

100 DARTMOUTH DRIVE

SWEDESBORO, NEW JERSEY

±114,855 SF

AVAILABLE FOR SUBLEASE

TERM THROUGH 4/30/2030



BUILT FOR COLD. POSITIONED FOR GROWTH.

HIGH PERFORMANCE COLD STORAGE FACILITY IDEAL FOR FOOD DISTRIBUTION, BEVERAGE, AND OTHER TEMPERATURE-SENSITIVE OPERATIONS.

JOHN GARTLAND

Vice Chair

+1 856 324 8287

john.gartland@cushwake.com

SEAN DUNCAN

Senior Associate

+1 610 484 4793

sean.duncan@cushwake.com

MARC RICHES

Senior Vice President

+1 805 368 5777

marc.riches@cushwake.com

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



LOCATION OVERVIEW



DRIVE TIMES

ROUTE 322	0.4 MILES	COMMODORE BARRY BRIDGE	4.7 MILES	FEDEX FACILITY	16.0 MILES
I-295	1.2 MILES	DELAWARE MEMORIAL BRIDGE	13.1 MILES	UPS FACILITY	18.1 MILES
ROUTE 130	3.5 MILES	WALT WHITMAN BRIDGE	18.3 MILES		
I-95	6.8 MILES				
I-476	9.5 MILES				

SITE ADVANTAGES

1

COLD CHAIN FOCUSED LOCATION

Strategically located in a premier cold storage corridor with immediate access to major transportation routes and an established network of food distribution and logistics providers.

2

EXCELLENT ACCESS & CONNECTIVITY

Immediate access to I-295 and the NJ Turnpike with close proximity to Route 322, providing seamless connectivity to Philadelphia, PhilaPort, Wilmington, and major Northeast markets.

3

STRONG LABOR & BUSINESS CLIMATE

Access to a diverse labor pool in Southern New Jersey with a business-field environment and no sales tax on inventory-supporting lower operating costs and long-term success.

REGIONAL ACCESS



DRIVE TIMES

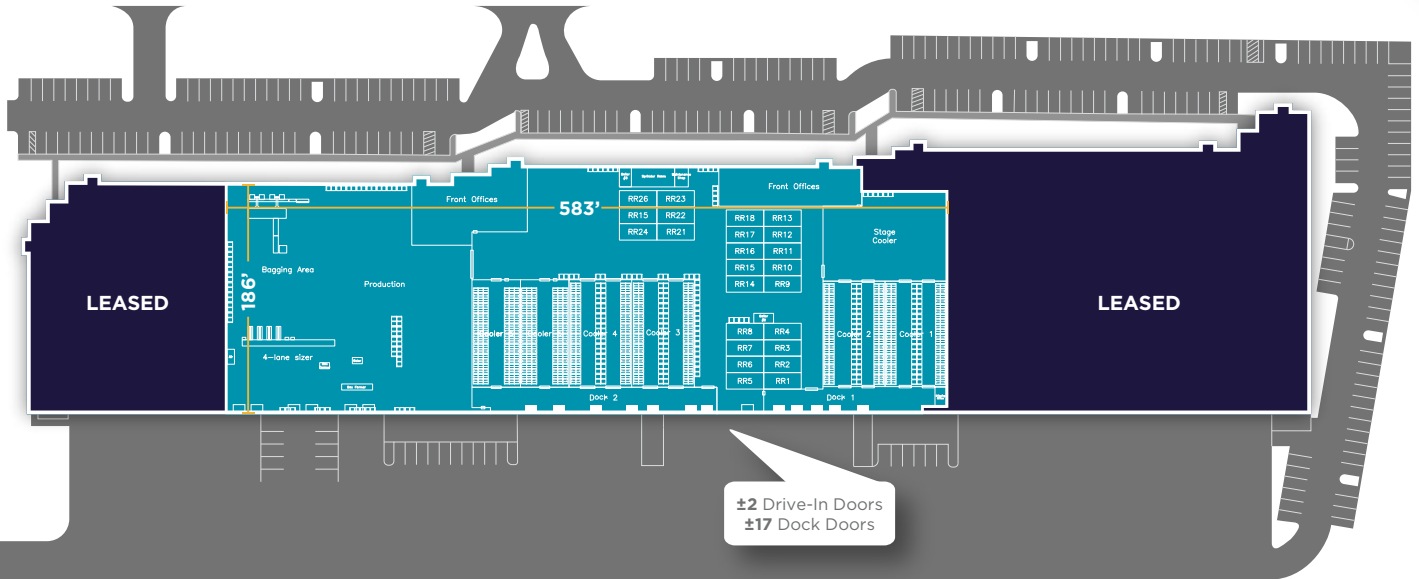
WILMINGTON, DE	22 MILES	26 MIN
CENTER CITY PHILADELPHIA, PA	26 MILES	32 MIN
TRENTON, NJ	54 MILES	58 MIN
ATLANTIC CITY, NJ	60 MILES	1 HR 8 MIN

BALTIMORE, MD	84 MILES	1 HR 38 MIN
NEW YORK, NJ	107 MILES	1 HR 57 MIN
HARRISBURG, PA	121 MILES	2 HR 20 MIN
WASHINGTON, D.C.	123 MILES	2 HR 27 MIN

100

DARTMOUTH DRIVE

SWEDESBORO, NEW JERSEY



BUILDING SPECS

Available SF:	±114,855 SF	Clear Height:	28'
Total Building SF:	±213,563 SF	Cooler Rooms:	±6
Building Dimensions:	186' x 583'	Ripe Rooms:	±26
Column Spacing:	40'w x 45'd	Drive-In Doors:	±2
Year Built:	1992	Dock Doors:	±17



TEMPERATURE CONTROL
MULTIPLE TEMPERATURE ZONES
DESIGNED TO MEET A VARIETY OF
COLD STORAGE NEEDS.



CLEAR HEIGHT
UP TO 28' CLEAR HEIGHT
ACCOMMODATES HIGH-BAY
RACKING AND EFFICIENT STORAGE.

JOHN GARTLAND
Vice Chair
+1 856 324 8287
john.gartland@cushwake.com

SEAN DUNCAN
Senior Associate
+1 610 484 4793
sean.duncan@cushwake.com

MARC RICHES
Senior Vice President
+1 805 368 5777
marc.riches@cushwake.com

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

