

**COOPER  
SQUARE  
ACQUISITIONS**  
REAL ESTATE INVESTORS

# 1057-1059 EMPIRE AVE

Camden, NJ 08103

Lease: ~~\$8.95~~ now \$7.95 Sq Ft NNN  
Est. NNN charges \$1.50-2.00

*For Lease*

# 1057-1059 EMPIRE AVE



## HIGHLIGHTS

- **Warehouse Space:** Up to 27,000 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
- **Loading Docks:** 12 loading docks facilitate smooth and efficient loading and unloading processes.



Located just 8 minutes from Philadelphia



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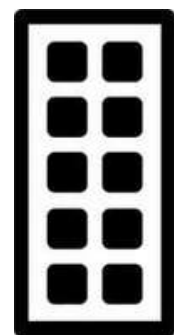
# 1057-1059 EMPIRE AVE

## HIGHLIGHTS

- **Space Divisions:** Flexible space divisions from 3,000 to 30,000 sq ft
- **Lot Size:** 1.2 acres with a total lot size of 50,000 sq ft
- **Power Supply:** With three-phase power supply, suitable for heavy machinery and industrial operations.



This warehouse offers unparalleled access to major highways and transportation routes, ensuring seamless logistics and distribution capabilities.

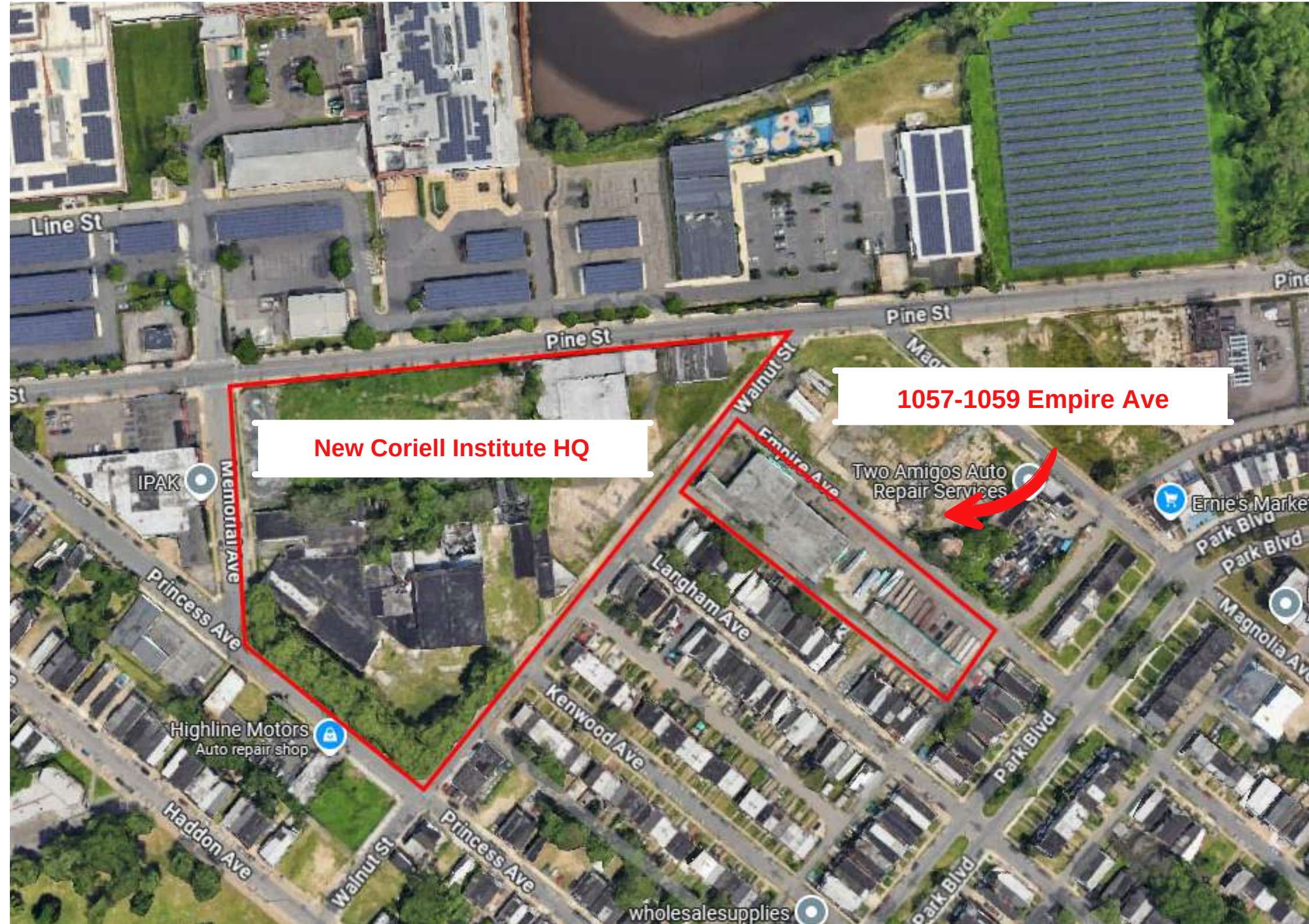


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# 1057-1059 EMPIRE AVE

## HIGHLIGHTS

**Strategic Location:** Situated directly across from the upcoming 92,500 sq ft Coriell Institute for Medical Research, a cutting-edge life sciences facility set to advance cancer research and biomedical studies, opening in 2025





# Coriell Institute for Medical Research: Engineer of Record for LEED Silver Life Sciences Building to be Completed in 2025

## Coriell Institute for Medical Research - Rendering



✓ **SERVICES**  
MEP Engineering  
Engineer of Record shell  
and fit-out

**PROJECT SNAPSHOT**  
The new 92,500 SF  
4-story facility will include  
biomedical laboratories  
and vivariums

(856) 427-0200  
CONCORD-  
ENGINEERING.COM

### PROJECT BACKGROUND

The Coriell Institute for Medical Research, located in Camden, NJ is a 70-year-old nonprofit dedicated to preventing and curing diseases. It manages the world's most diverse collection of cell lines, DNA, and other biomaterials for use in biomedical research. Coriell is expanding to launch a Cancer Research Center, necessitating a new state-of-the-art headquarters.

