

**439 Westcoat Rd Egg Harbor**

**Township, NJ 08234**

**±32 Acres Outdoor Storage + office and 12,000 sqft  
of warehouse space**

**Available for Lease:  
Price upon Request**



FOR MORE INFORMATION CALL:

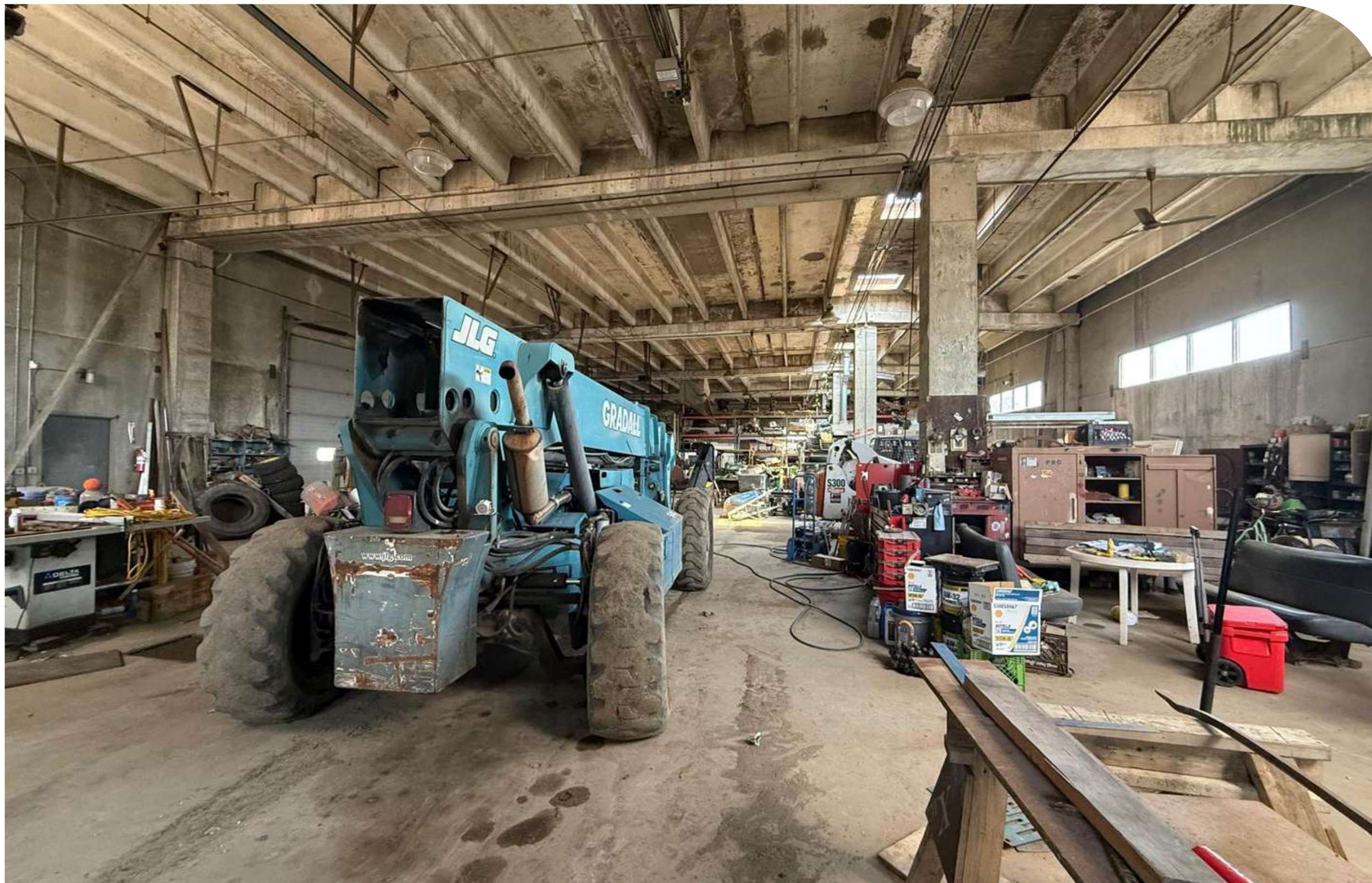
Angad – (917)–636–8941 or

Paul – (856) 495–2925



## Property Highlights:

- **Prime South Jersey Location** – Convenient access within Egg Harbor Township
- **Expansive Lot** – Approx. 32 acres available for lease
- **Flexible Zoning** – M-1 Light Industrial for a wide range of business uses
- **Versatile Opportunity** – Ideal for growing businesses needing indoor/outdoor functionality



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## Key Features:

- **Office Space:** ±6,000 SF across two floors
- **Warehouse:** ±10,000 SF with 24' ceiling height
- **Overhead Doors:** 5 doors (approx. 20' wide), convertible to drive-through bays
- **Ideal Uses Include:**
  - Storage & Distribution Facilities
  - Manufacturing & Fabrication
  - Research & Laboratory Use
  - Commercial Recreation or Conference Centers
  - Retail & Office Operations



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## PROPERTY PHOTOS



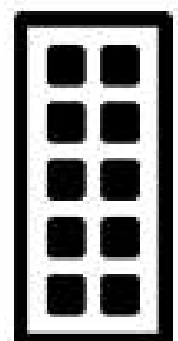


# ABOUT COOPER SQUARE



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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SQUARE  
ACQUISITIONS**  
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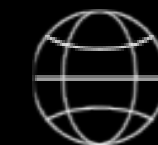


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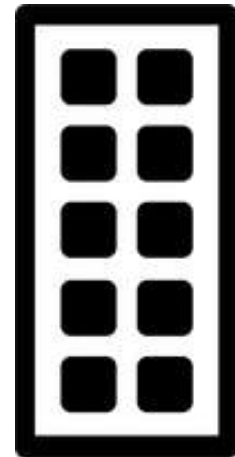


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<https://www.cooperacq.com/>



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