

**COOPER  
SQUARE  
ACQUISITIONS**  
REAL ESTATE INVESTORS

# 250 Mechanic St

Camden, NJ 08104

*For Lease*

Lease: \$5,500/Month NNN

Est NNN charges \$1.56/SF/YR



# 250 MECHANIC ST

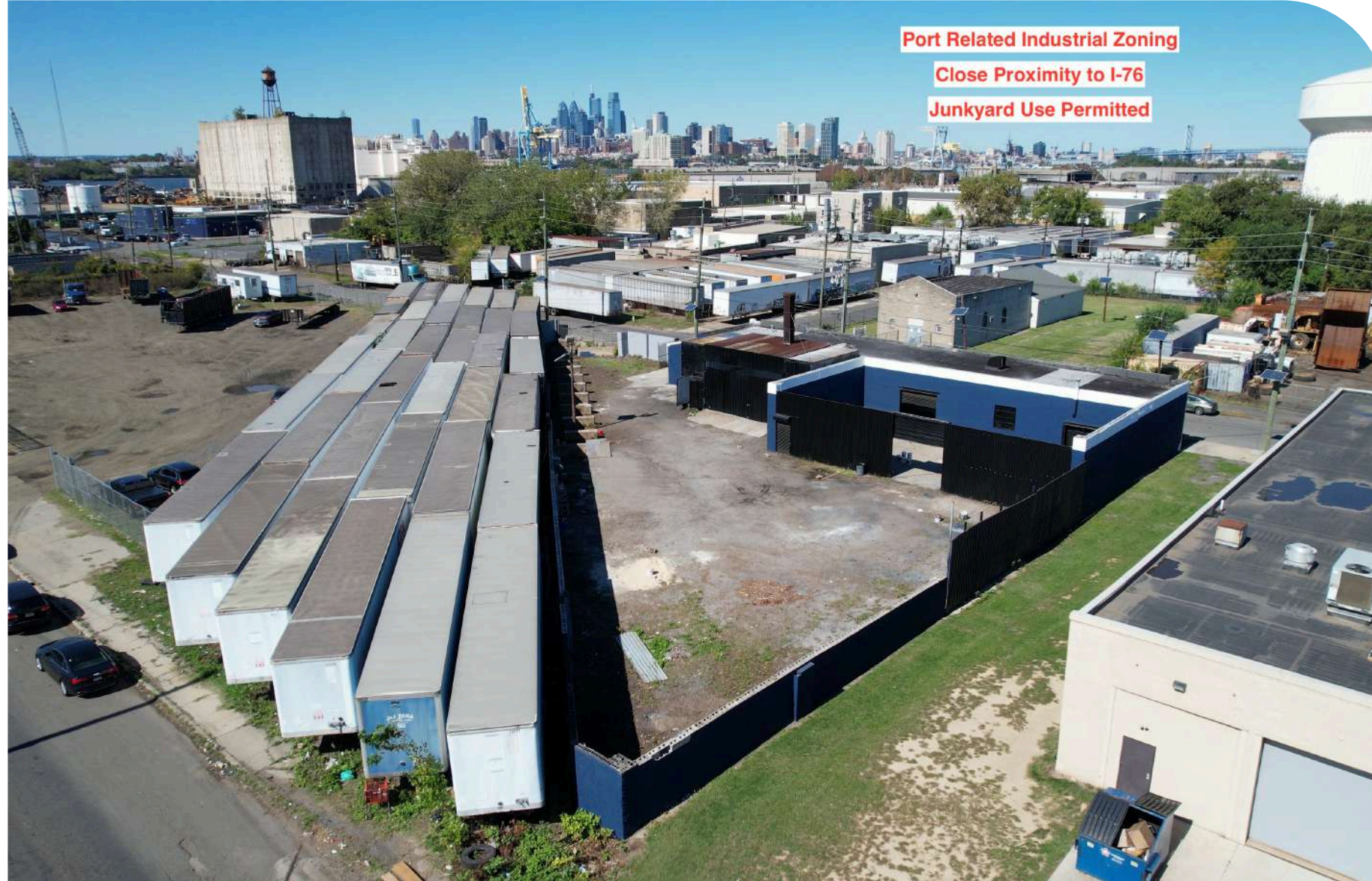
FOR MORE INFORMATION CALL:

**Paul – (856) 495-2925 or**

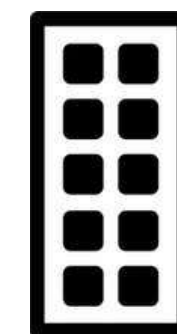
**Justin – (856) 298-1287**

## HIGHLIGHTS

- **Prime port-related industrial site:** offering 5,173 SF of leasable space on a 0.93-acre lot
- **Zoned PRI (Port Related Industrial):** Ideal for logistics, truck repair, or equipment storage.
- **Parking spaces:** 11 total parking spaces (3 truck/trailer + 8 car)



**Proximity to major transport routes  
and the Philadelphia metro**



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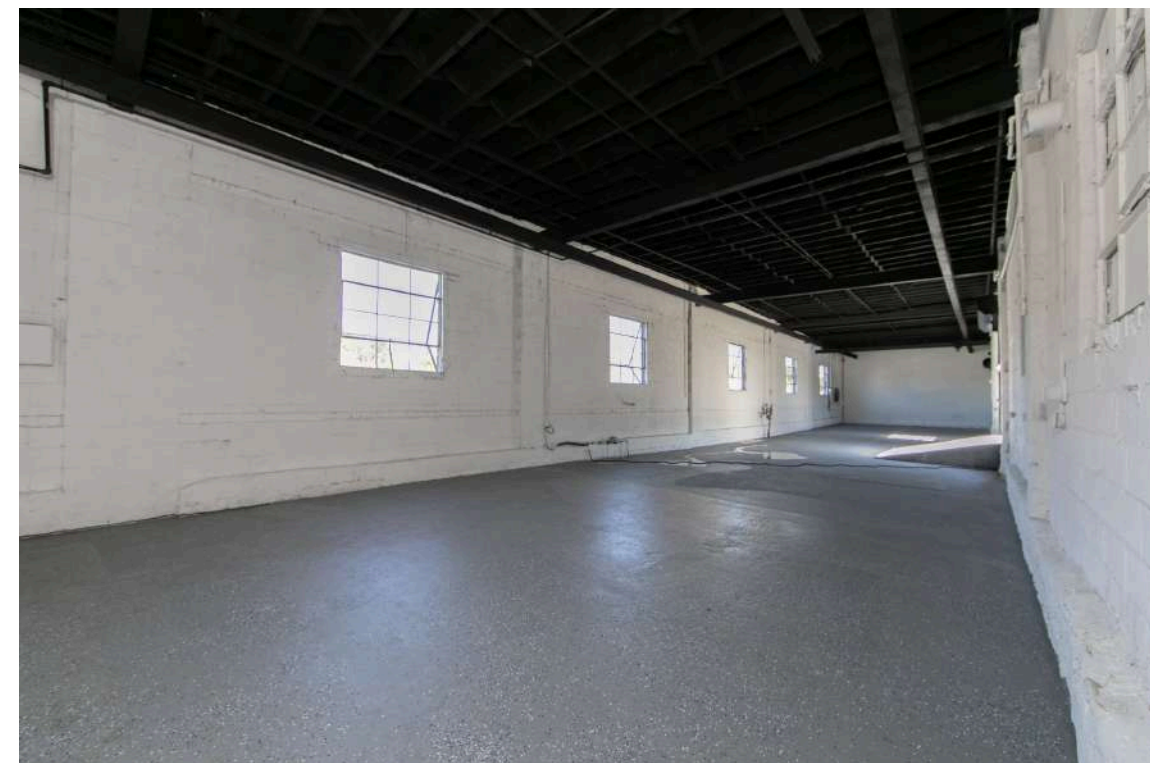
## HIGHLIGHTS

**Zoning allows for a wide range of industrial and commercial activities:**

- Auto-related services / truck or car repair
- Truck wash / cross-dock terminal
- Manufacturing / flex space
- Equipment storage or junkyard (approved use)
- Parking lot or truck maintenance facility
- General retail / pad site



**Located in the Camden City industrial corridor (Camden County)**





# PHOTOS

FOR MORE INFORMATION CALL: **Paul - (856) 495-2925 or  
Justin - (856) 298-1287**



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Justin - jshem@cooperacq.com



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



# 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.

