



**COOPER
SQUARE
ACQUISITIONS**
REAL ESTATE INVESTORS

6 W Black Horse Pike, NJ

AVAILABLE FOR LEASE

**Prime ±5 Acre Industrial Outdoor Storage /
Flex Use Site**

Lease:

Warehouse : \$9.95 Sq ft/ Year

Outdoor Storage: \$2,500 ac/ Month

FOR MORE INFORMATION CALL:

Angad – (917)–636–8941 or

Will – (856) 512-1452



- **Prime Location:** Prime ± 5 -Acre IOS / Flex Site at signalized intersection
- **Spacious Layout:** $\pm 12,000$ SF Total Building Area
 - $\pm 7,000$ SF Open-Plan Warehouse / Showroom
 - $\pm 2,500$ SF Rear Warehouse
 - Fully Renovated 3-Bedroom Apartment (Office or On-Site Living)
- **± 800 Feet Frontage on Black Horse Pike**
 - Excellent visibility
- **± 150 Total Parking Spaces or Outdoor storage:**
 - 50+ Truck/Trailer
 - 100+ Car

Zoning Flexibility – Township Open to New Business Uses

21740 N Broad St Woodbury, NJ 08096

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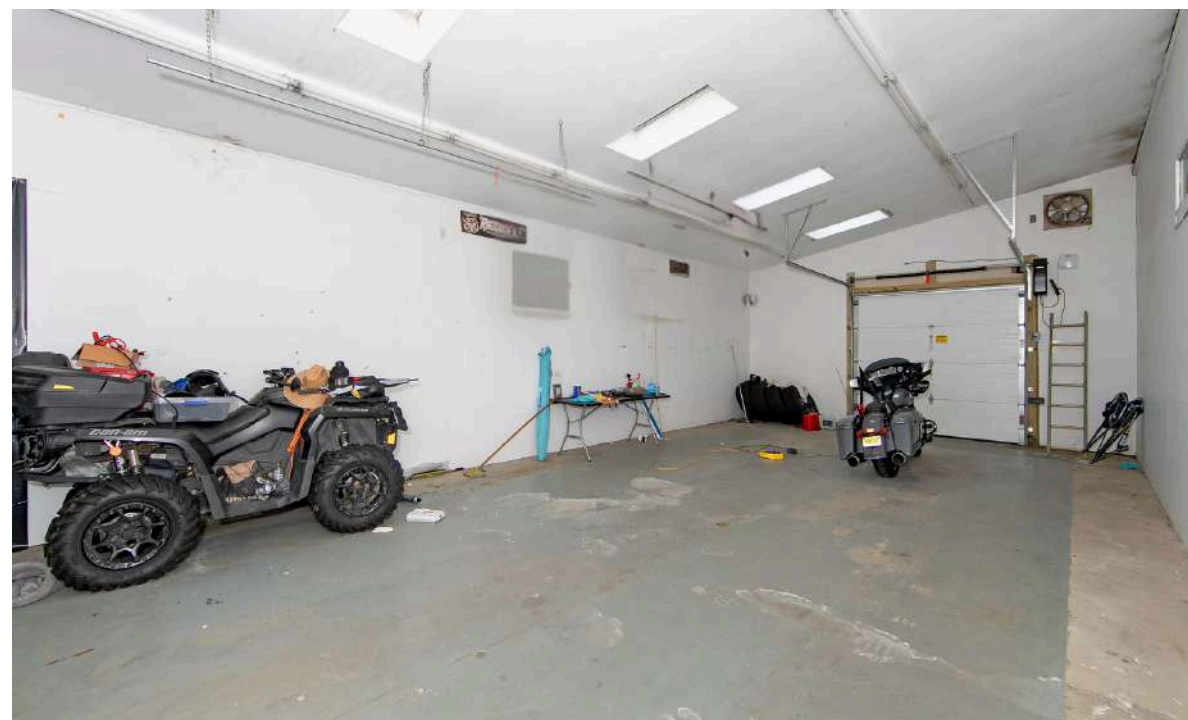


- **Partial Perimeter Fencing & Wide Access Points** – Secure & efficient layout
- **Business-Friendly Township & Ownership** – Open to variances for qualified users
- **High-Traffic Corridor** – Excellent for hybrid retail-industrial operations
- **Graveled & Paved Surfaces** – Ready for vehicle-heavy operations
- **Zoned RD-RS (Residential/Service)** – Permits conditional commercial & light industrial uses
- **Ideal Uses:** Contractor yard, fleet parking, equipment storage, warehousing, IOS

