

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**

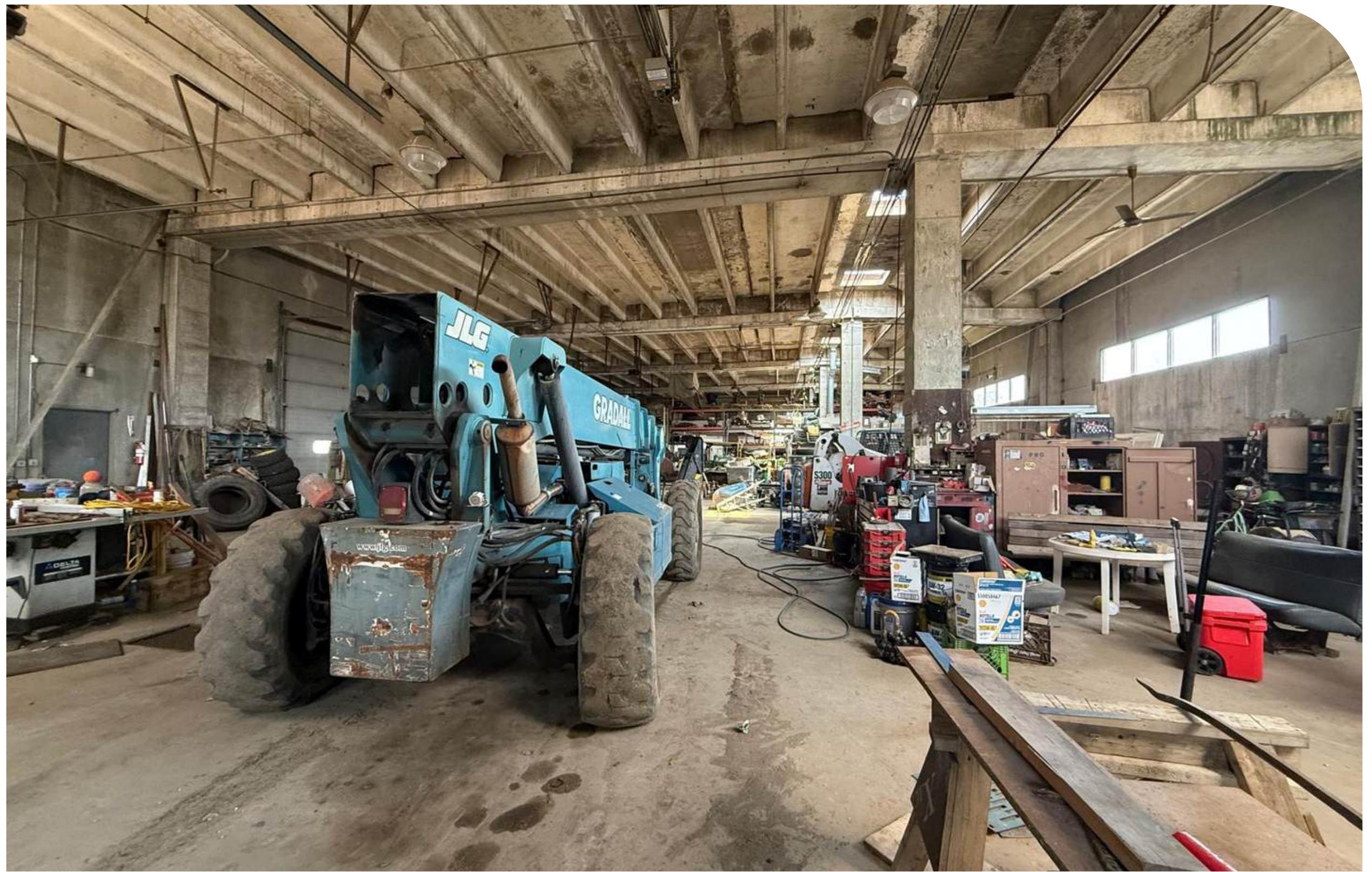
FOR MORE INFORMATION CALL:

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.

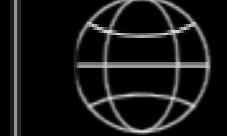


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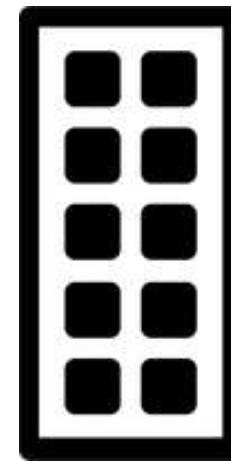


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