

For Sale: 25,000 SF

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

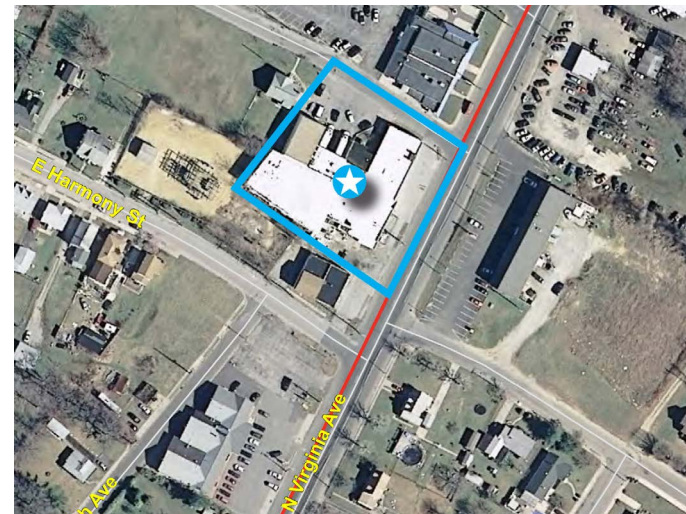


Warehouse/Cold Storage/Flex for Sale or Lease | 18 North Virginia Avenue Penns Grove, NJ 08069

Excellent Location For Recently Renovated Dry/Cold Storage Space!

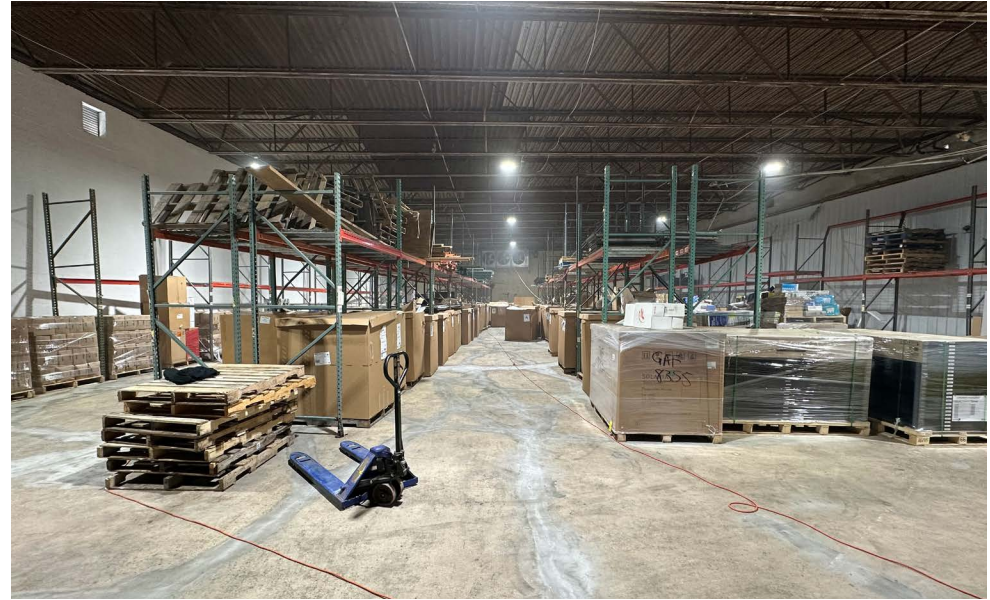
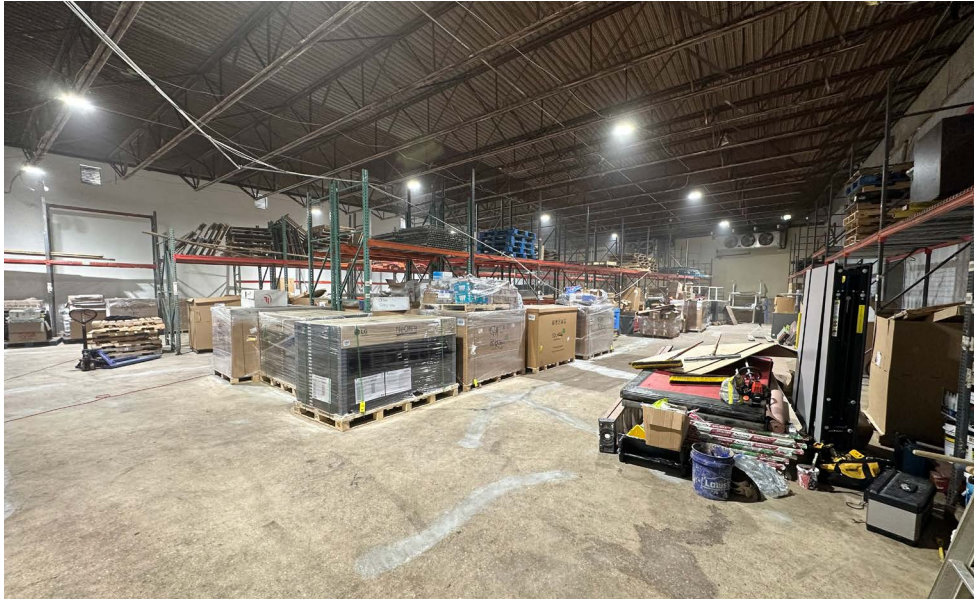
Property Highlights

