



500 Industrial Drive

Waterford Works, NJ 08089

6.5 Acre

Lease: \$2,500/monthly/ 1 acre
\$2,000/monthly/ 3 acre
\$9,000/monthly/ full 6 acre

For Lease

Est. NNN charges \$1,178/monthly

500 INDUSTRIAL DRIVE

For Information Contact:
Angad - (917) 636 8941
Jay- (856)-644-1305

HIGHLIGHTS

Total Site Area: 6.5 Acres (\pm 283,140 SF)

Zoning: I Industrial zoning, supports a broad range of uses with minimal restrictions

Permitted Uses: Outdoor storage, truck & trailer parking, distribution, manufacturing

Established Use: 20+ years of continuous truck/trailer parking use

Frontage: Industrial Drive (paved public street)



**Designed for
Fleet & Logistics
Operations!**



**COOPER
SQUARE
ACQUISITIONS**
REAL ESTATE INVESTORS

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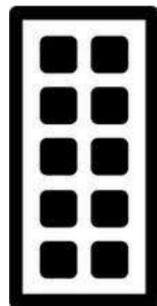
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Prime South Jersey Industrial Location

- Minutes to White Horse Pike (US-30)
- Accessible to NJ Turnpike
- Convenient to Routes 73 & 295
- Strong access to Philadelphia metro
& Port markets
- Located within Camden County
industrial corridor



Scalable Leasing Structure!



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Flexible Leasing Configurations

The property is available in scalable configurations ranging from single-acre parcels to the full 6.5-acre site. This flexibility allows tenants to right-size their footprint while securing competitive volume pricing for larger commitments, making it ideal for both growing operators and established fleet users.

Cost-Effective Alternative to Warehouse Space

With competitive base rents and a straightforward NNN structure, 500 Industrial Drive provides a lower-cost solution compared to traditional industrial buildings. Tenants pay only their proportionate share of expenses, creating predictable overhead with no hidden operational surprises.

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LEASE OPTIONS & PRICING

The property is available for lease in three flexible configurations. Volume discounts are offered for tenants leasing more of the site — the more you take, the better the rate:

Option	Acres	Rate	Monthly Base Rent	Est. Monthly NNN	Total Monthly
Single Acre	1 Acre	\$2,500/acre/month	\$2,500	\$196	\$2,696
Half Site	3 Acre	\$2,000/acre/month	\$6,000	\$589	\$6,589
Full Site	6 Acre	\$1,500/acre/month	\$9,000	\$1,178	\$10,178

