

# 100 GRANT AVE

Swedesboro, NJ



## SOUTH JERSEY LAND FOR SALE

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**2.17 ACRES**

### PROPERTY FEATURES

- Sale Price: \$750,000
- 2.17 Acres
- Zoning: Commercial & Light Manufacturing
- Can be rail served
- 2024 Annual Taxes: \$7,381.48
- Ideal for a variety of commercial & industrial uses
- Direct access to I-295 and NJ Turnpike



Co-Listed with  
**cresa**



# INDUSTRIAL OUTDOOR STORAGE CONCEPT

## TRUCK PARKING PLAN



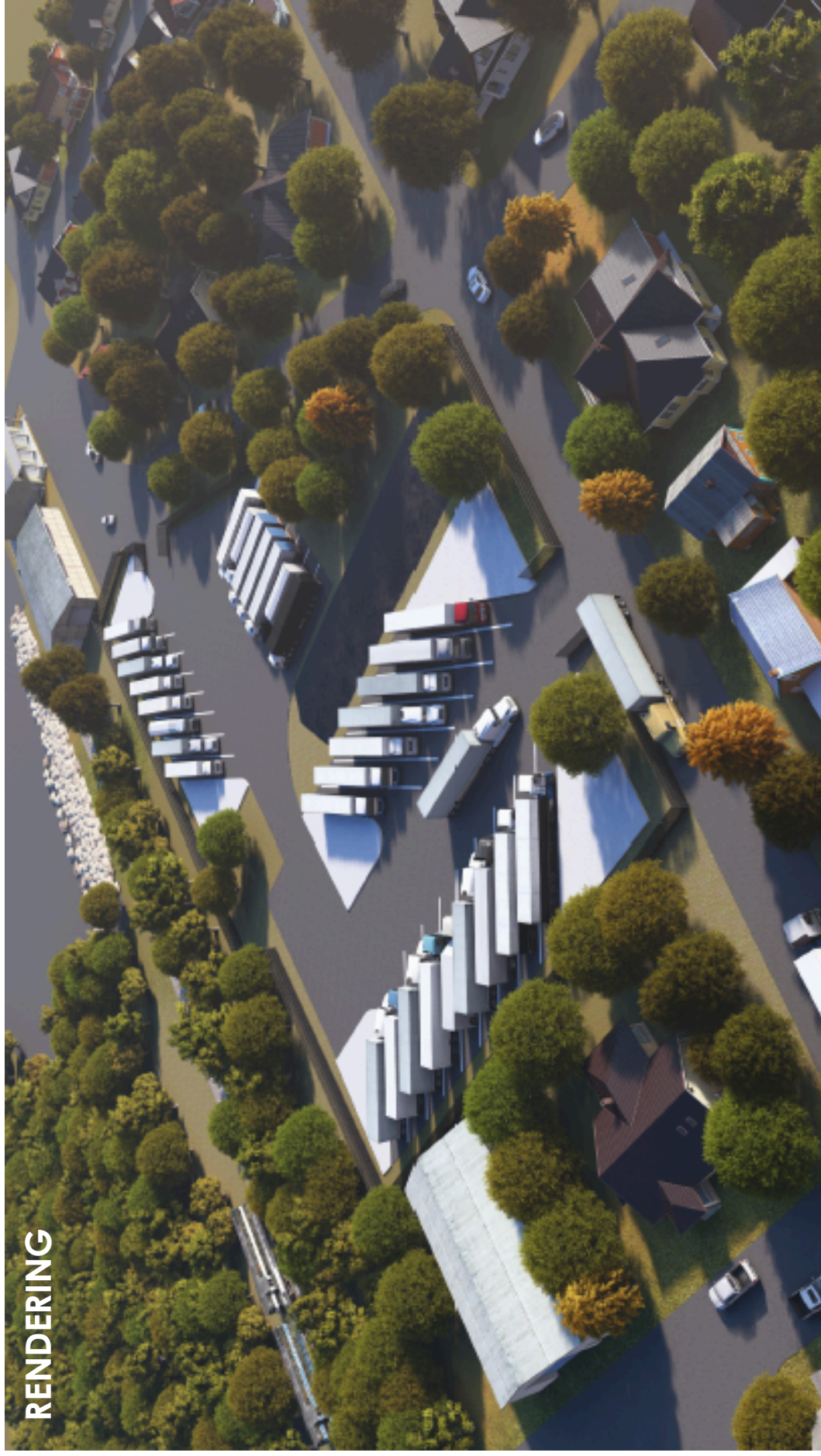
## CUT-FILL ANALYSIS



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

# INDUSTRIAL OUTDOOR STORAGE

RENDERING



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**Ryan Barikian**  
Vice President  
856.383.5355  
ryan.barikian@wolfcre.com

