

For Lease - 2,359 RSF

\$15.26/SF (includes utilities)

Freezer Temperature Rating: -10° Fahrenheit
Freezer Footage: 1,015 square feet
Cubic Feet: 15,732.5 cubic feet
Length = 35 feet
Width = 29 feet
Height = 15.6 feet



Freezer Storage Space for Lease

18 North Virginia Avenue
Penns Grove, NJ 08069

Excellent Location for Recently Renovated Freezer Storage Space!

Property Highlights

- Brand new freezers installed in 2025
- 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

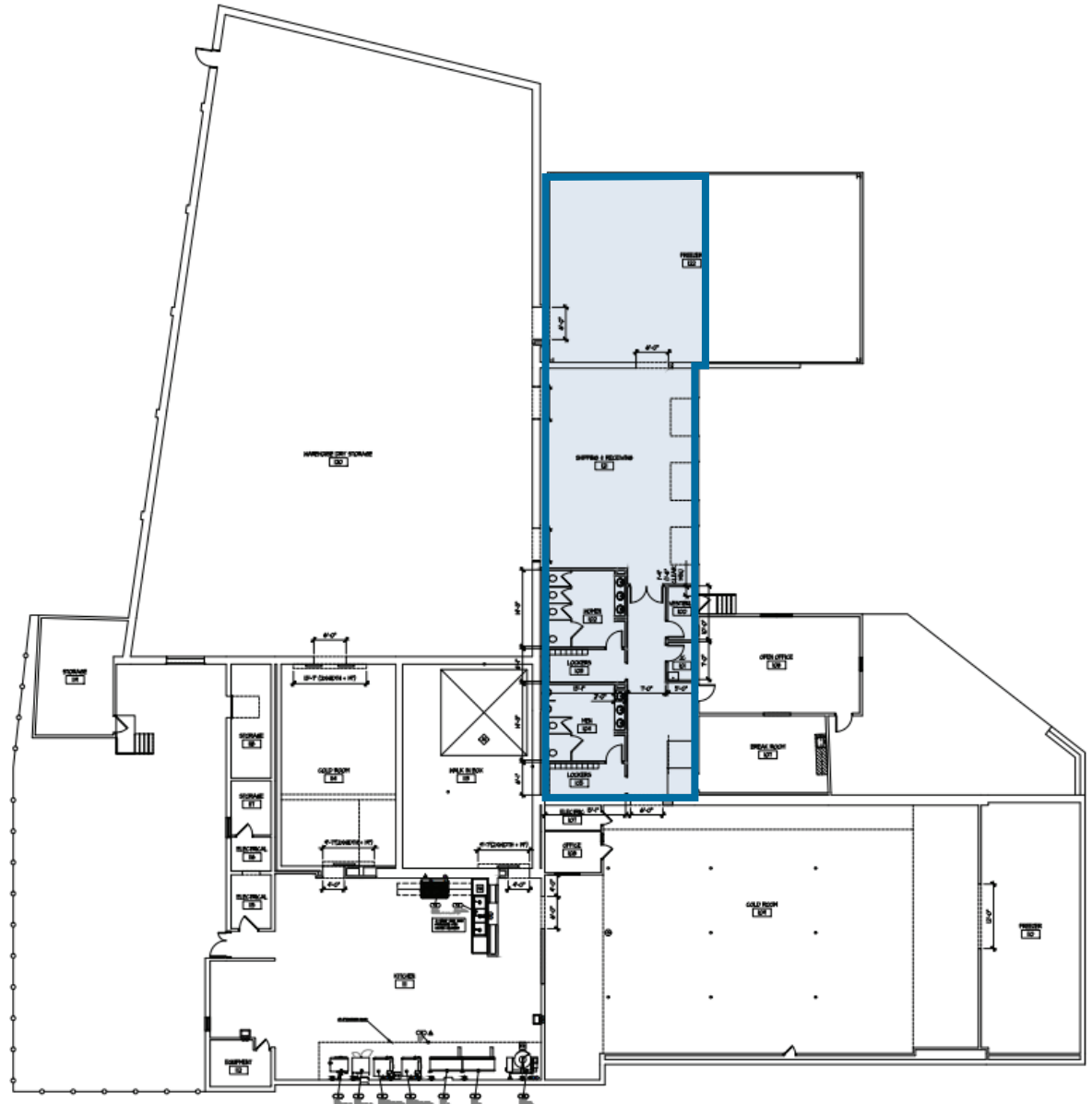


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Highlights

- Brand new reflective roof to reduce heat absorption, new HVAC system's, upgraded electrical systems, new LED lighting throughout, renovated restrooms
- Space includes 15,732.5 cubic feet of freezer space
- Also includes ±1,344 SF of common loading & restrooms
- Freezer storage space has 19' 2" clear span with storage to 0 degrees
- Additional contiguous dry storage can be made available



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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 |



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