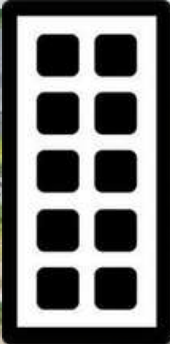


Class 1-5 Cannabis Uses Approved



**COOPER
SQUARE
ACQUISITIONS**
REAL ESTATE INVESTORS

NJ Transit (42)

I-295

I-295 & NJ Transit Highway Signage Opportunity

717 Creek Road

Bellmawr, NJ 08031

For Lease

Lease: \$12 Sq Ft NNN

Est. NNN charges \$2.88

717 CREEK ROAD

FOR MORE INFORMATION CALL:

Angad – (917)–636–8941 or

Paul – (856) 495–2925

HIGHLIGHTS

- **Light Industrial:** Up to 10,125 sq ft, the building measures 125' x 81', features 11 ft clear height, and is equipped with gas heating and air conditioning
- **Cannabis Overlay Zone:** Approved for cultivation, manufacturing, wholesaling, distribution & retail
- **Flexible Zoning:** Light industrial with cannabis-specific approvals



Just off I-295 & Turnpike, with Curaleaf as a neighboring tenant

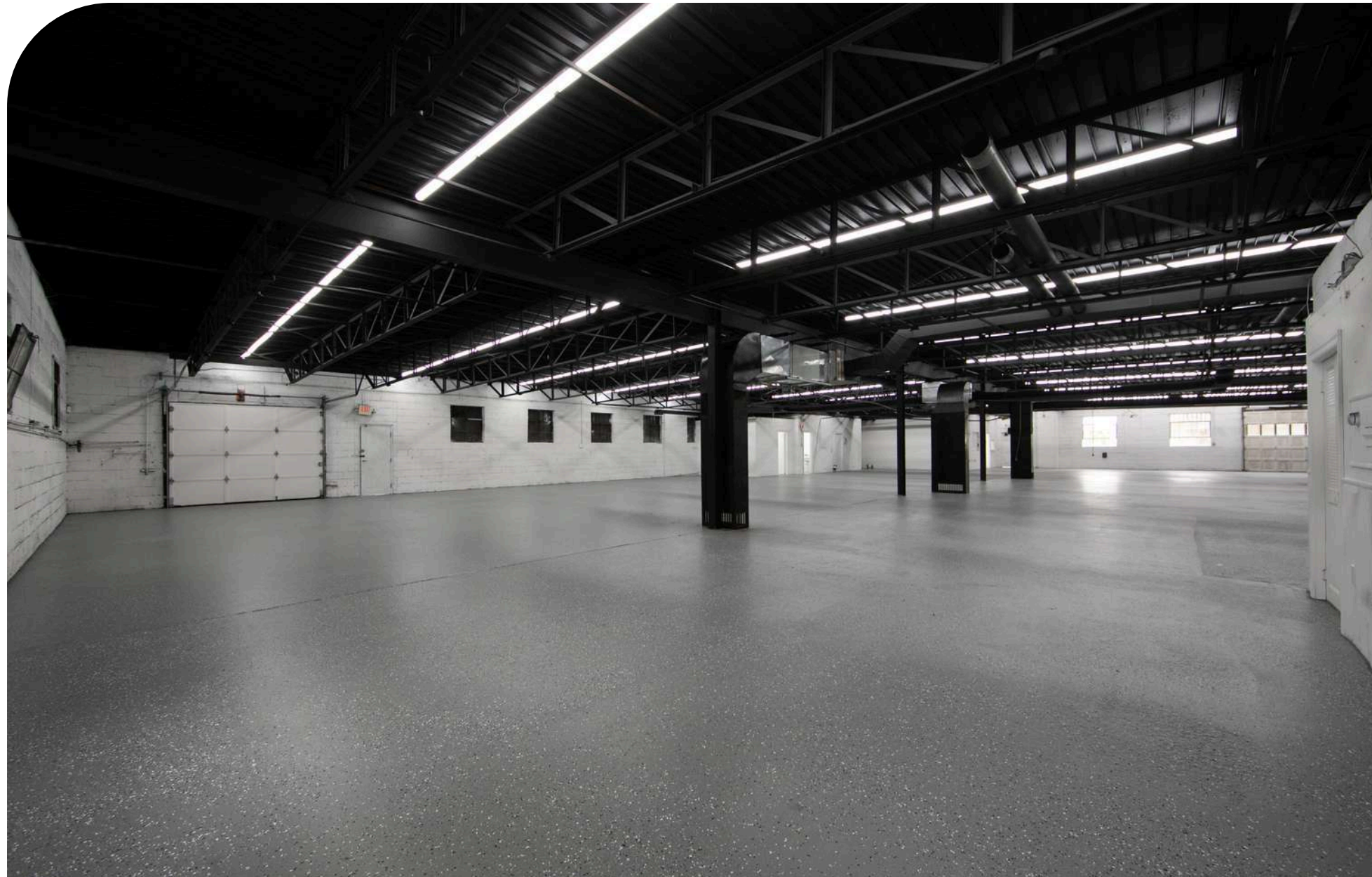


717 CREEK ROAD

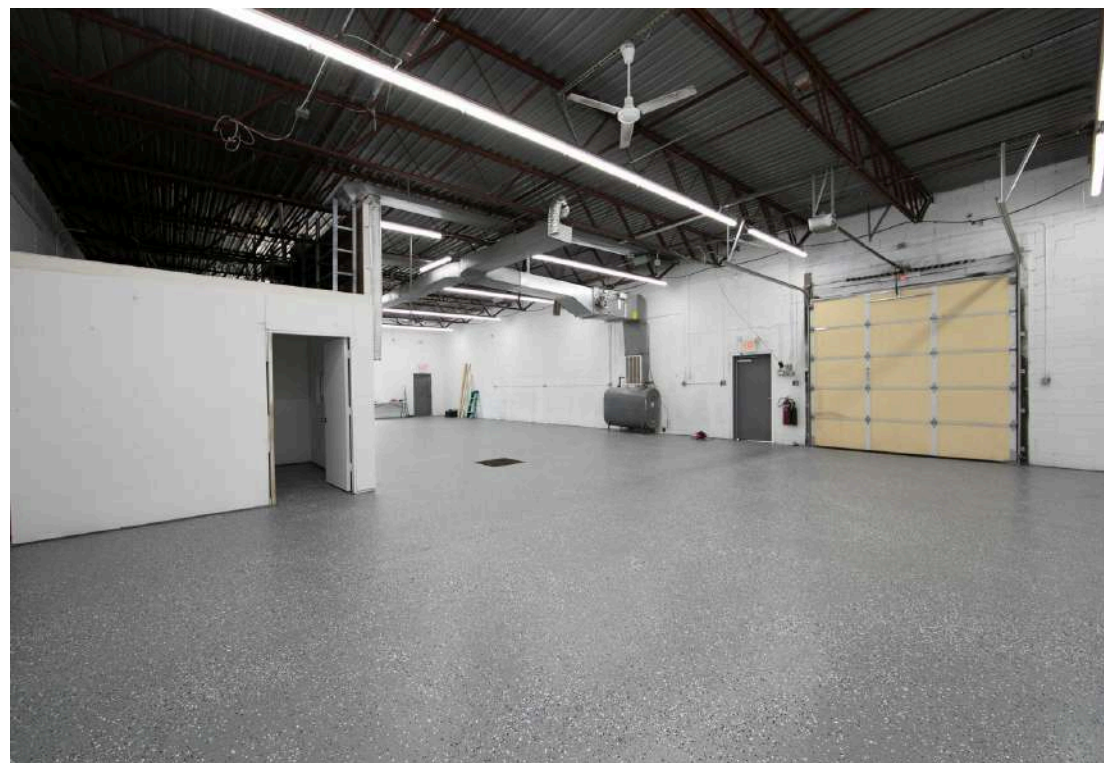
HIGHLIGHTS

Turnkey Ready – Newly renovated with:

- Gas heating & A/C
- 3-phase/400-amp electrical service
- 11 ft clear height
- 2 drive-in doors
- 12 striped parking spaces
- Updated ceiling, LED lighting, new flooring, TPO roof, serviced HVAC & electrical

