

For Lease: 11,344 SF
\$10.00/SF



Warehouse/Cold Storage/Flex for Lease | 18 North Virginia Avenue Penns Grove, NJ 08069

Excellent Location For Recently Renovated Dry/Cold Storage Space!

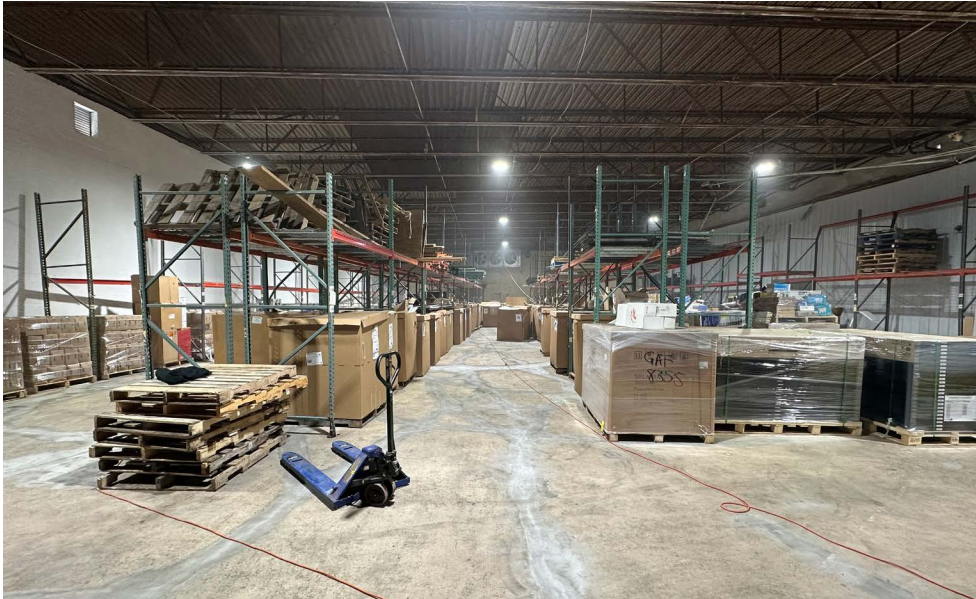
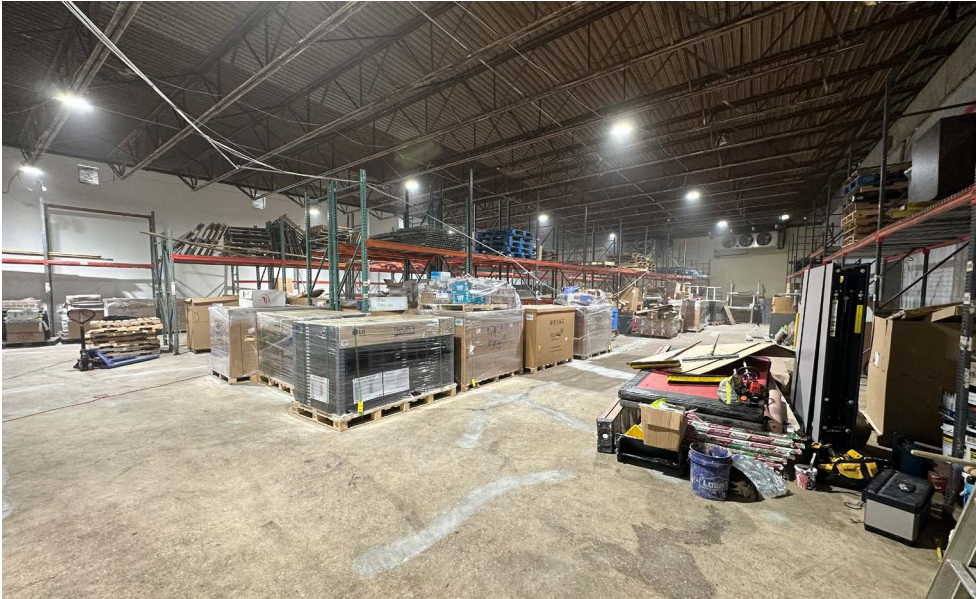
Property Highlights

- Fully renovated property within the last 12 months.
- Conveniently located on Route 130 in Penns Grove with easy access to major highways, Philadelphia, and Delaware
- 7 Minutes to Route 295 and NJ turnpike and just minutes to Route 322



