

PREMIER FLEX SPACE WITH LAND FOR SALE

FLEX SPACE
WITH
CONTRACTOR
YARD



2540 OLDMANS CREEK ROAD SWEDESBORO, NJ

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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 2540 Oldmans Creek Road
Swedesboro, NJ 08085

- Size/SF:**
- +/- 5,000 SF Flex Space**
 - Two 10'x14' drive-in doors
 - +/- 200 SF of office space
 - Approximately 11' ceiling height
 - +/-1,600 SF House**
 - Newer HVAC
 - Newer well water/septic system
 - 3 bed, 1.5 bath
 - Tenant occupied
 - 4.63 Acres of Land**
 - Owner has township variance to operate landscaping company
 - Fenced yard
 - Water access from well

Sale Price: Call for information

PROPERTY HIGHLIGHTS

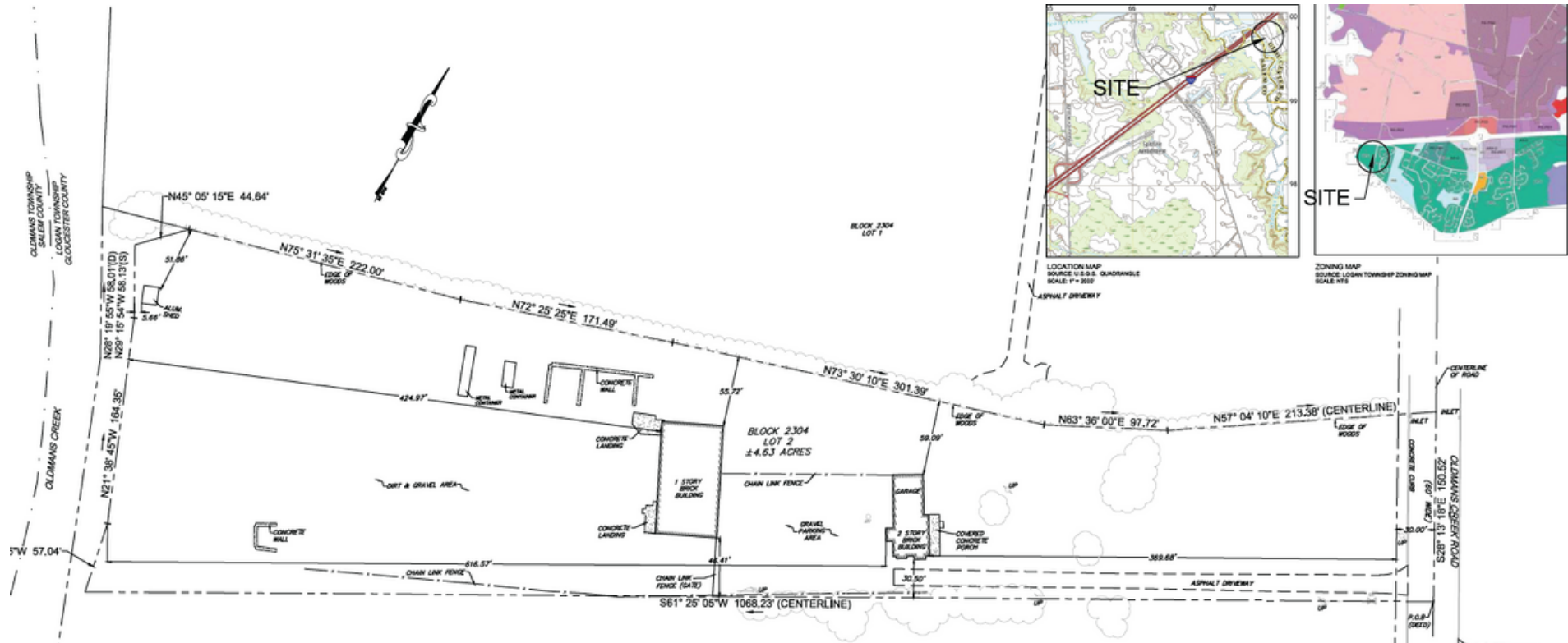
- Ideal for landscaping company or other contractor needing outside storage/lay-down yard
- House on property is tenant-occupied
- Easy access to I-295, Route 130, Commodore Barry and Delaware Memorial Bridges
- Within one mile of major logistics hub (Pureland Industrial Complex)
 - Amazon
 - Mitsubishi
 - Mercedes-Benz
 - Mannington Mills
 - Home Depot
 - Lockheed Martin
 - USPS
 - Target Corporation
 - PepBoys

AERIAL MAP



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PROPERTY SURVEY



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PROPERTY OUTLINE



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ADDITIONAL IMAGES



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