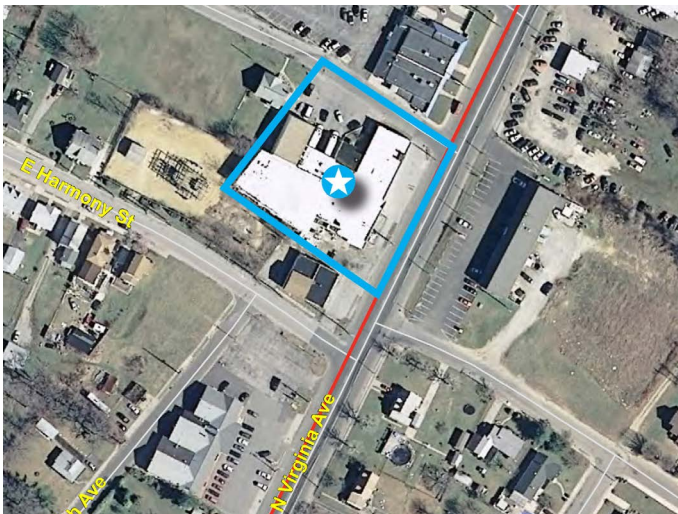


For Sale: ±27,000 SF



## Single Tenant Industrial Investment for Sale | 18 North Virginia Avenue Penns Grove, NJ 08069

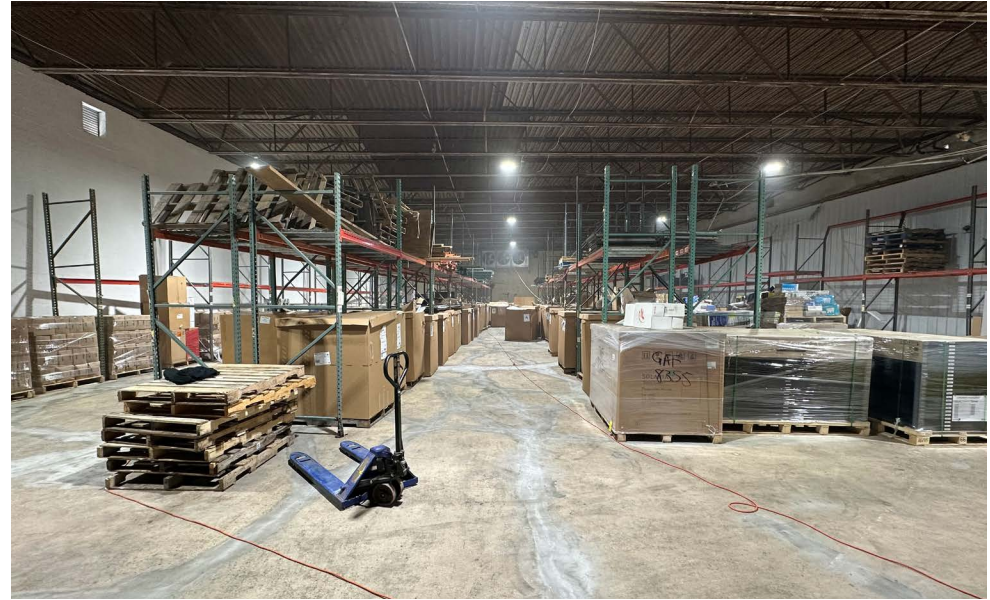
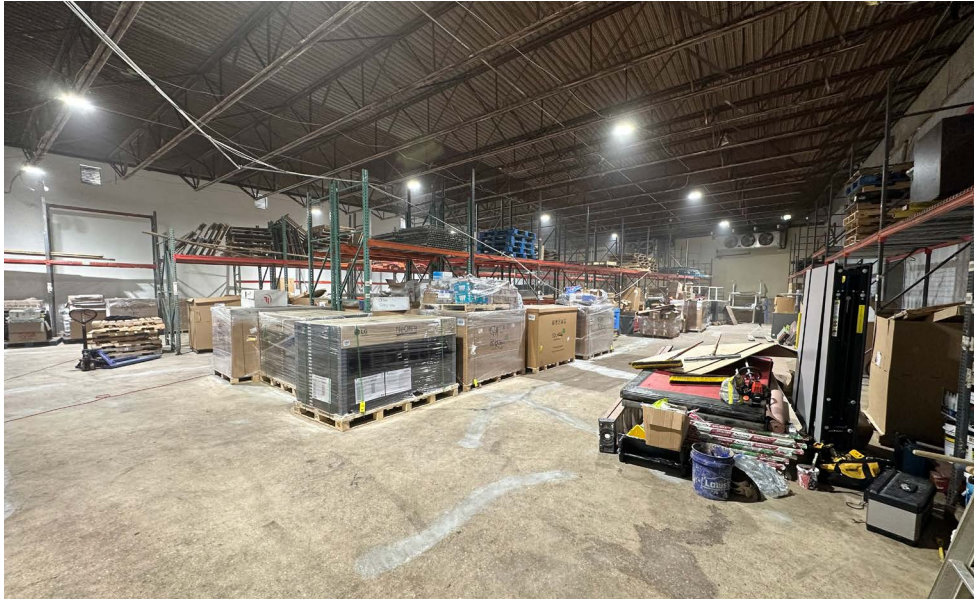