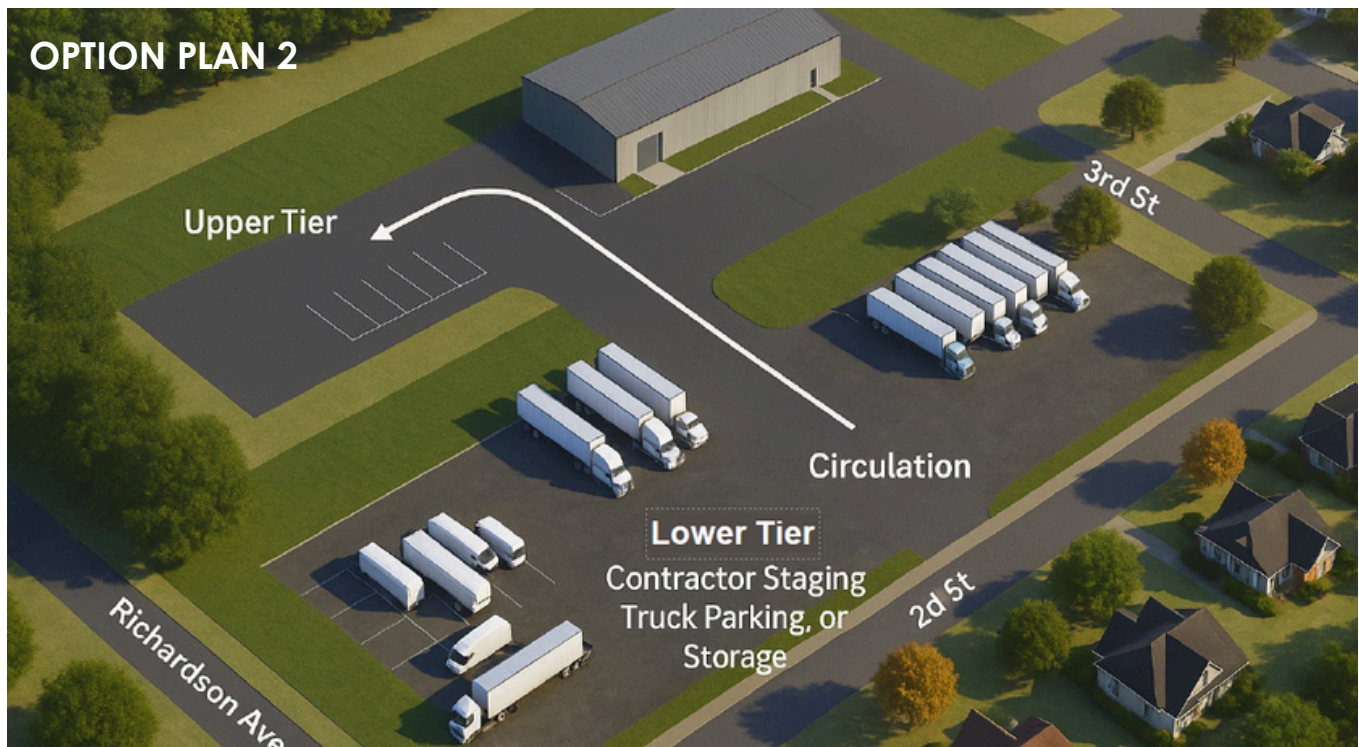
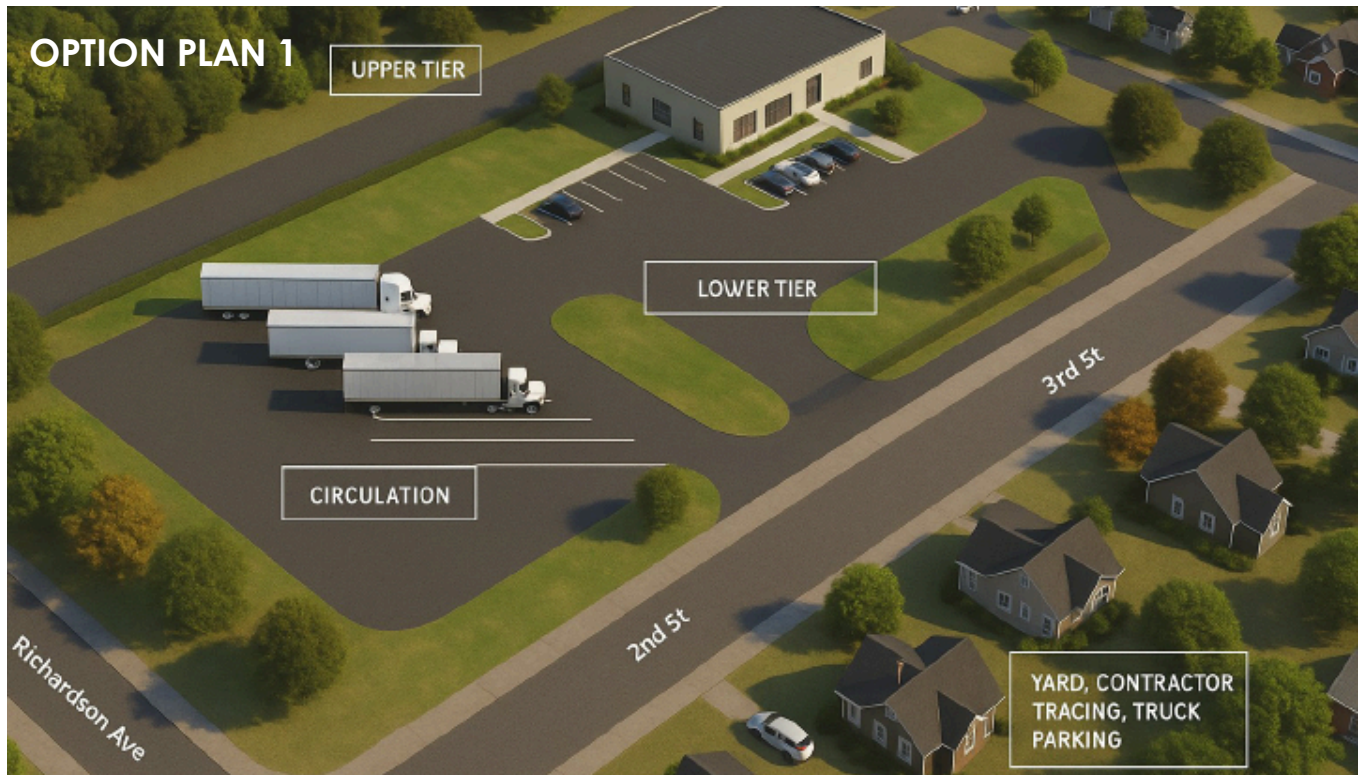
**Erin Warwick**  
Executive Vice President  
609.744.9964  
erin.warwick@wolfcre.com