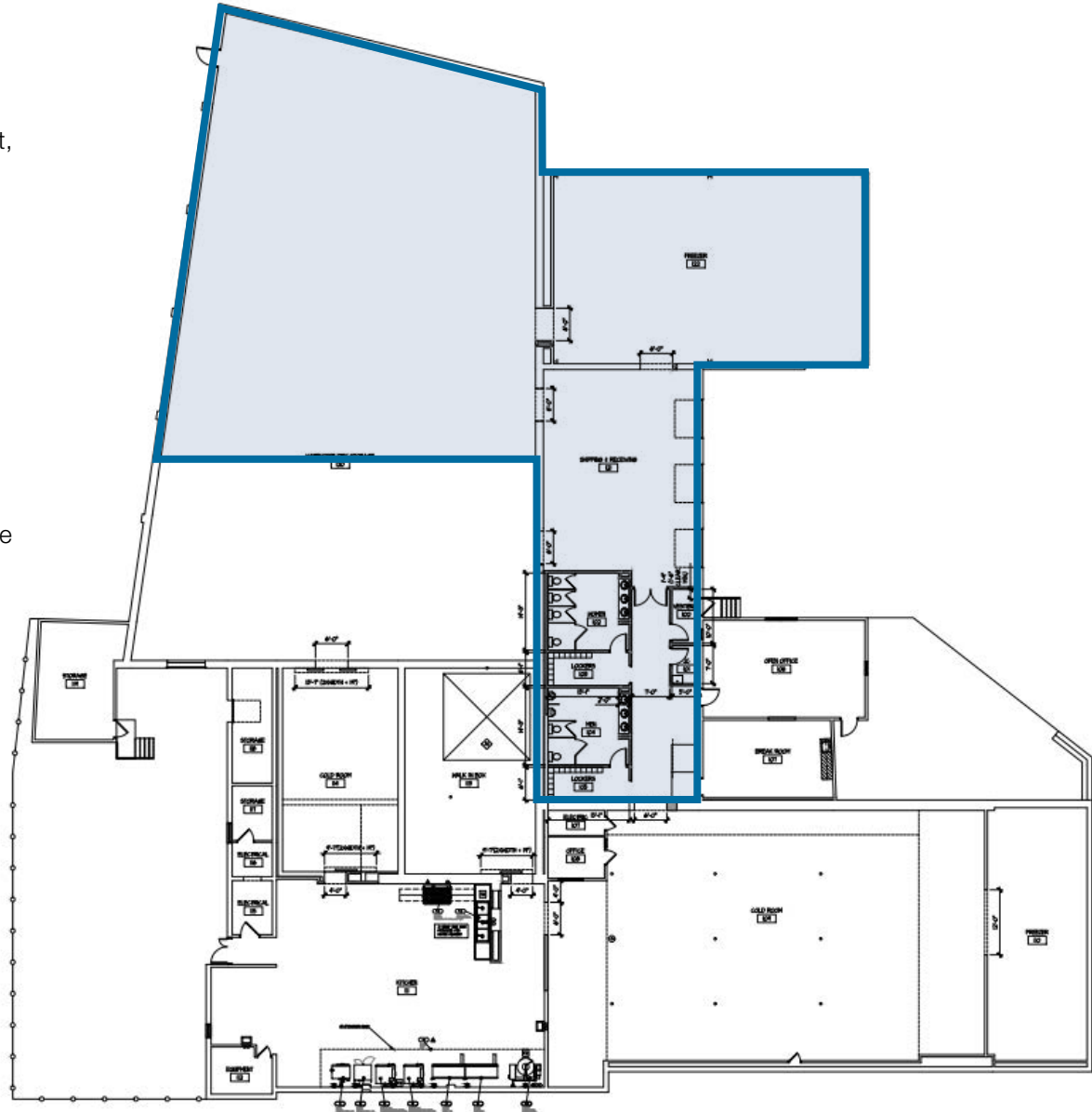
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Photos

