



AVAILABLE FOR LEASE

110 RICHARDSON AVENUE

SWEDESBORO, NEW JERSEY

FLEX/OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:

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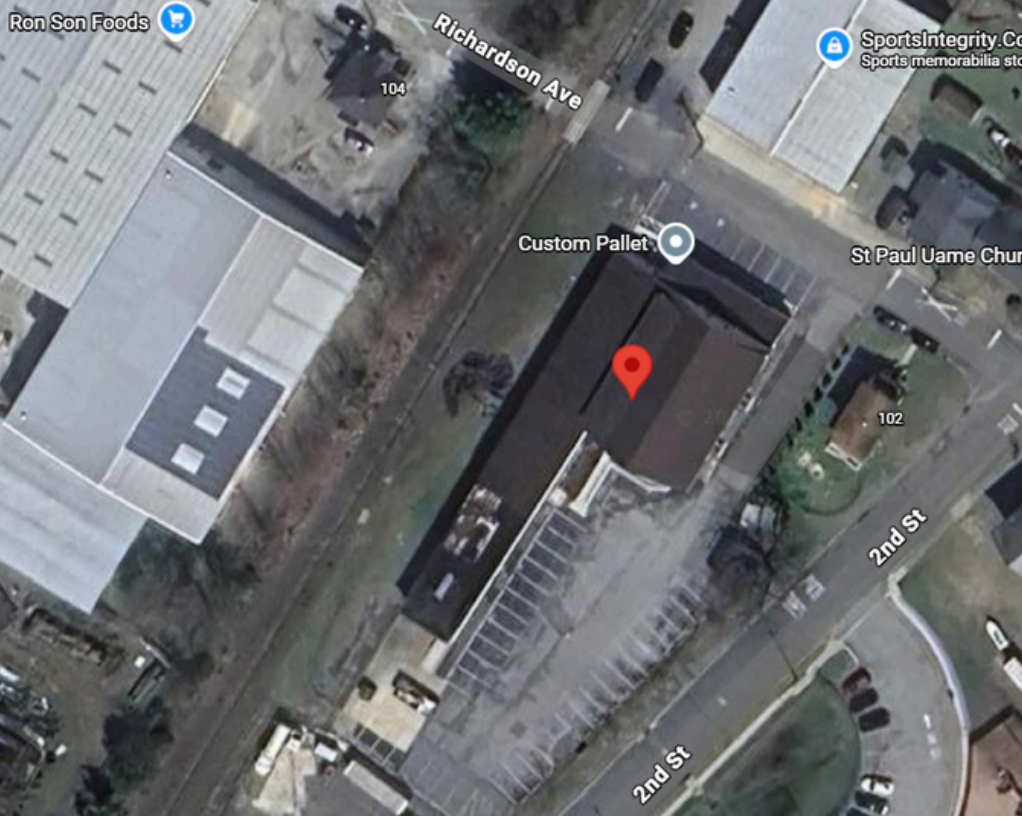
LEASE OPPORTUNITY

AVAILABLE FOR LEASE

Flex / Office Space

PROPERTY ADDRESS	110 RICHARDSON AVENUE SWEDESBORO, NJ
BUILDING SIZE	+/- 11,000 sqft
LOT SIZE	+/- 0.96 acres
ASKING PRICE	Call for details
ZONING	Light Manufacturing
BUILDING FEATURES	+/- 7000sf of warehouse space +/- 1000 - 4500sf of office space available +/- 100-500sf of shared space available
YEAR BUILT	1950