[www.WolfCRE.com](http://www.WolfCRE.com)

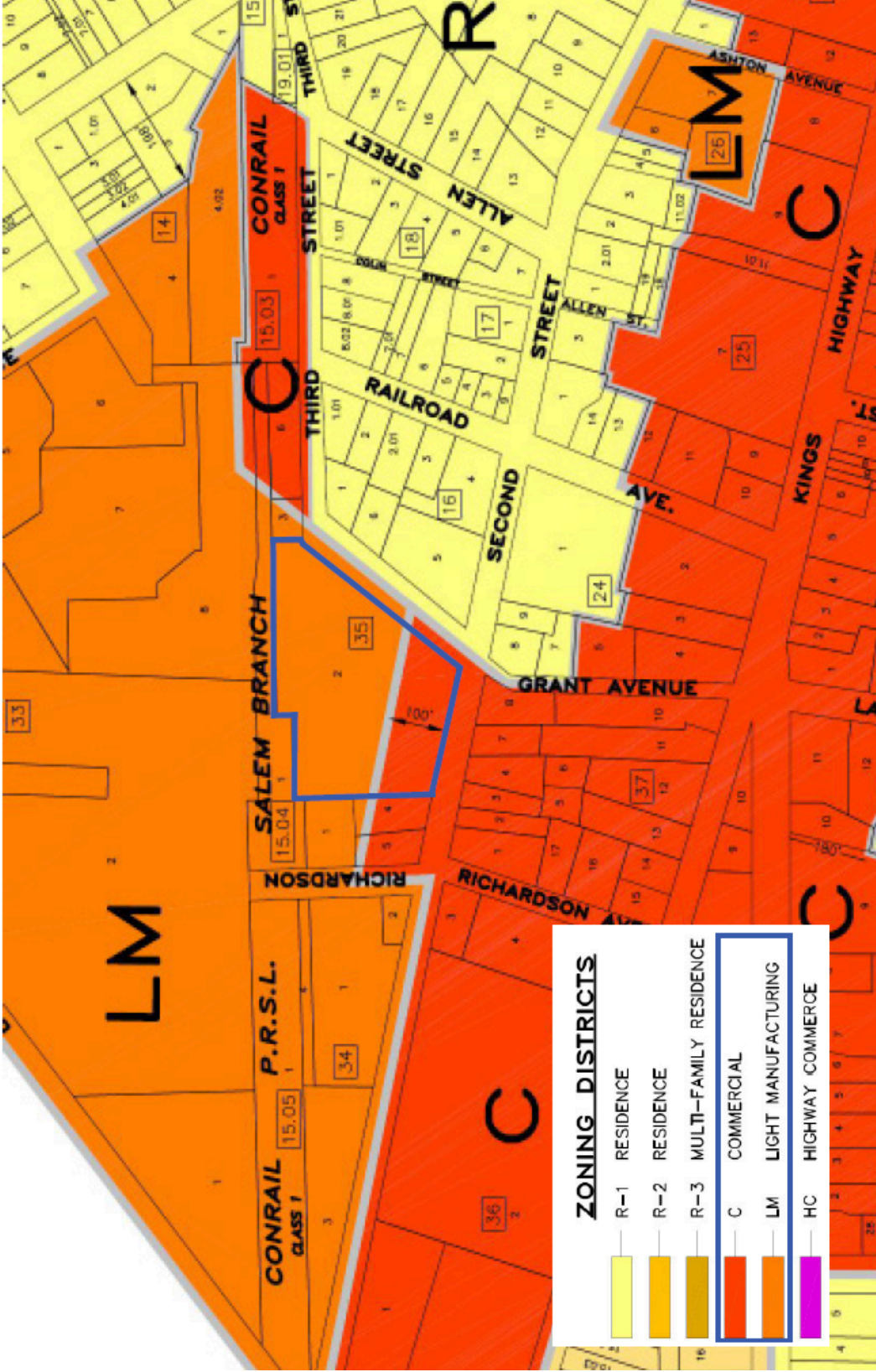
**CORFAC**  
INTERNATIONAL

# INDUSTRIAL OUTDOOR STORAGE CONCEPT PLANS



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# ZONING MAP



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**Ryan Barikian**  
 Vice President  
 856.383.5355  
[ryan.barikian@wolfcre.com](mailto:ryan.barikian@wolfcre.com)

**Erin Warwick**  
 Executive Vice President  
 609.744.9964  
[erin.warwick@wolfcre.com](mailto:erin.warwick@wolfcre.com)



# ZONING OUTLINE

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## **In the LM Light Manufacturing District, the following use and area regulations shall apply:**

Use regulations. A building may be erected or used and a lot may be used or occupied for any of the following purposes and noother, provided that no use which is noxious or hazardous or in violation with any health and/or safety code shall be permitted, except in accordance with §340-24 of this chapter:

[Amended 7-2-1984; 3-17-1997]

Any use permitted in the C Commercial District.

Wholesale business establishments.

Warehouses or yards for storage, sale and distribution of ice, coal, petroleum products, building materials or products of manufacturing uses permitted in the Borough, not including junk, salvage or wrecking yards.

Manufacturing or processing as follows:

Bottling establishments for nonalcoholic beverages.