### THE CHALLENGE

- Rigorous codes and regulations drive the MEP system designs for life science facilities, which requires an in-depth understanding and intricate implementation.
- Mission critical operations with 70 years of research that require a reliable electrical system with ample backup power.
- LEED Silver certification along with the governing guidelines from the National Institute of Health (NIH).

### THE CONCORD DIFFERENCE

- ✓ Skilled in LEED, PEER standards and energy incentives (grant/rebates) and certifications.
- ✓ Deep pedigree in implementation of rigorous life science facility design codes and regulations.
- ✓ Early-stage partner to assist in scenario analysis and planning and energy modeling.

### THE EXPECTED SOLUTION

- MEP systems include new chilled water and heating hot water plants, central air handling units, new central exhaust systems, and Direct Digital Control Controls (DDC) to maintain proper indoor air conditions, including temperature, humidity, and pressurization.
- Separate air systems for laboratory and non-laboratory spaces to meet the NIH requirements.
- Emergency/standby generator with dedicated life safety/standby infrastructures will ensure the reliability of freezers for biobanking samples.
- Plumbing infrastructure, including large bulk liquid nitrogen, will be installed throughout the facility.
- Trace 3D software will be used to model the facility and the various MEP systems to optimize the final system selections and design.
- BIM modeling (Revit) will be used to provide a collaborative environment between the A/E design team and the construction team.

# PHOTOS



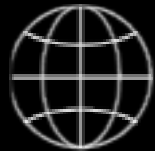
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Angad - aguglani@cooperacq.com  
Gabby - Mgmt@cooperacq.com



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Gabby - (856)-888-4156



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

FOR MORE INFORMATION:



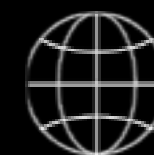
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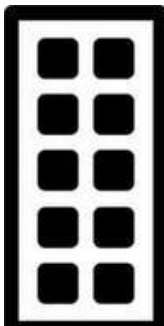