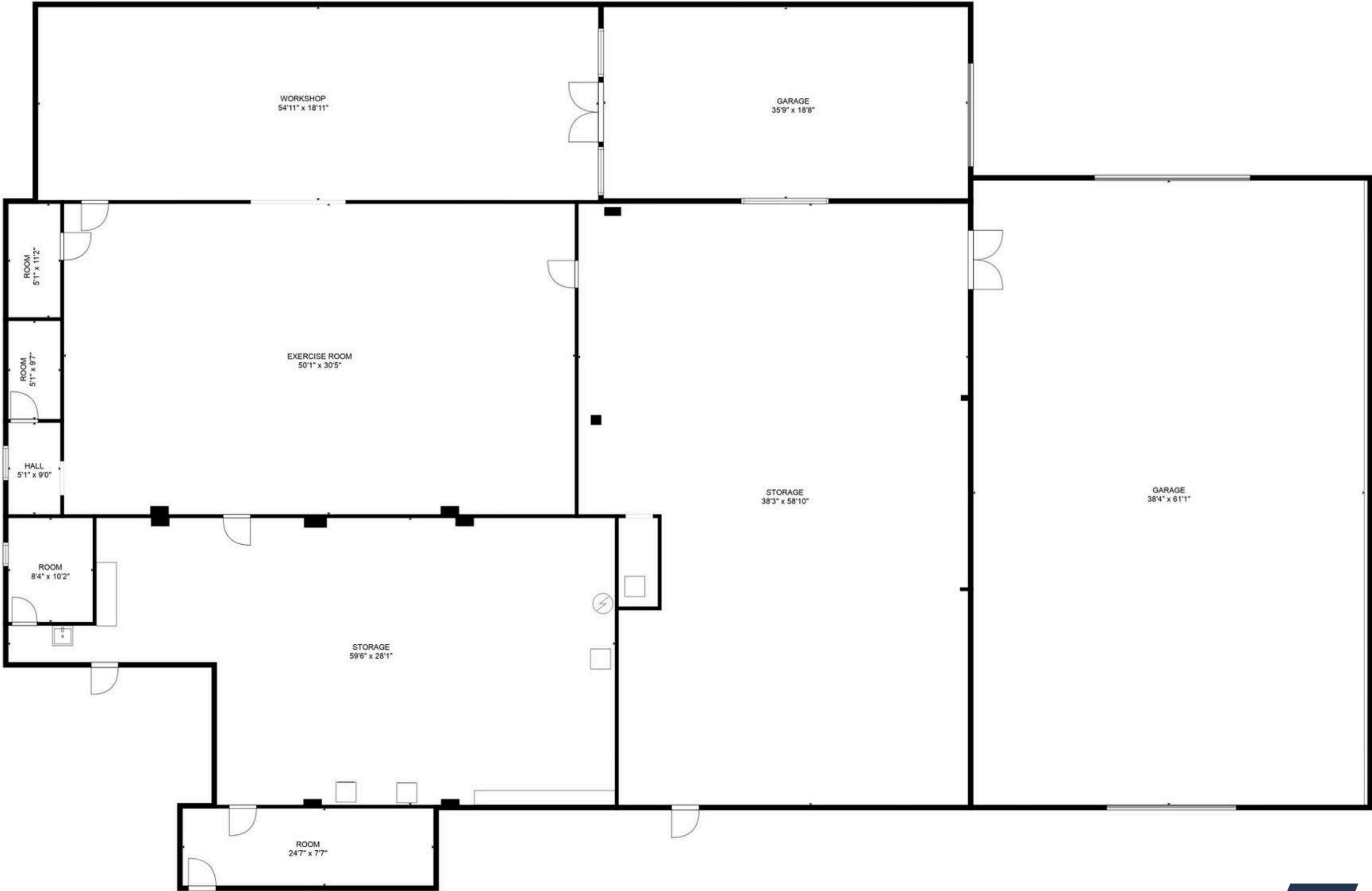
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AREA PHOTOS



Warehouse Floor Plan

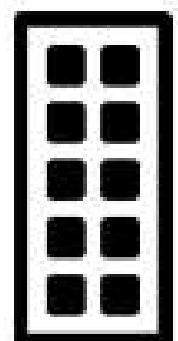


ABOUT COOPER SQUARE



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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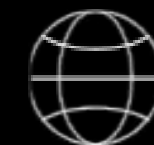
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FOR MORE INFORMATION:

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