Excellent Industrial  
Investment Opportunity



# 18 North Virginia Avenue | Penns Grove, NJ 08069

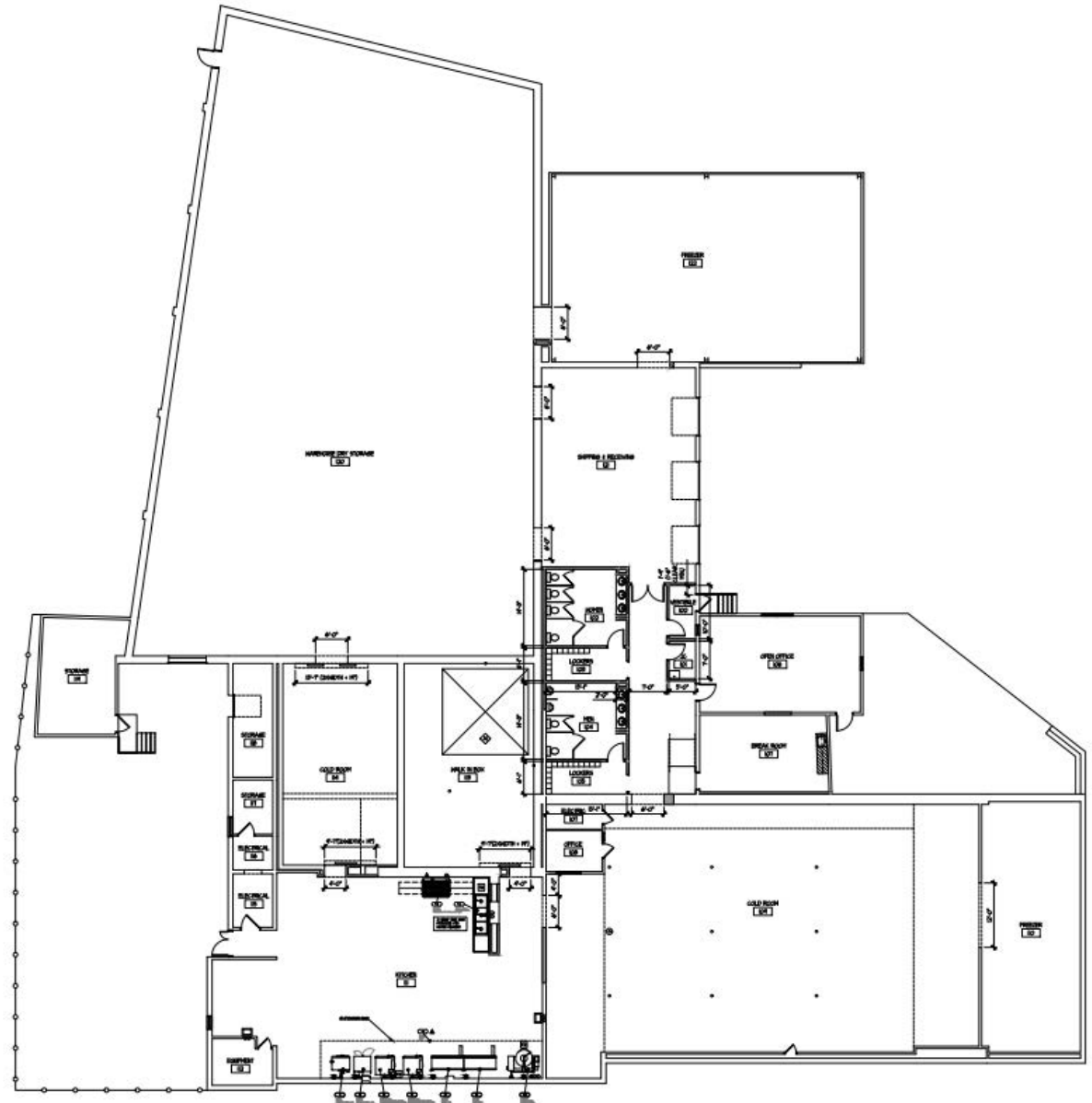
## Photos



# 18 North Virginia Avenue | Penns Grove, NJ 08069

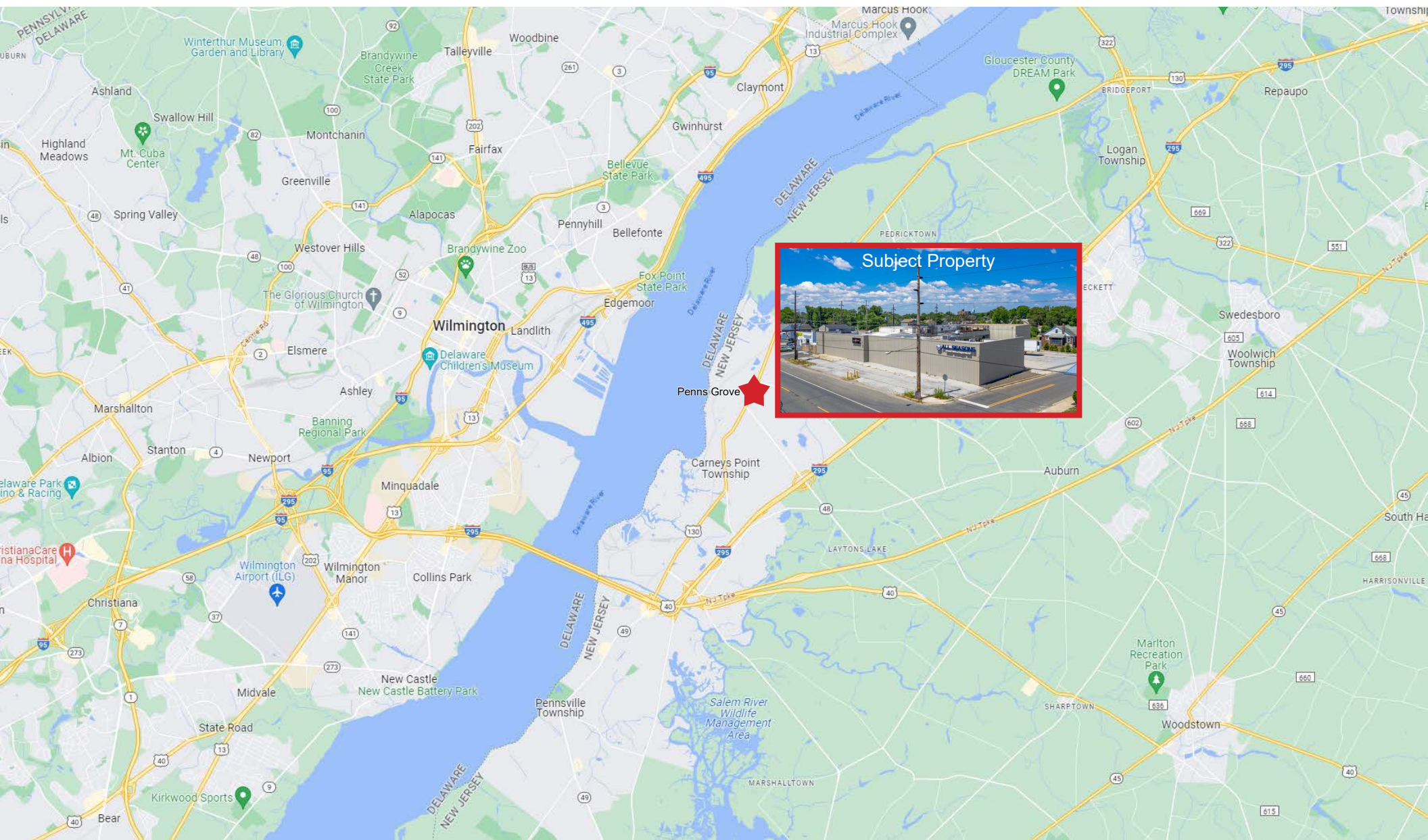
## Highlights

- ± 27,000 SF Flex/cold storage building with a full commercial kitchen
- Single Tenant Sale Leaseback
- Fully renovated property within the last 12 months.
- 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
- Strong credit tenant
- Will sign onto a long-term 5+ year lease
- 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





# 18 North Virginia Avenue | Penns Grove, NJ 08069





# 18 North Virginia Avenue | Penns Grove, NJ 08069



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

