

AVAILABLE FOR LEASE

601 Delran Parkway | Swedes Run Corporate Center Delran NJ

57,104 SF AVAILABLE, DIVISIBLE



Property Information

BUILDING SIZE	57,104 SF, divisible to 28,800 SF light industrial
ZONING	M2 - General Industrial/Commercial
CEILING HEIGHT	Warehouse - 22' clear, Office - 9' clear
OFFICE AREA	2,320 SF
COLUMN SPACING	40' x 40'
LOADING	(9) 10'x12' tailgates, (1) 10'x12' drive-in ramp Knock-outs available for additional tailgates
ROOF	60mil TPO - installed 2018
SPRINKLER	Wet sprinkler, centrally monitored
HVAC	Carrier gas fired rooftop units 5-10 ton size range, gas fired ceiling hung units servicing warehouse
POWER	2,000 Amp 480/277 Volt, 3-phase

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Location

601 Delran Parkway is located in a multi-use business park just off Route 130 with easy access to all area bridges

KEY DISTANCES

Tacony-Palmyra Bridge	4.6 Miles 10 Minutes
I-295	6.1 Miles 14 Minutes
NJ Turnpike	8.9 Miles 15 Minutes



Floor plan