- Entire property was fully renovated in 2023
- Conveniently located on Route 130 in Penns Grove with easy access to major highways
- 7 Minutes to Route 295 and NJ turnpike and just minutes to Route 322



18 North Virginia Avenue | Penns Grove, NJ 08069

Photos

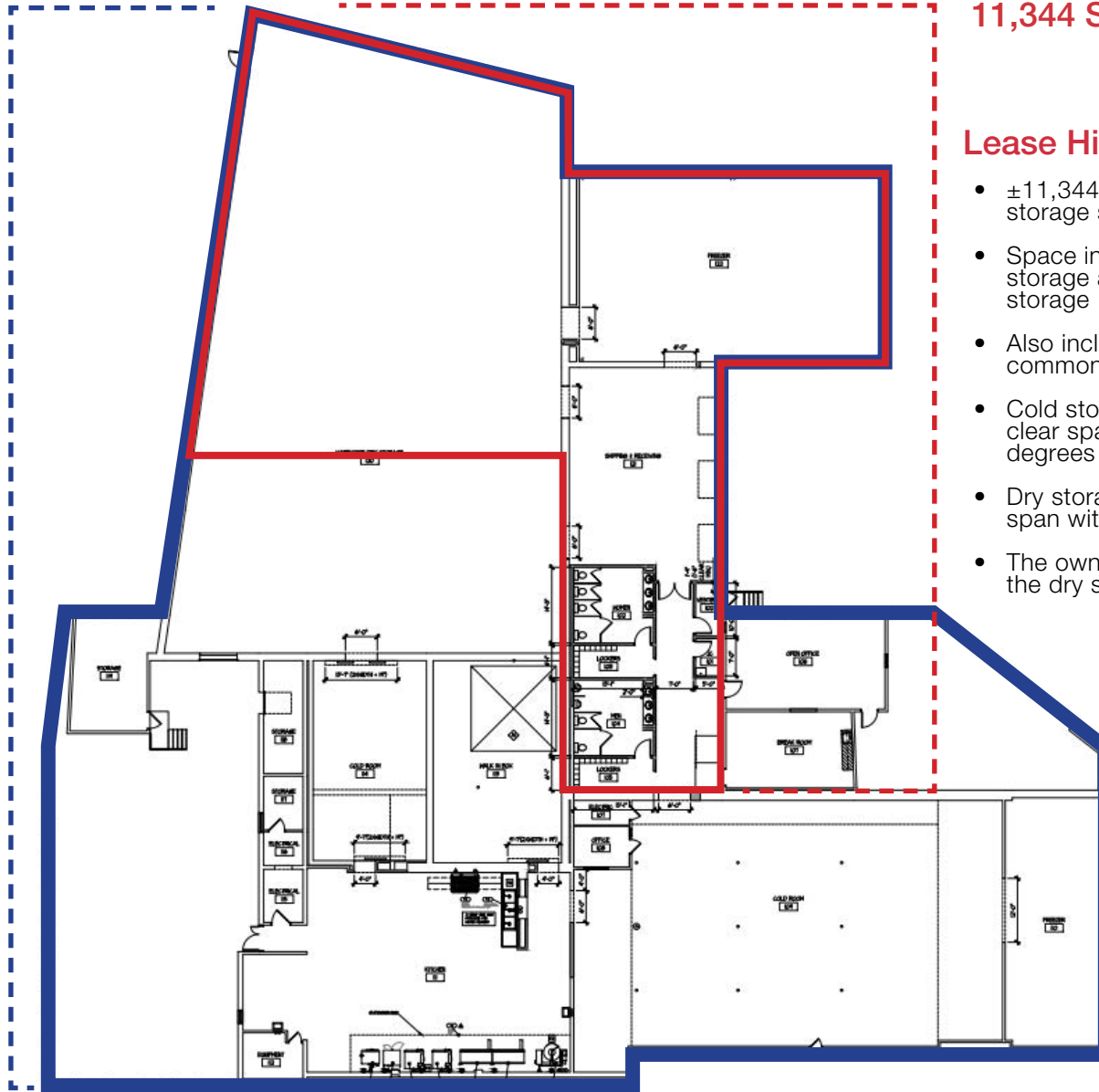


18 North Virginia Avenue | Penns Grove, NJ 08069

25,000 SF for Sale (Entire Building)