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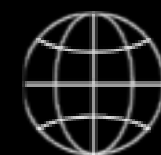
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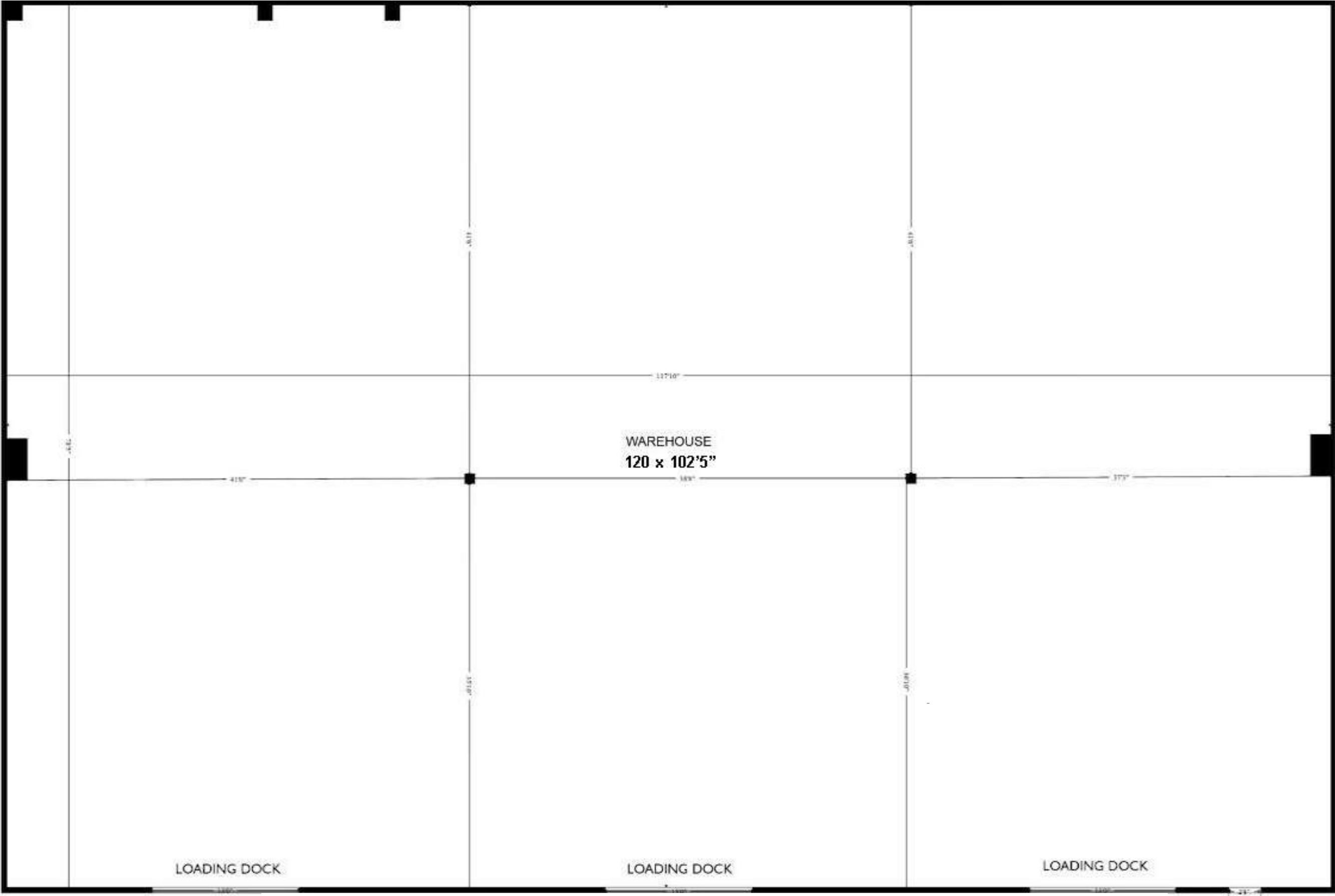
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FLOOR  
PLAN  
BUILDING 1

