



Site Plan



Site Access

637 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

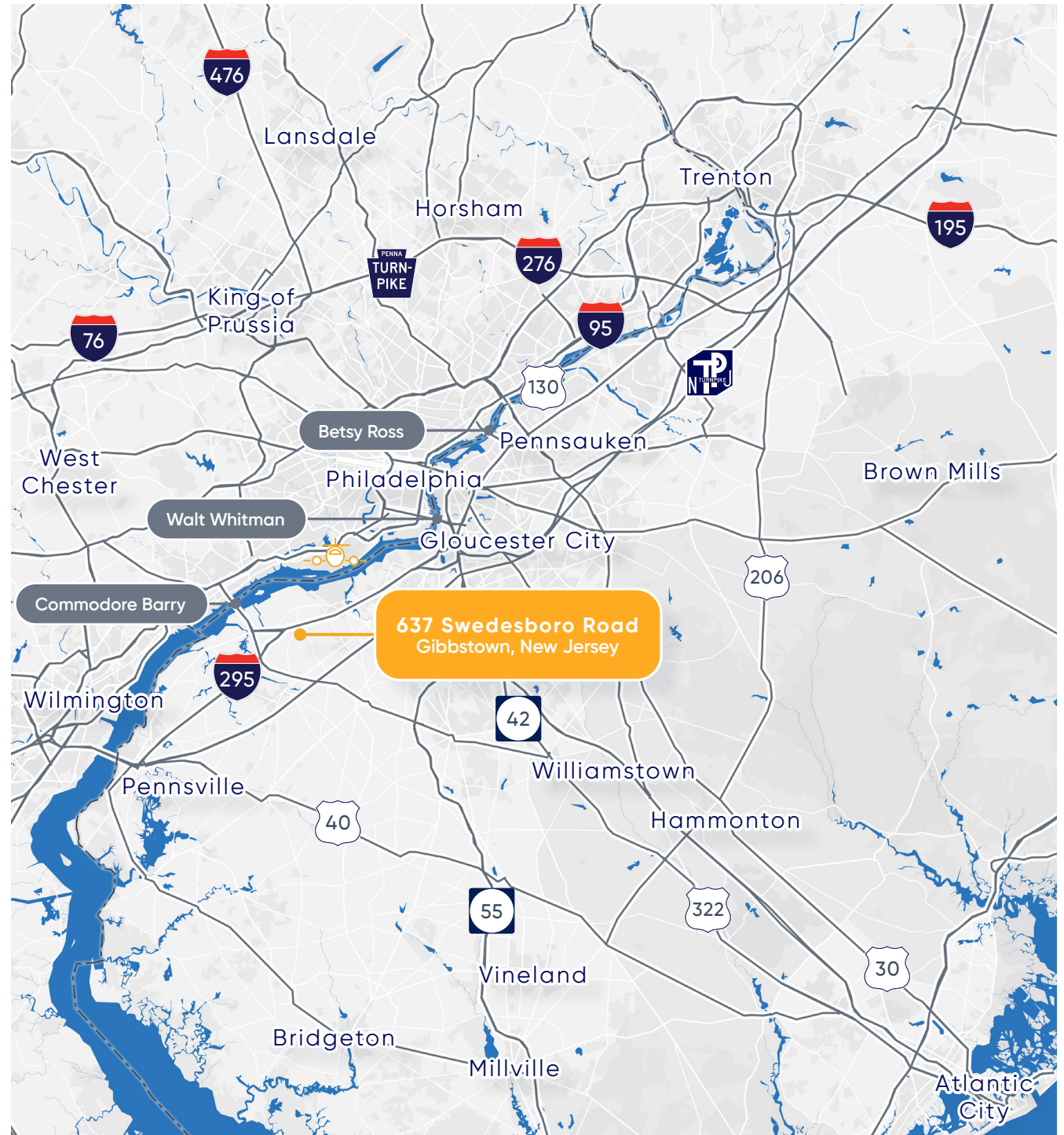
Route 130 Instant access

Route 322 7 minutes

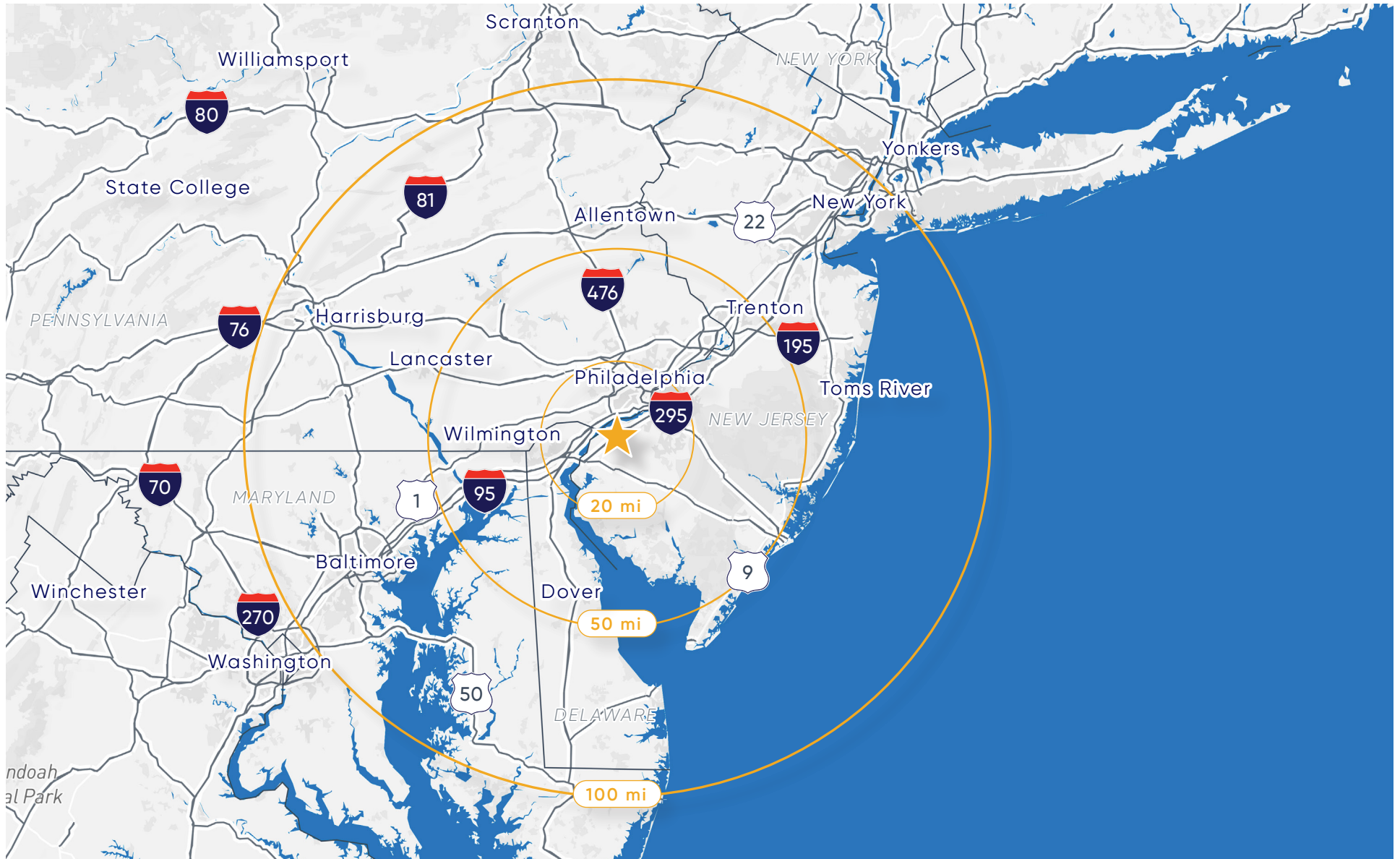
New Jersey Turnpike 8 minutes

Walt Whitman Bridge 14 minutes

Betsy Ross Bridge 30 minutes



Regional Access



Delivering Q3 2026

Contact

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marc.isdaner@colliers.com

250 Century Parkway, Suite 100
Mount Laurel, NJ 08054
+1 856 234 9300



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