

COOPER
SQUARE
ACQUISITIONS
REAL ESTATE INVESTORS



355 Crider Avenue

Moorestown, NJ 08057

For Lease

Lease: \$9.95/ Sq Ft NNN

Est. NNN charges \$1.50-2.50

Low OpEx at \$1.60 Sqft!

355 CRIDER AVENUE



HIGHLIGHTS

- **Power Supply:** Equipped with a 3-phase 1600 Amp, 600 Volt power supply, suitable for heavy machinery and industrial operations.
- **Warehouse Space:** Up to 30,000 sq ft with 19 ft ceiling heights and 17 ft clear height, allowing ample vertical storage space
- **Office Space:** 3,000 sq ft of finished office space, available for renovation to meet tenant specifications, ensuring a tailored fit for your business operations



High Power Capacity:

Outfitted with a 3-phase

1600 Amp, 600 Volt supply!

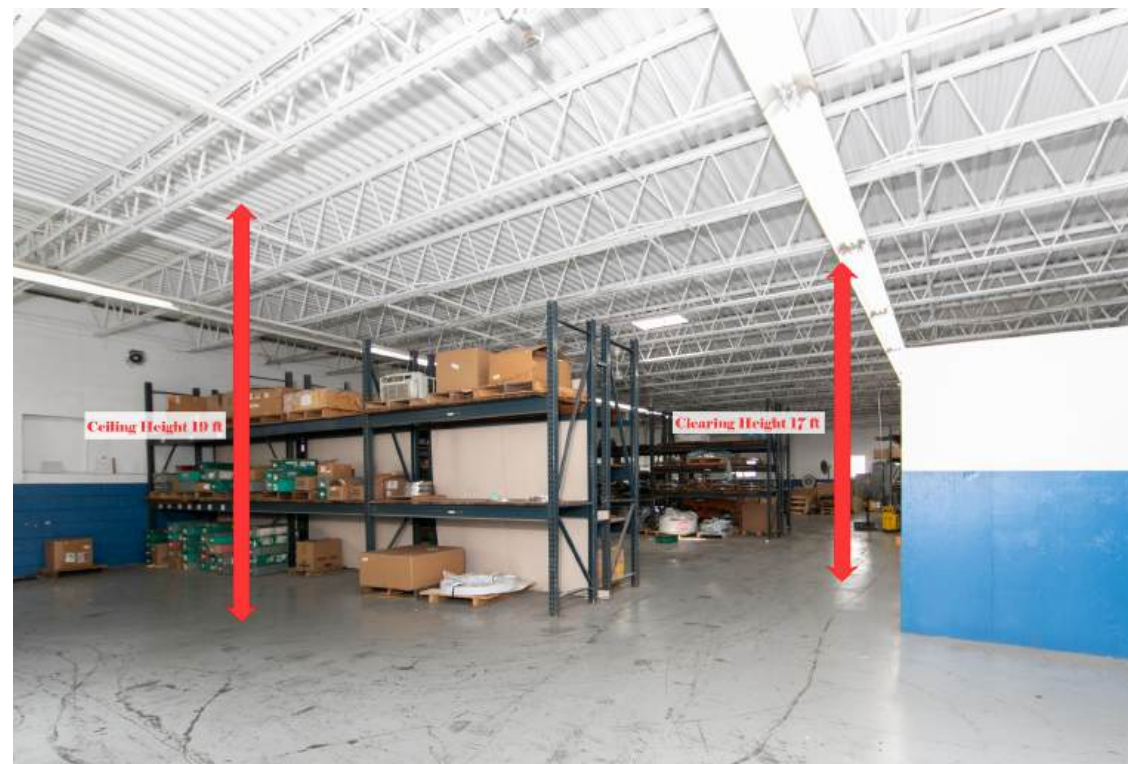


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355 CRIDER AVENUE

HIGHLIGHTS

- **Space Divisions:** Flexible space divisions from 6,000 to 33,000 sq ft, accommodating businesses of varying sizes. Single tenant is preferred.
- **Lot Size:** The property is situated on a spacious 3-acre lot, providing ample room for expansion and operations. Neighboring 3-acre lot at 357 Creide Ave. available for new development as well
- **Loading Docks:** Currently equipped with 3 loading docks, with the potential for additional docks to be added according to tenant requirements.