PROPERTY SUMMARY

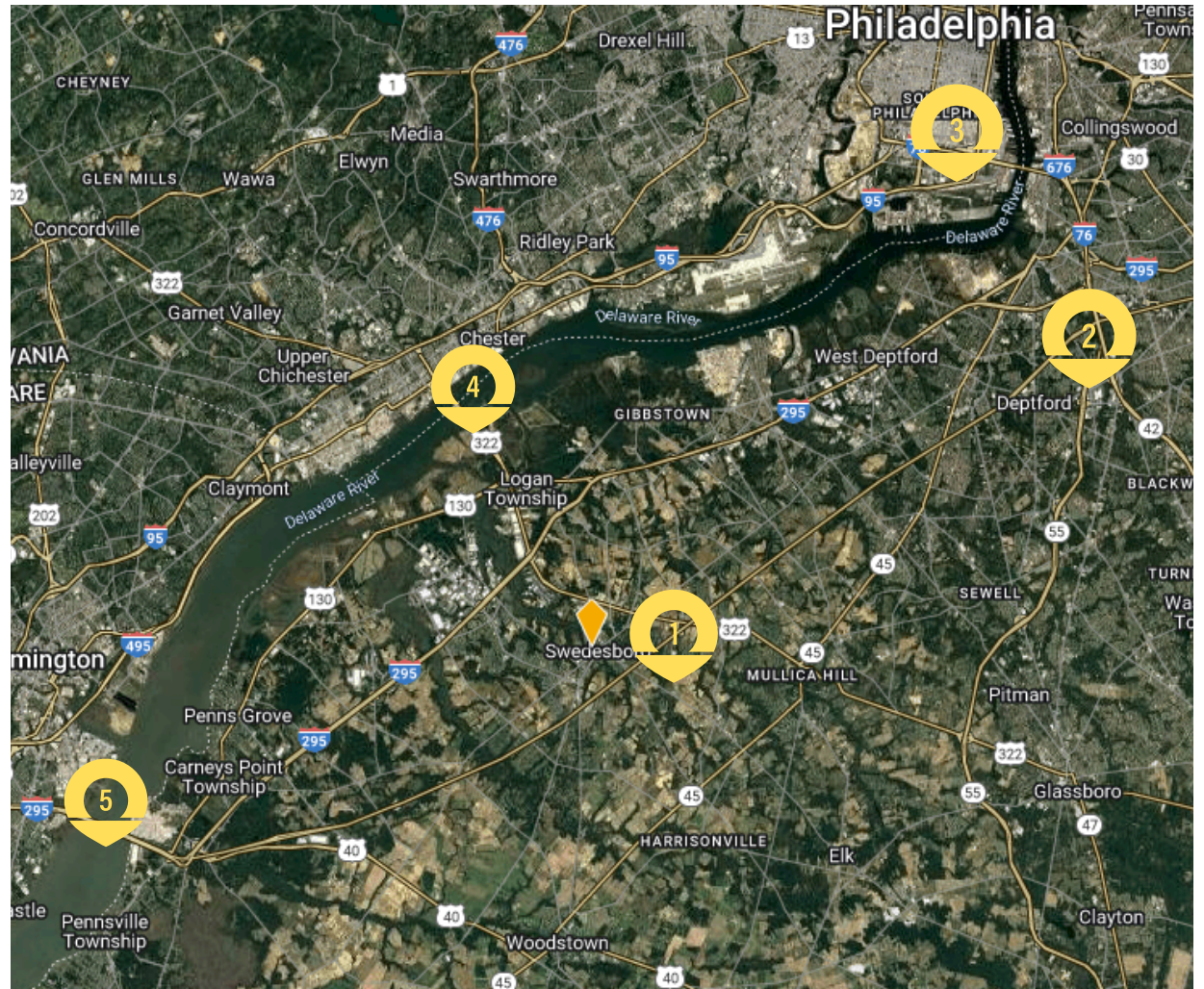
Discover the Swede Space complex, a unique and modern business environment offering eight individual office leases, conference room rentals and warehouse space rental as needed. Whether you're looking for a single office or a suite of multiple offices, this is the perfect space for your business. Each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

BUILDING HIGHLIGHTS

- At the intersection of Richardson Ave & 2nd Street places you within easy reach of major highways.
- Minutes to NJ Turnpike, Rt. 322, Rt. 295, and Rt. 55.
- This prime location provides convenient access to South Jersey, Philadelphia, Delaware, and the Northeast Corridor.

NEARBY AMENITIES

- 1 New Jersey Turnpike
- 2 Route 42 and Route 55 Interchange
- 3 Philadelphia City 295
- 4 Commodore Barry Bridge
- 5 Delaware Memorial Bridge



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
2020 Population	4,630	19,871	35,451
2024 Population	4,832	21,124	36,466
2029 Population Projection	5,016	21,996	37,719