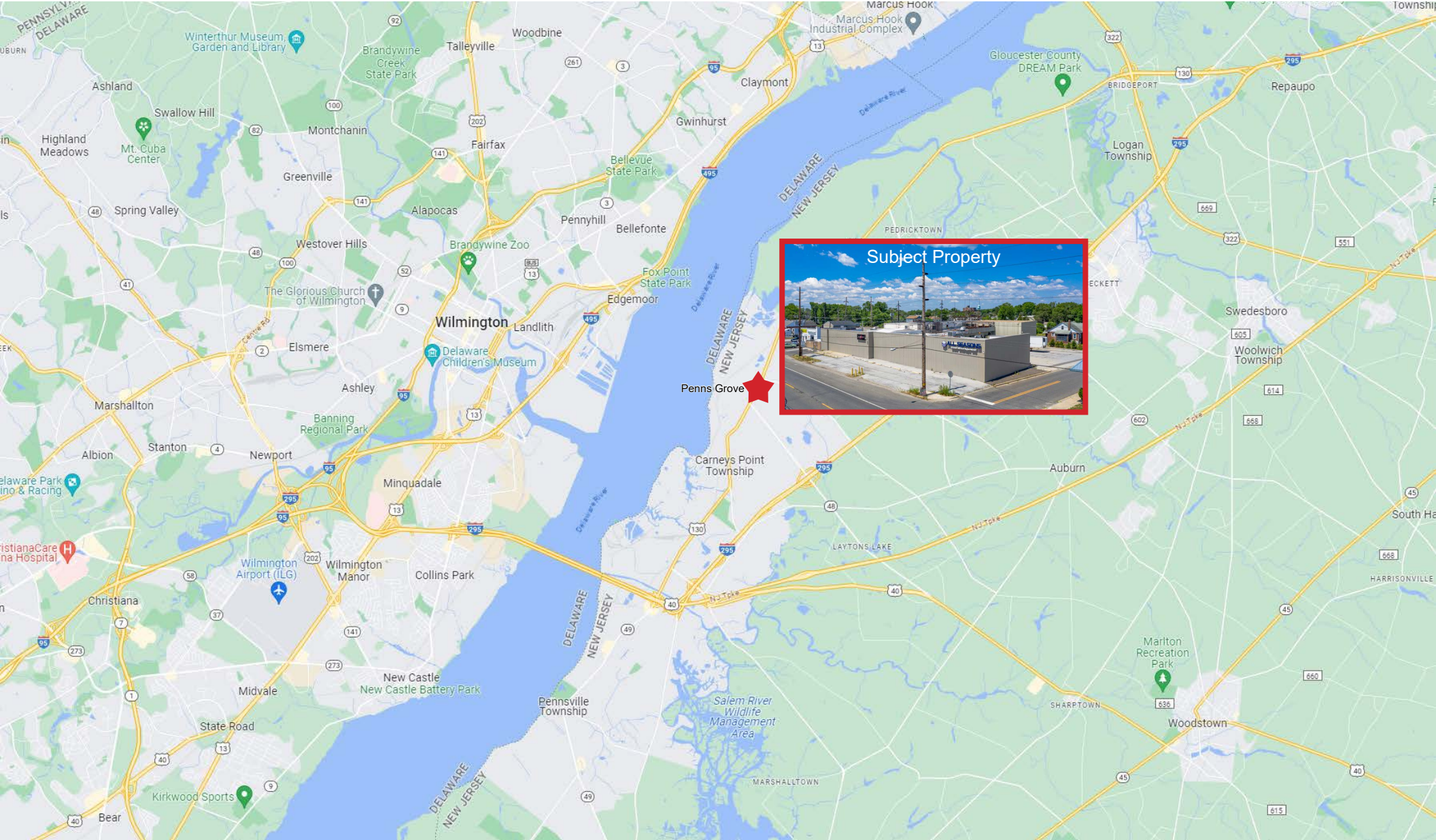


Highlights

- Brand new reflective roof to reduce heat absorption, new HVAC system's, upgraded electrical systems, new LED lighting throughout, renovated restrooms - Reach out to broker for a full list of renovation work ±11,344 total SF of dry/cold storage space
- Space includes ±7,000 SF of dry storage and ±3,000 SF of cold storage
- Also includes ±1,344 SF of common loading & restrooms
- Cold storage space has 19' 2" clear span with storage to 40 degrees
- Dry storage space has 16' 8" clear span with existing racking in place
- The owner is open to converting the dry storage to cold storage



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Population	0.25 Mile	0.5 Miles	1 Miles
Total Population	687	2,350	6,954
Average Age	29.1	30.2	33.4
Average Age (Male)	26.2	26.9	31.0
Average Age (Female)	35.4	34.6	36.1

Households & Income	0.25 Mile	0.5 Miles	1 Miles
Total Households	272	958	3,009
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$43,180	\$40,875	\$43,063
Average House Value	\$124,134	\$129,603	\$140,007