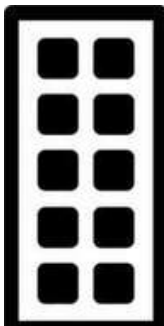


1057 Empire Ave Camden, NJ 08103

TOTAL: 12,300 SqFt

FLOOR 1: 0 sq. ft

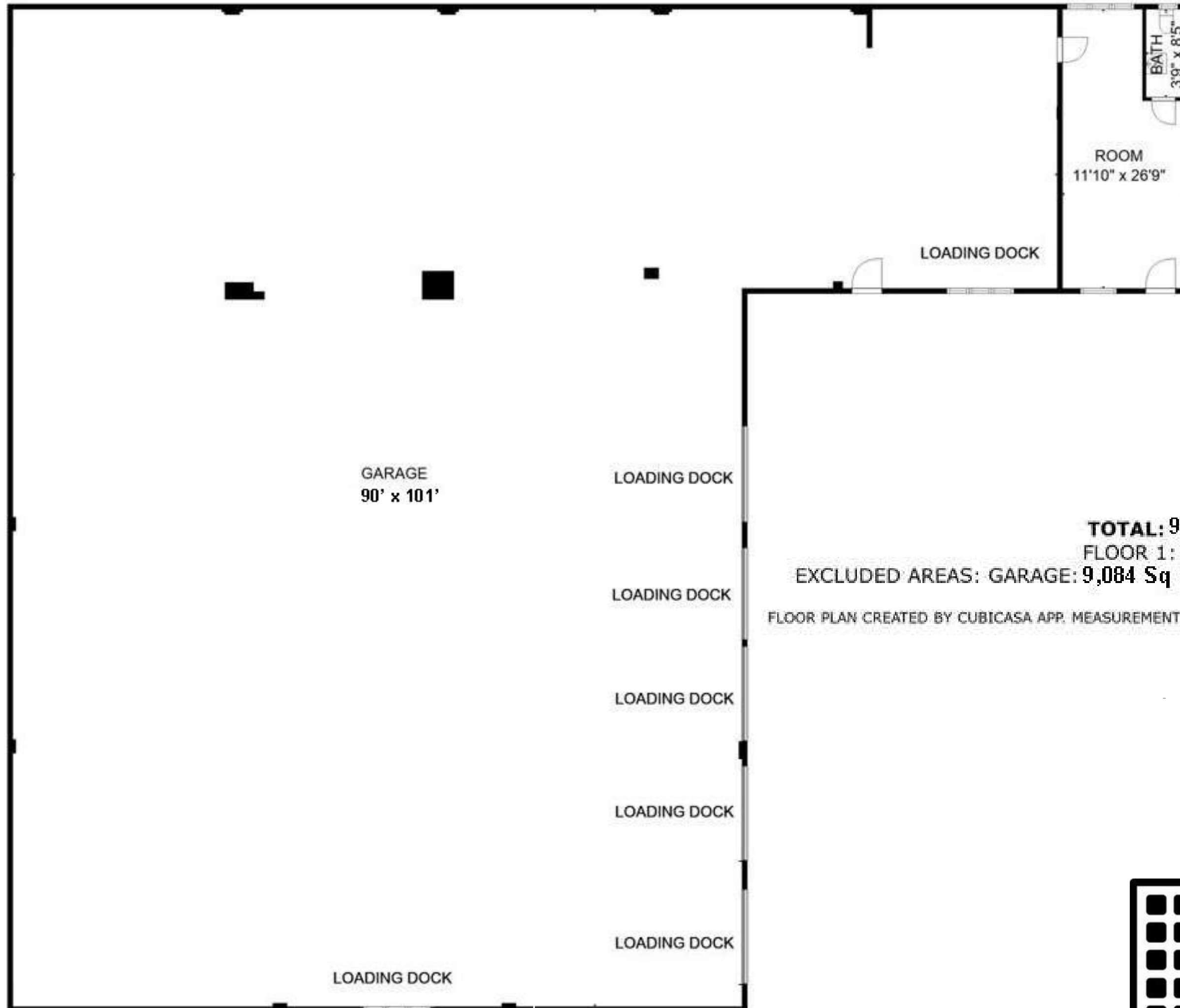
EXCLUDED AREAS: WAREHOUSE: 9161 sq. ft



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