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PICTURES

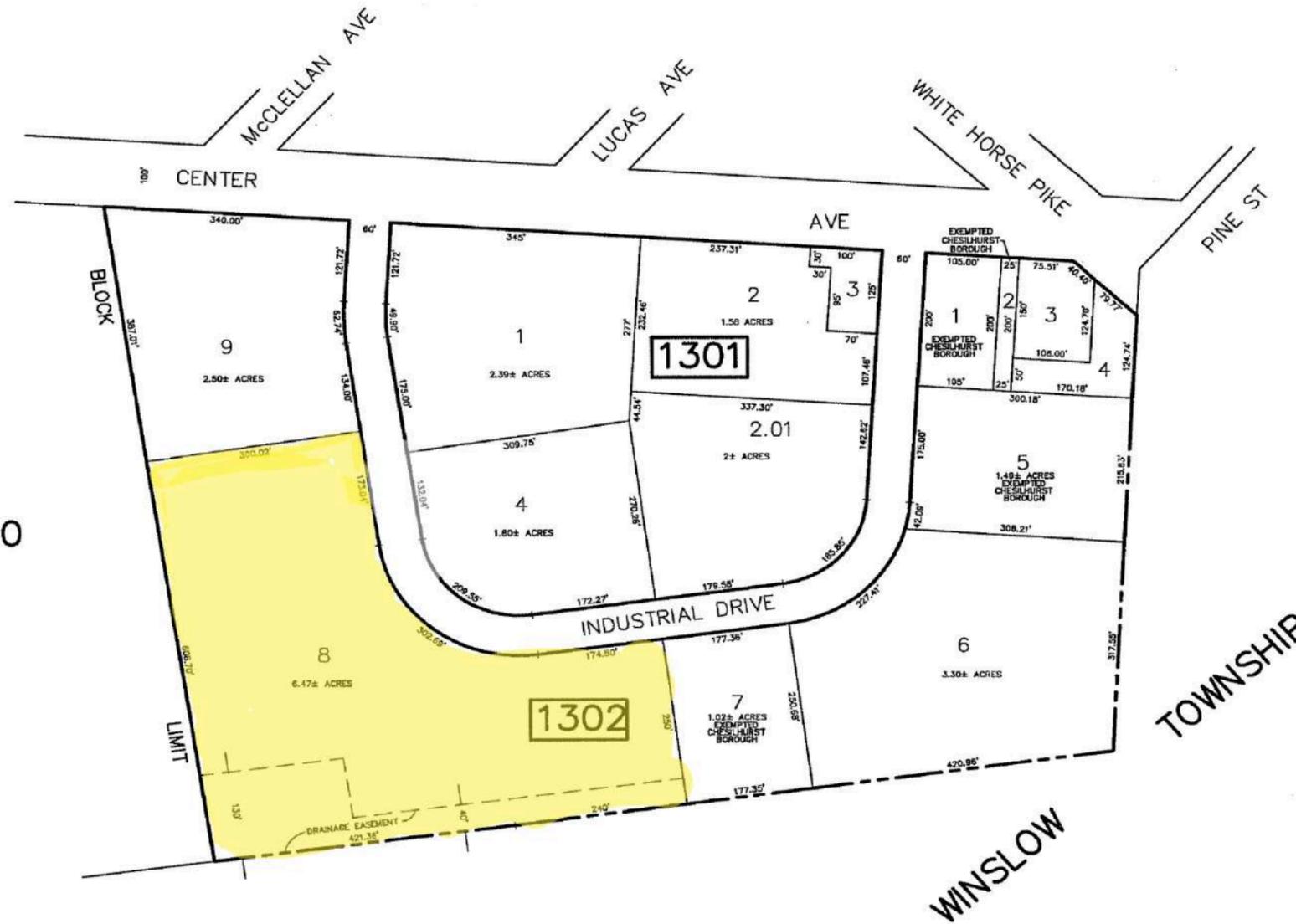


TAX MAP

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SHEET 12

SHEET 10



NOTE:
 TAX MAPS APPROVED BY THE NEW JERSEY DEPARTMENT OF THE
 TREASURY, DIVISION OF TAXATION, LOCAL PROPERTY BRANCH,
 APPROVED AS A TAX MAP PURSUANT TO THE PROVISIONS OF
 CHAPTER 175, LAWS OF 1913, ETC., FOR THE DIRECTOR, DIVISION
 OF TAXATION BY IVAN HAFKOWITZ, P.E. & L.S. LIC. #15434,
 CHIEF ENGINEERING SECTION, DATE NOV. 18, 1994, SERIAL NO. 766

TAX MAP
 BOROUGH OF CHESILHURST
 CAMDEN COUNTY, NEW JERSEY
 SCALE: 1" = 100' DATE: SEPT 1994
 CHRIS R. REHMANN
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 NEW JERSEY LICENSE NO. 17119
 850 SO. WHITE HORSE PIKE
 HAMMONTON, NEW JERSEY 08037
 TO SHOW CONDITIONS AS OF APRIL 07, 2008

PROPERTY OUTLINE

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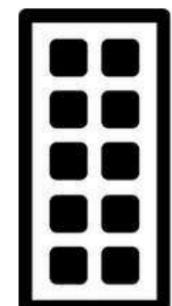


ABOUT COOPER SQUARE



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.



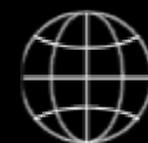
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