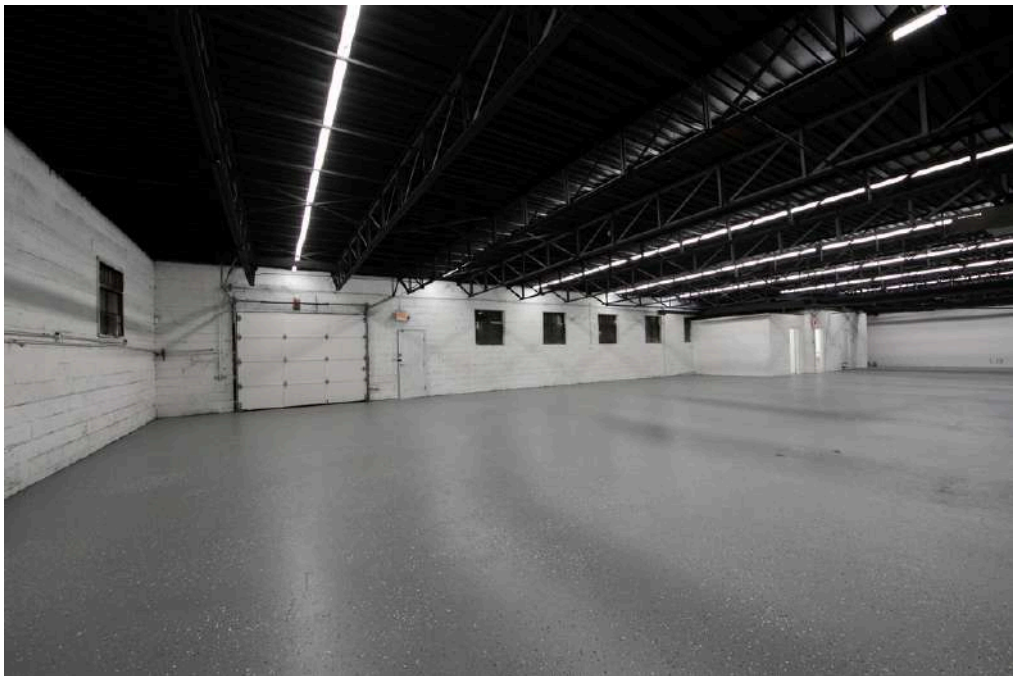
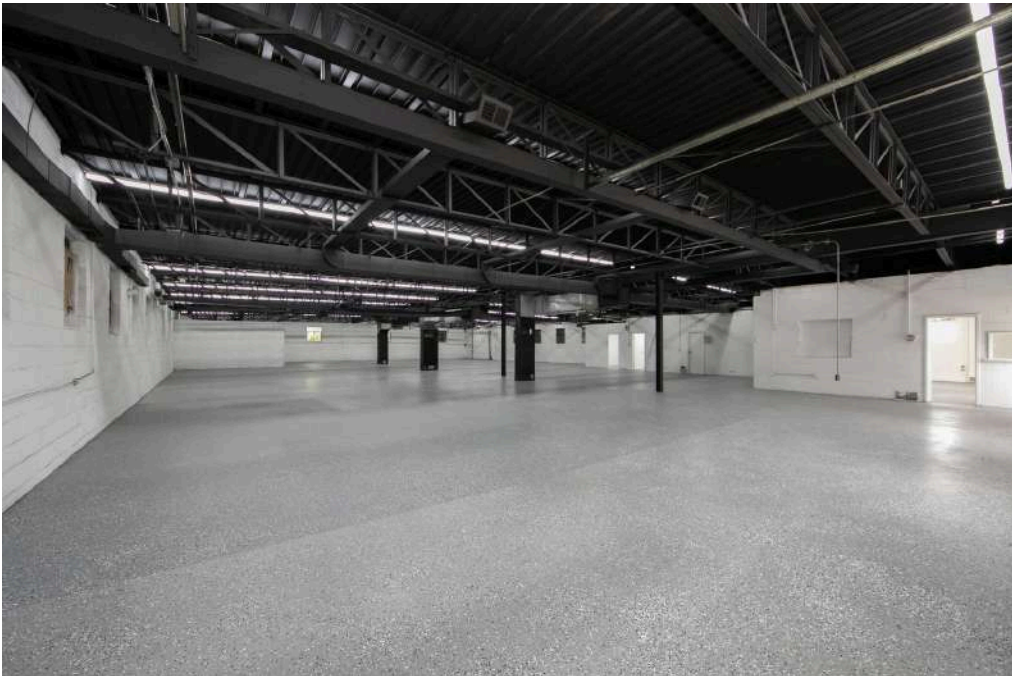


A rare opportunity in one of South Jersey's most desirable business hubs



PHOTOS

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ABOUT COOPER SQUARE



Cooper Square Acquisitions is one of the most active purchasers of distressed & underutilized real estate in Southern New Jersey.

CSA prides itself on its contributions in paving the way for safe, vibrant, and prosperous communities.



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