

**COOPER
SQUARE
ACQUISITIONS**
REAL ESTATE INVESTORS



750 Market St

Gloucester City, NJ 08030

Lease: \$5,500/Month NNN

Est NNN charges \$2.72/SF/YR

For Lease or Sale

Select purchase offers considered

750 MARKET ST

FOR MORE INFORMATION CALL:

Jay Scott - (856) 644-1305



HIGHLIGHTS

- **6,000 SF Turnkey Industrial Facility:** on over 0.5 acres of clean, functional land
- **Six (6) 14' Drive-In Bay Doors** for exceptional truck, fleet and equipment accessibility
- **Roof-mounted solar panel system:** providing 80% savings on electricity and reduced operating cost
- **Constructed in 1980:** a relatively newer, well-maintained building offering reliable and durable construction



Quick Access to Philadelphia & South Jersey excellent for regional logistics



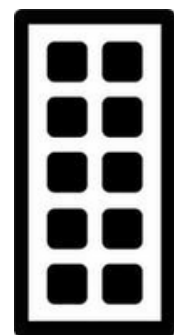
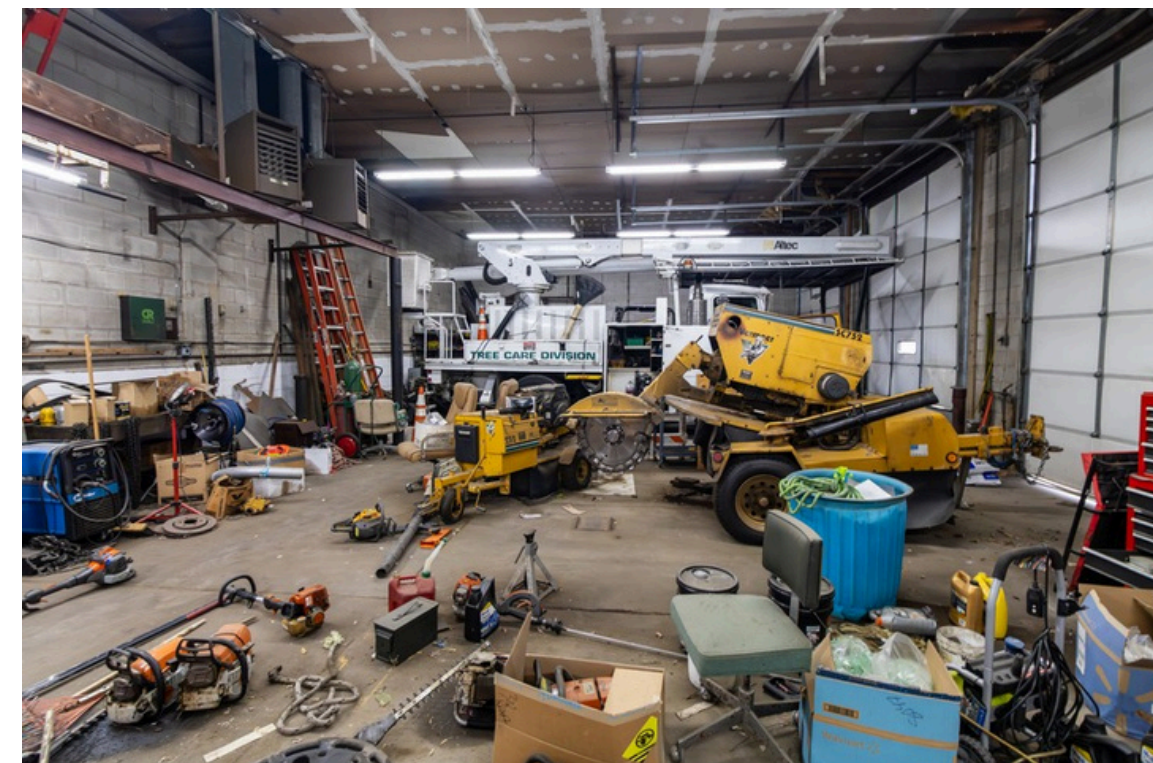
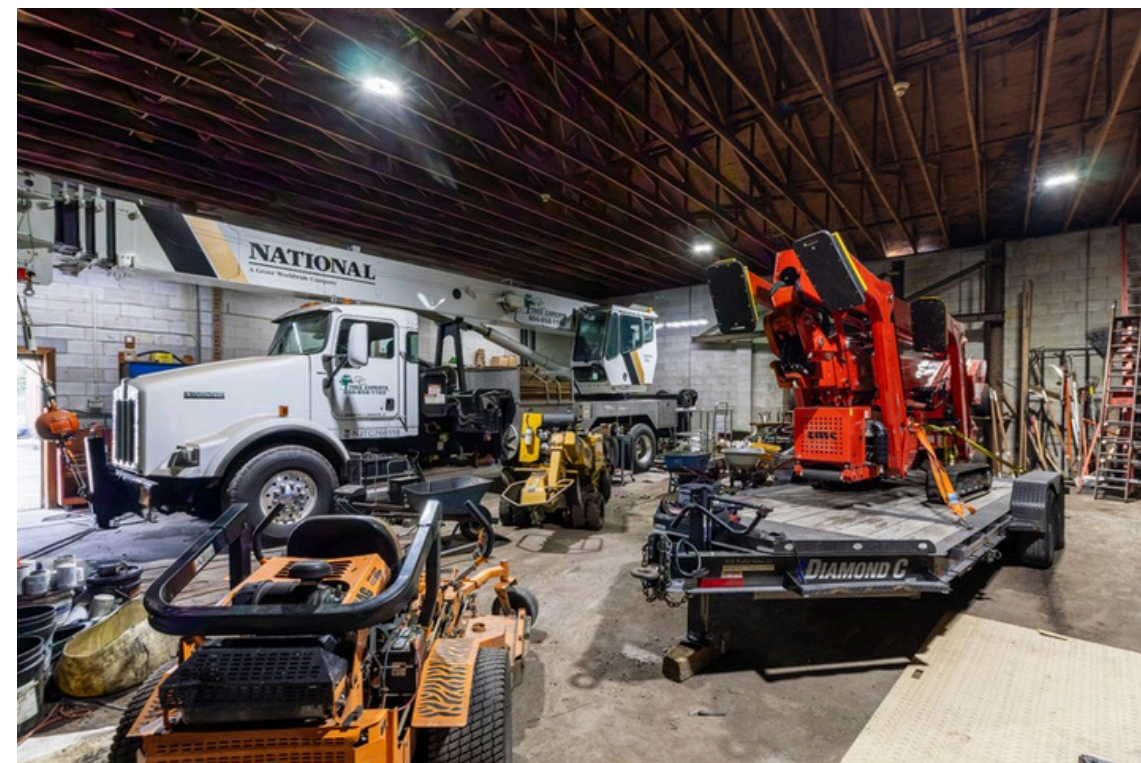
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HIGHLIGHTS

Prime Commercial Corridor Location:

- Formerly operated by a landscaping company with large fleet vehicles for the last 20 years
- Minutes to major highways: I-76, I-295, Route 130, Walt Whitman Bridge and Ben Franklin Bridge
- Flexible Layout: Suitable for contractors, distributors, light industrial, or fleet operations
- 16+ Foot clear height ideal for warehousing, light manufacturing or contract operations
- Ideal HQ or Operations Hub for businesses seeking efficiency, cost saving and accessibility



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PHOTOS

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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.



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