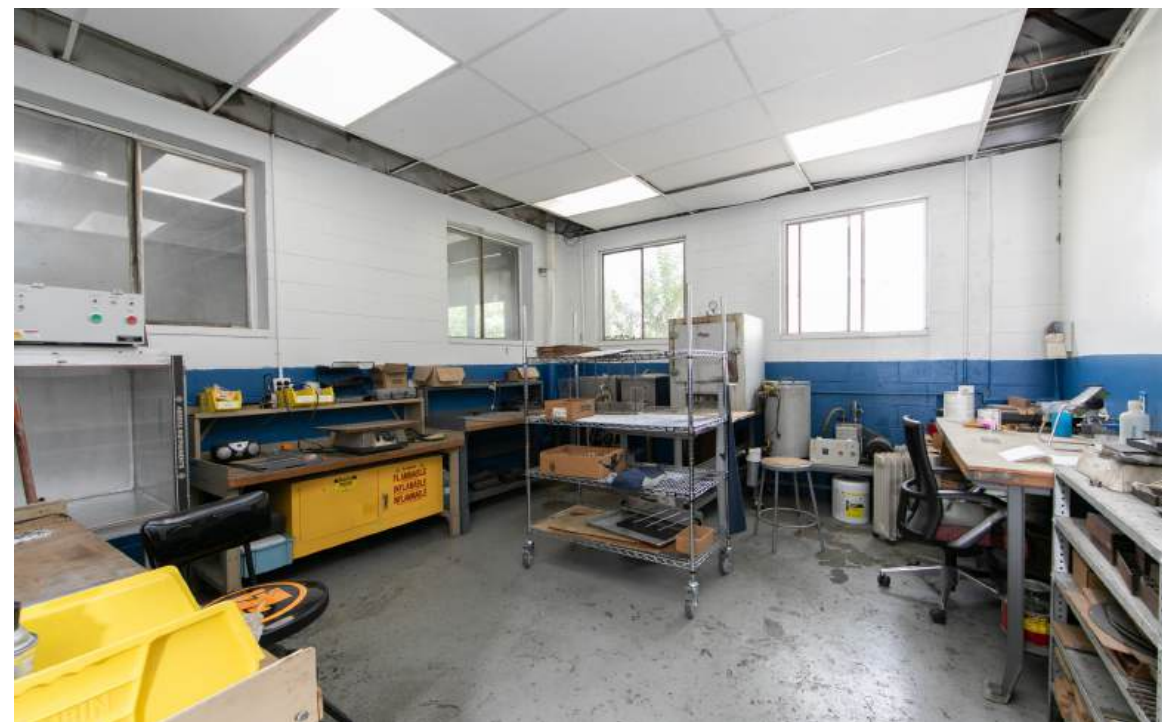


355 CRIDER AVENUE

Property Enhancements

Under new ownership, the property is set for significant improvements to ensure it meets the needs of modern businesses. Planned upgrades include:

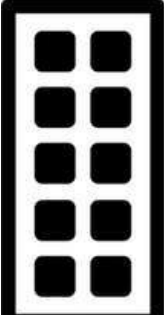
- Repaving of driveways and parking areas
- Roof updates
- Comprehensive exterior and landscaping enhancements
- Interior office renovations and fit-outs
- Addition of dock/loading bays based on tenant specifications



well-located property in one of South Jersey's most desirable business hubs



PHOTOS



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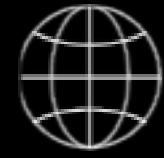


Angad - aguglani@cooperacq.com
Gabby - Mgmt@cooperacq.com



Angad - (917) 636 8941
Gabby - (856)-888-4156

FOR MORE INFORMATION:



<https://www.cooperacq.com/>

355 & 357 CRIDER AVENUE MAP



355 Crider Ave

**357 Crider Ave
3 Acre Lot Available**



Crider Ave

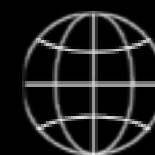
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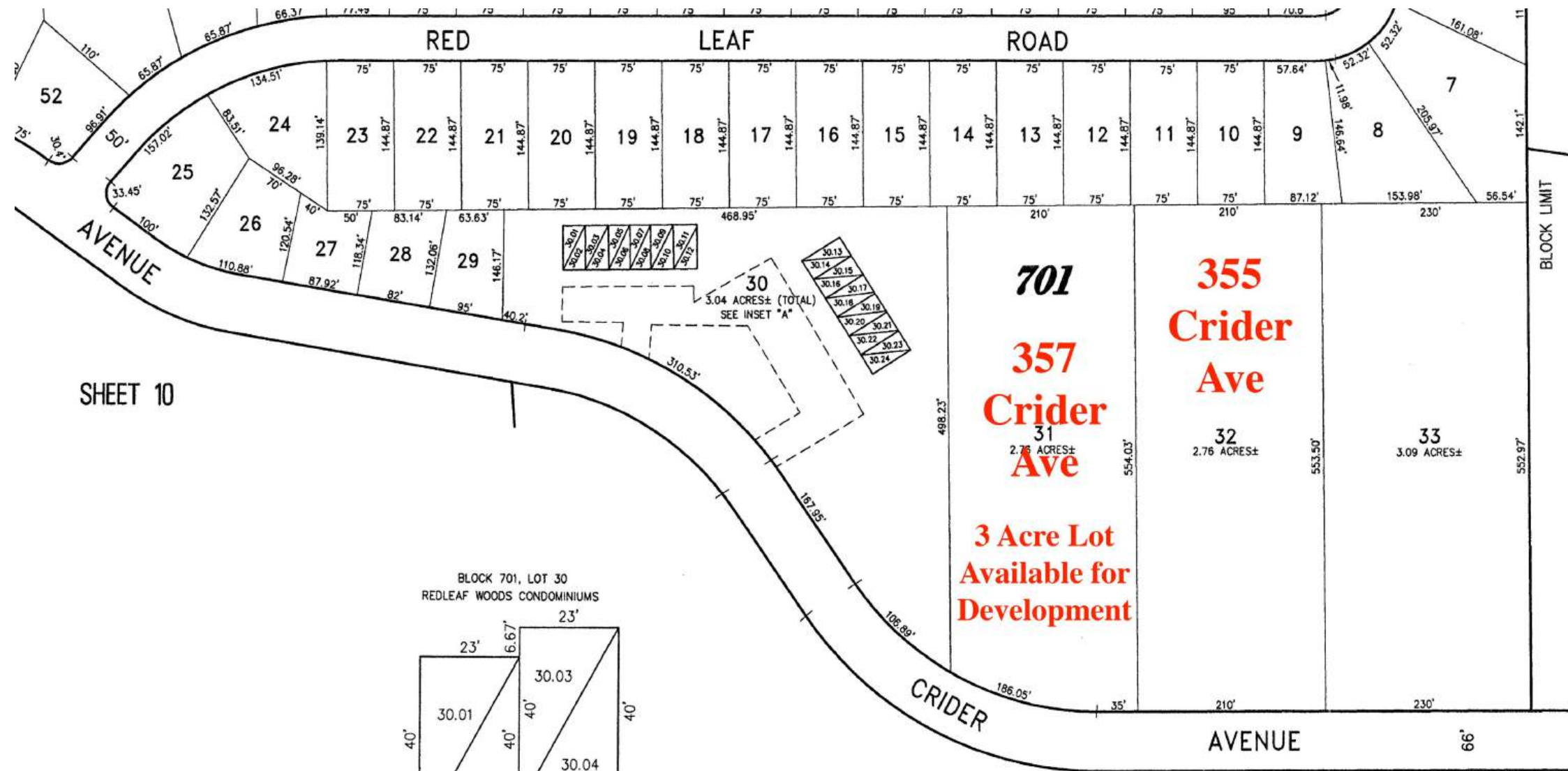
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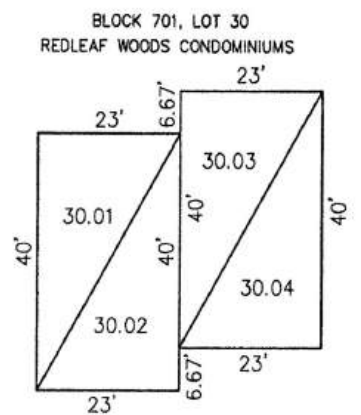
355 & 357 CRIDER AVENUE TAX MAP