Canvas and canvas products.

Clothing and other textile products, not including the manufacture of textiles.

Containers for food products, fruits and vegetables.

Manufacture and assembly of electrical equipment, appliances and supplies, not including heavy electrical machinery.

Jewelry, clocks and watches.

Leather products, not including tanning or leather processing.

Medical, dental and drafting equipment, optical goods and other professional and scientific instruments

Metal stamping and extrusion of small products.

Musical instruments.

Compounding of pharmaceutical products.

Small rubber products and synthetic treated fabrics, not including rubber and synthetic processing.

Small products from the following previously prepared materials: bone, cork, feathers, felt, fur, glass, hair, horn, paper, plastics and shells.

Tool, dye and pattern-making and similar small machine shops.

Wood products, including furniture, boxes and baskets.

Microbrewery/limited brewery facility.

[Added 5-16-2016 by Ord. No. 5-2016]

Carpet and rug cleaning.

Laundry, dry-cleaning or dyeing plants.

Research, experimental and testing laboratories.

Trucking terminals.

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**Ryan Barikian**  
Vice President  
856.383.5355  
[ryan.barikian@wolfcre.com](mailto:ryan.barikian@wolfcre.com)

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609.744.9964  
[erin.warwick@wolfcre.com](mailto:erin.warwick@wolfcre.com)



# LOCATION OVERVIEW

## LOCATION MAP



## INDUSTRIAL TENANT BASE MARKET HIGHLIGHTS



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Executive Vice President  
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erin.warwick@wolfcre.com



# ZONING OUTLINE CONTINUED

## **In the LM Light Manufacturing District, the following use and area regulations shall apply:**

Any use of the same general character as any of the above permitted uses when authorized as a conditional use by the Planning Board.

Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

Unless otherwise specifically permitted within this chapter, no more than one principal dwelling or principal building shall be permitted on one lot, and no more than one principal use shall be permitted on one lot.

[Added 3-3-2014 by Ord. No. 4-2014]

In the C Commercial District, the following use and area regulations shall apply:

Use regulations. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

Any use permitted in the R-2 Residence District.

Apartments in combination with business uses.

Hotels or tourist houses.

Retail stores; restaurants; offices, agencies or studios; banks; personal service shops, such as tailor dressmaking, beauty, barber and shoe repair; and mortuaries.

Contractor, craftsmen's or general service shops, including plumbing, heating, carpentry, welding and similar shops.

Private schools, clubs or lodges and places of amusement, recreation or assembly.

Hand or automatic self-service laundries.

Newspaper publishing or job printing establishments.

Bakery or confectionery shops for the production of articles to be sold only at retail on the premises.

Public garages, motor vehicle service stations, automobile sales agencies and parking garages or lots, provided that all facilities are located and all services are conducted on the lot.

Any use of the same general character as any of the above permitted uses, provided that no use which is noxious or hazardous shall be permitted.

Accessory uses on the same lot with and customarily incidental to any of the above permitted uses and signs when erected and maintained in accordance with the provisions of Article X hereof.

Any establishment having as a substantial or significant portion of its stock-in-trade books, magazines, other periodicals, films and other viewing material which are distinguished or characterized by their emphasis on matters depicting, describing or relating to specified sexual activity, sexual conduct or specified anatomical areas, provided that no such use shall be located within 500 feet of the property line of any similar use or of any place of worship, school, recreational or health-care facility, library or establishment licensed for sale or consumption of alcoholic beverages. This subsection does not authorize or permit the sale or rental of obscene material, as defined in N.J.S.A. 2C:34-2, to any person 18 years of age or older or, as defined in N.J.S.A. 2C:34-3, to any person under the age of 18 years in the Commercial District or at any other location in the Borough of Swedesboro. Sales or rentals of such materials are not authorized or permitted by this chapter and are not legal anywhere in the Borough of Swedesboro.

[Added 4-20-1987]

Unless otherwise specifically permitted within this chapter, no more than one principal dwelling or principal building shall be permitted on one lot, and no more than one principal use shall be permitted on one lot.

[Added 3-3-2014 by Ord. No. 4-2014]

Microbrewery/limited brewery facility.

[Added 5-16-2016 by Ord. No. 5-2016]

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