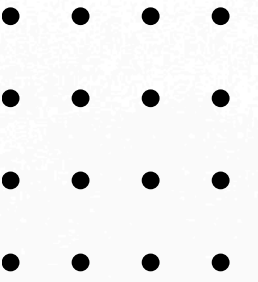




**COOPER
SQUARE
ACQUISITIONS**
REAL ESTATE INVESTORS



925 North 8th Street

Camden , NJ 08102

Lease: \$8.95/SF/yr (\$0.75/SF/mo)

\$9,323/mo

For Lease

925 N 8TH ST



HIGHLIGHTS

- **Available Space:** 12,500 SF total, split between two connected warehouse spaces plus finished office/classroom space
- **Two warehouse bays:** Warehouse A (±8,000 SF) with skylit roof and drive-in roll-up door; Warehouse B (±3,000 SF) with its own roll-up door, fenced exterior yard, and interior loft/mezzanine storage.
- **Loading:** 3 docks, 3 drive-ins



6 miles to Center City of
Philadelphia



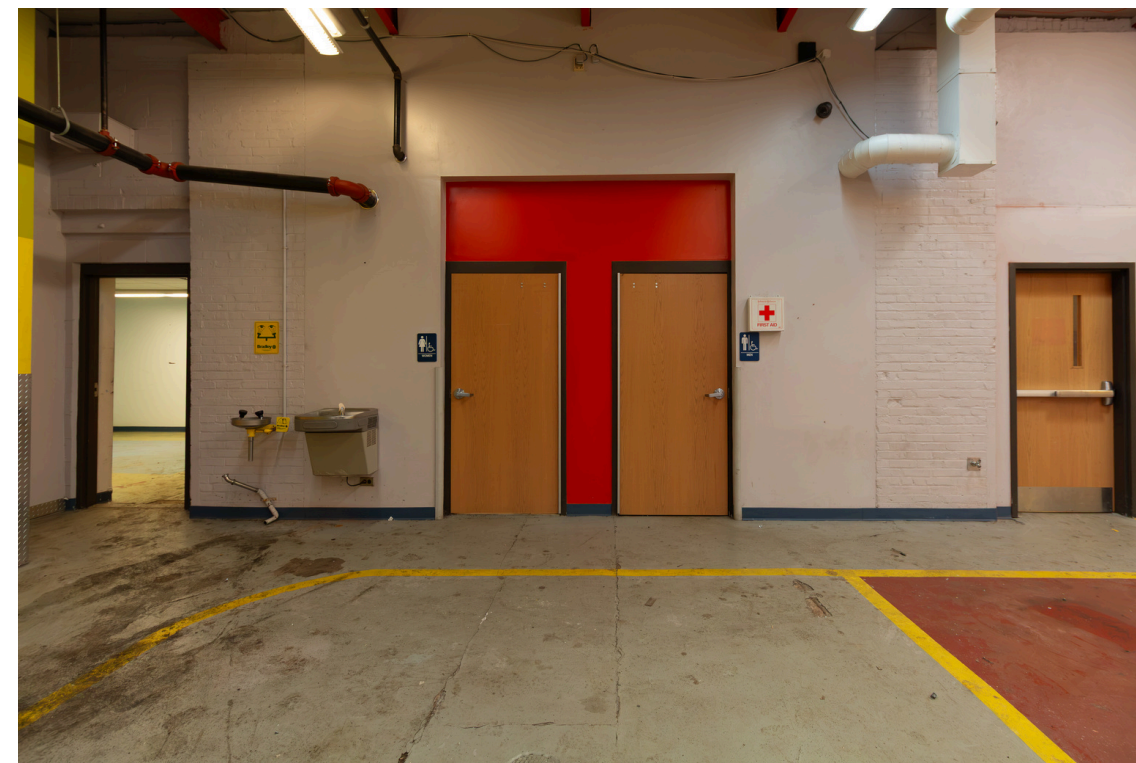
925 N 8TH ST

HIGHLIGHTS

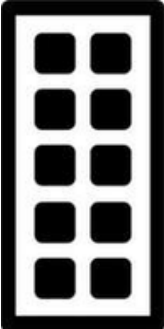
- **Fully built-out support space:** classrooms, private office suite, conference room, breakroom, and 4 restrooms
- **Shop-ready infrastructure:** retractable exhaust-extraction hose reels, heavy-duty overhead HVAC/ductwork, color-coded striped service bays with numbered stalls, eye-wash station and safety signage

Fenced exterior parking/storage area

ideal for fleet vehicles, trailers,
or equipment



PHOTOS



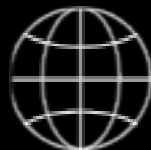
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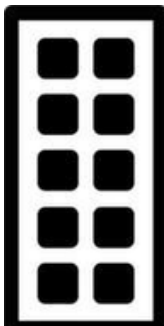
Angad - aguglani@cooperacq.com
Gabby - Mgmt@cooperacq.com



Angad - (917) 636 8941
Gabby - (856)-888-4156



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



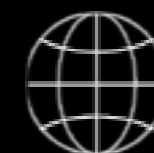
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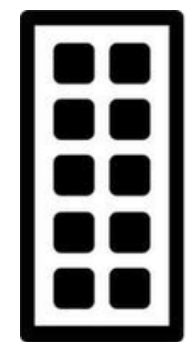
FOR MORE INFORMATION:

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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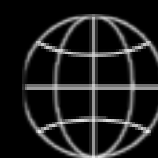


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