# FLOOR PLAN BUILDING 2

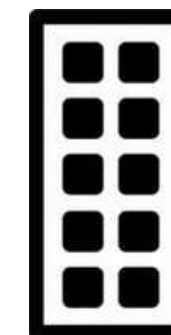


**TOTAL: 9,400 Sq Ft**

FLOOR 1: 0 sq. ft

EXCLUDED AREAS: GARAGE: 9,084 Sq Ft ROOM: 284 sq. ft, BATH: 32 sq. ft

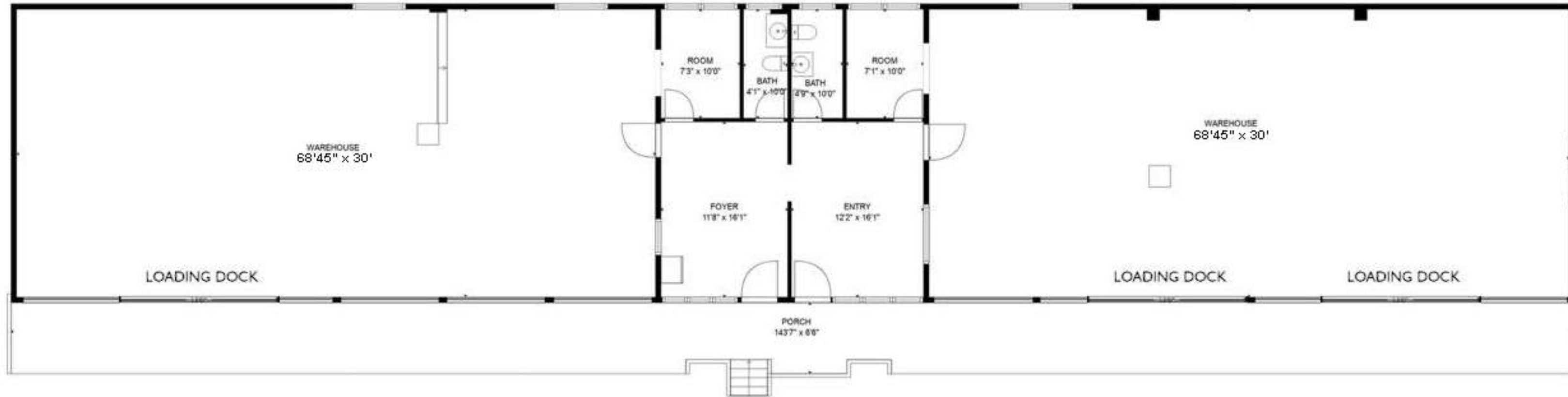
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# FLOOR PLAN