SHEET 8

SHEET 10

SHEET 9



NOTE: 1. DIMENSIONS AND SQUARE FOOTAGE ARE TYPICAL FOR ALL SIMILAR UNITS
2. ODD NUMBERS INDICATED FIRST FLOOR UNITS
3. EVEN NUMBERS INDICATED SECOND FLOOR UNITS

TAX MAP TOWNSHIP OF MOORESTOWN

BURLINGTON COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 3-29-2006
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28075900
REMINGTON, VERNICK & ARANGO ENGINEERS
243 ROUTE 130 - SUITE 200, BORDENTOWN, NJ 08505
(609) 298-6077, FAX (609) 298-8257
WEB SITE ADDRESS: WWW.RVE.COM

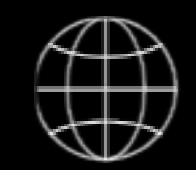
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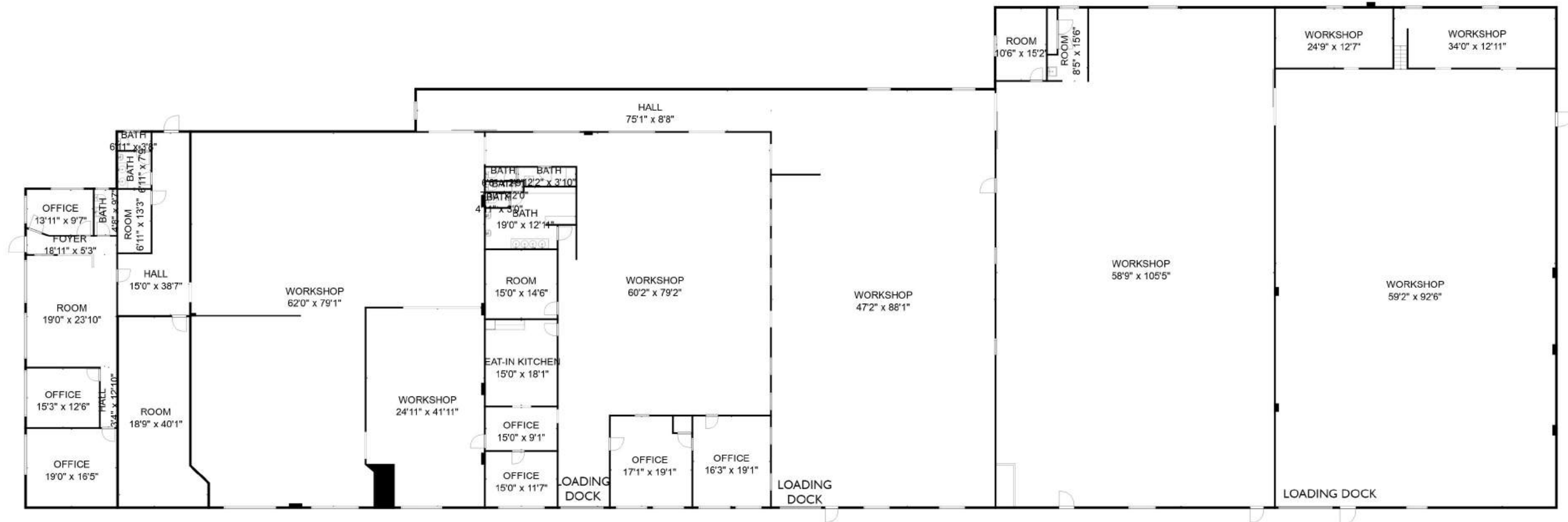
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FOR MORE INFORMATION:

355 CRIDER FLOOR PLAN



SQUARE FOOTAGE 33,000

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

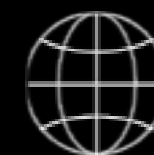
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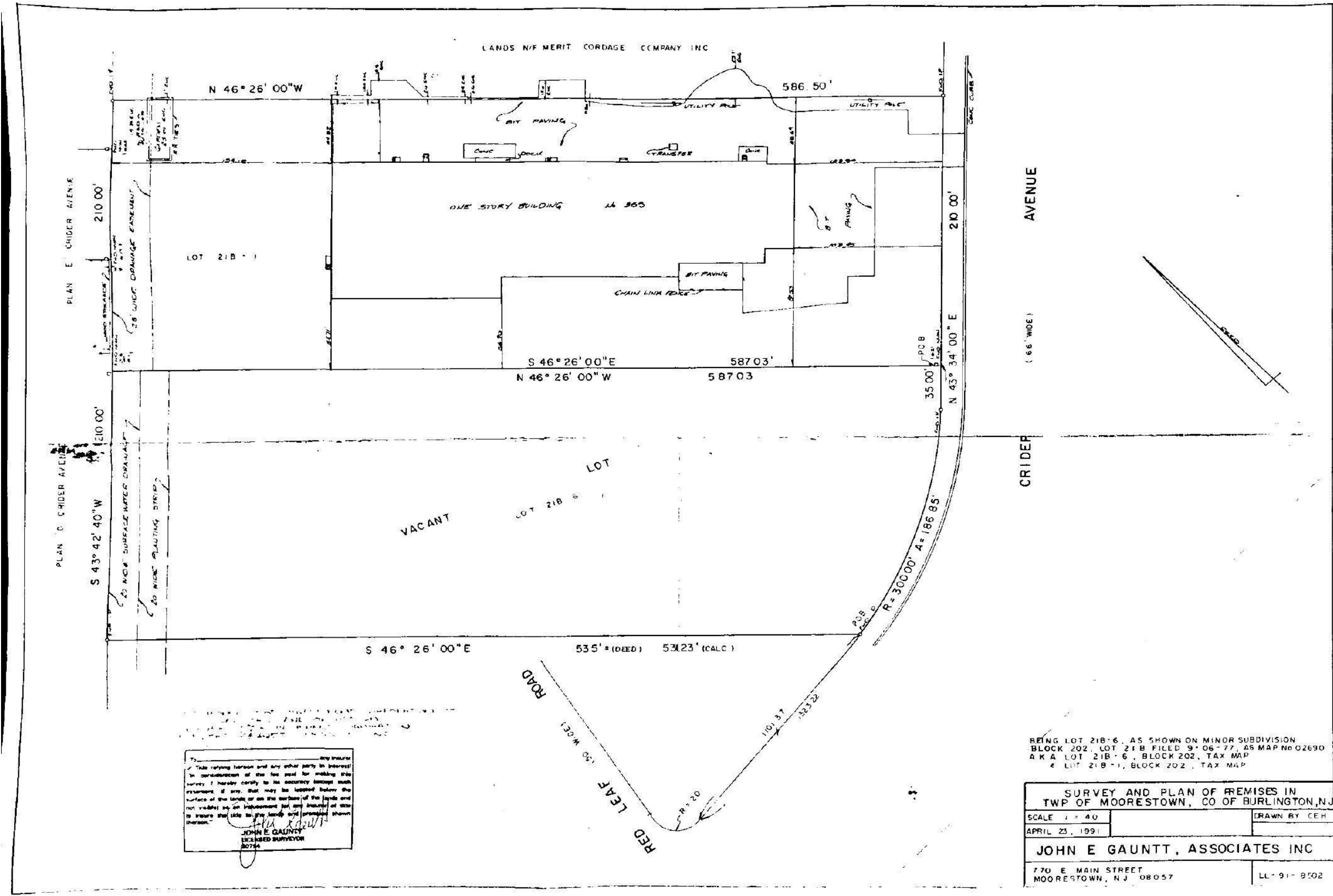


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355 CRIDER AVENUE SURVEY



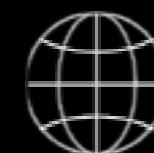
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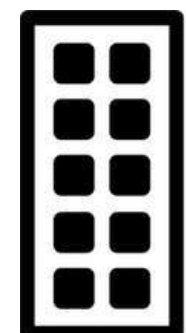
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ABOUT COOPER SQUARE



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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