Sale Highlights

- ±25,000 SF
- Building includes commercial kitchen, cold & dry storage warehouse.
- Seller will lease back 100% of the property on a long-term lease to an investor.
- Seller will lease back approximately +/-13,656 RSF to a user looking to occupy the remainder +/- 11,344 RSF.
- Entire building was fully renovated in the last 12 months, including big ticket items such as a new roof and HVAC equipment. Contact broker for a full list of improvements.

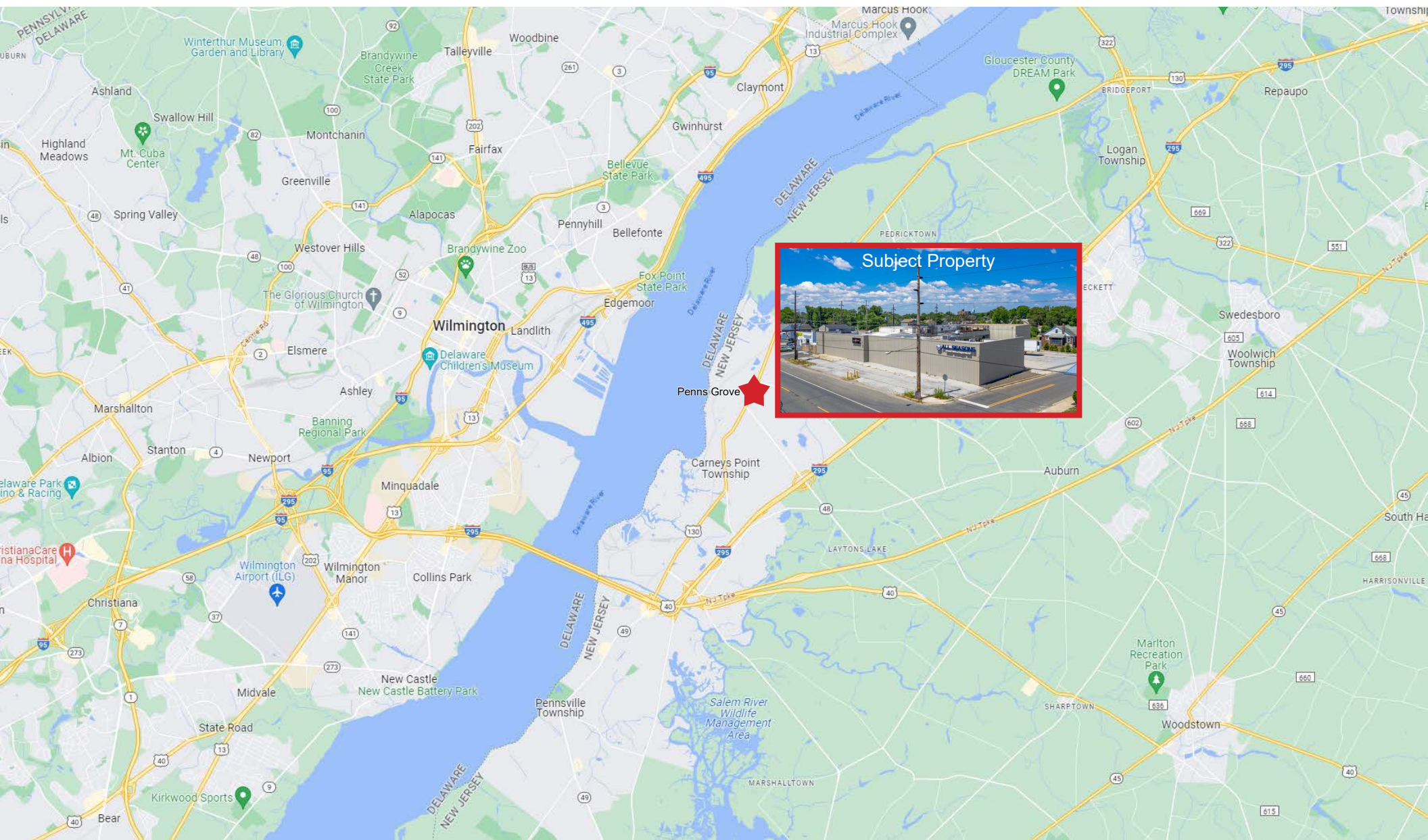


11,344 SF for Lease

Lease Highlights

- ±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