## BUILDING 3 (TRUCK TERMINAL)



1057 Empire Ave Camden, NJ 08103

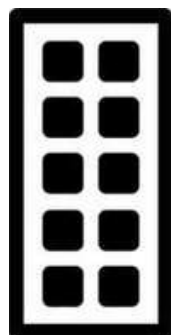
**TOTAL:**

BELOW GROUND: 0 sq. ft, FLOOR 2: 666 sq. ft

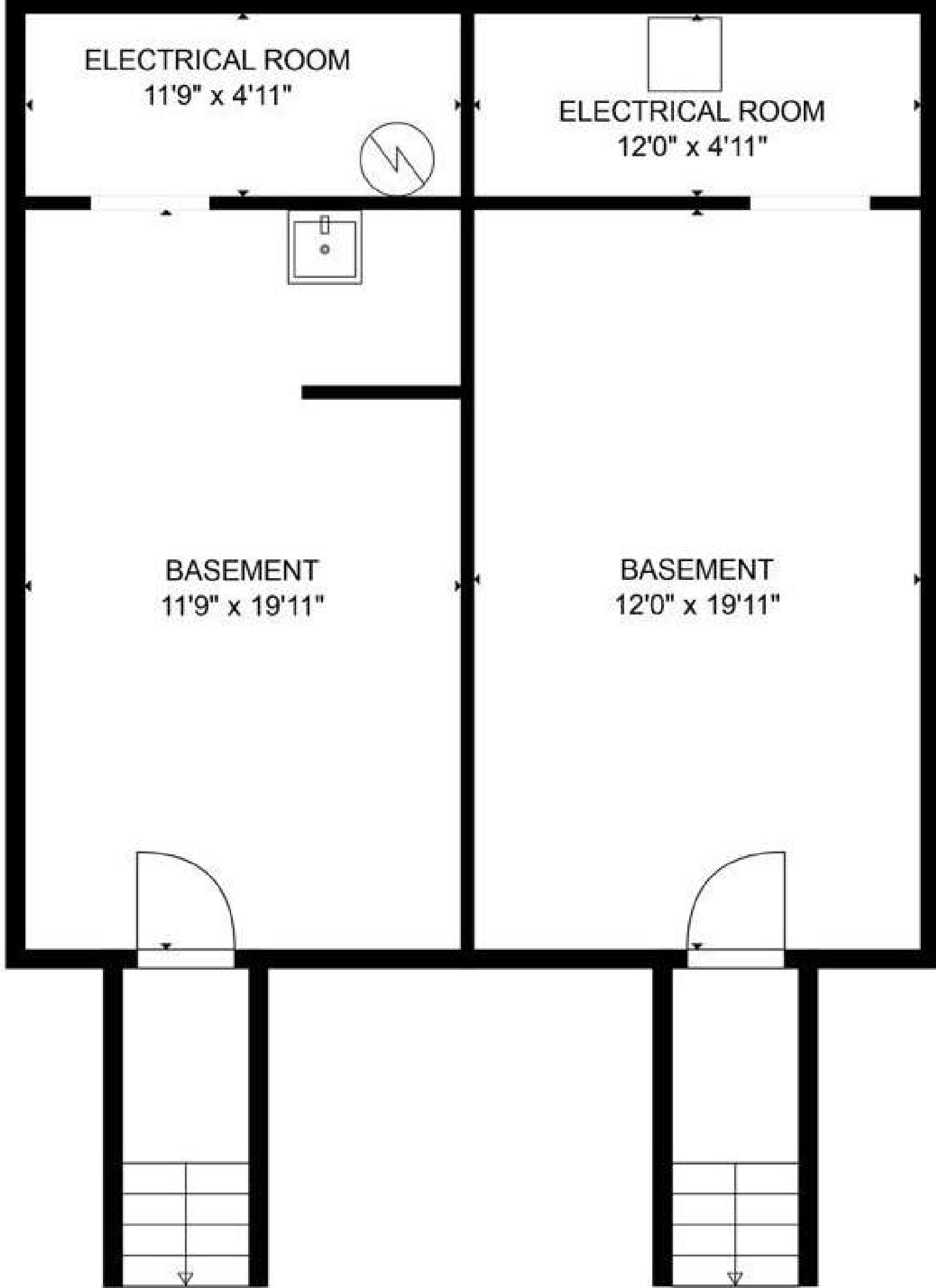
EXCLUDED AREAS: BASEMENT: 489 sq. ft, ELECTRICAL ROOM: 119 sq. ft, WAREHOUSE: 4,107 Sq ft

PORCH: 935 sq. ft

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



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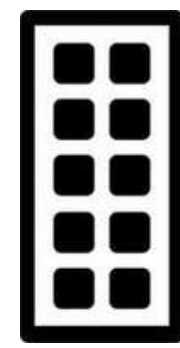
# FLOOR PLAN

## BUILDING 3 BASEMENT

1057 Empire Ave Camden, NJ 08103 (Basement)

**TOTAL: 666 sq. ft**  
BELOW GROUND: 0 sq. ft, FLOOR 2: 666 sq. ft  
EXCLUDED AREAS: BASEMENT: 489 sq. ft, ELECTRICAL ROOM: 119 sq. ft, WAREHOUSE: 3107 sq. ft,  
PORCH: 935 sq. ft

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



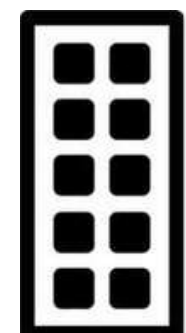
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# ABOUT COOPER SQUARE



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.



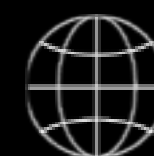
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