



25,000 SF COLD STORAGE FACILITY AVAILABLE FOR SALE OR LEASE



541 HARDING HIGHWAY | PENNS GROVE, NJ

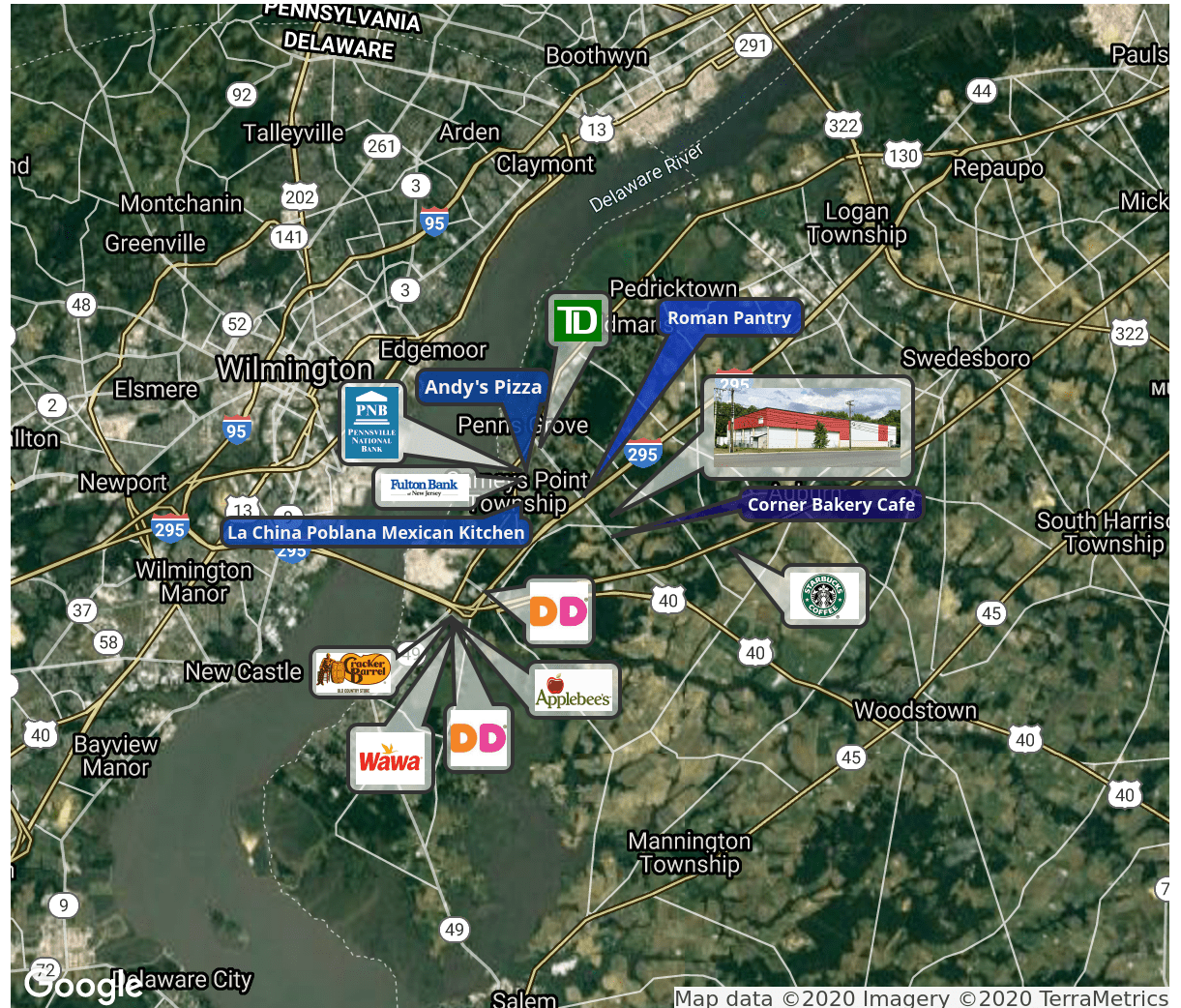


Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

- Location** 541 Harding Highway
Penns Grove, NJ 08069
- Size / SF Available** 25,000 SF
+/- 14,400 SF of Dry Warehouse Area
+/- 7,600 of Cooler and Freezer Storage
+/- 3,000 SF Office
Situated on 3.58 Acres
- Lease Price** \$9.00/SF NNN
- Sale Price** \$2,400,000
- Property / Area Description**
- 28 foot clear height
 - Six (6) tailgate loading docks
 - HVAC- Heat blowers in dry warehouse, condensers for cooler/freezer space, HVAC for office
 - Electric- 400 Amps, 600 V
 - 30 parking spaces
 - Excellent access to Delaware Memorial and Commodore Barry Bridge



Contact Us

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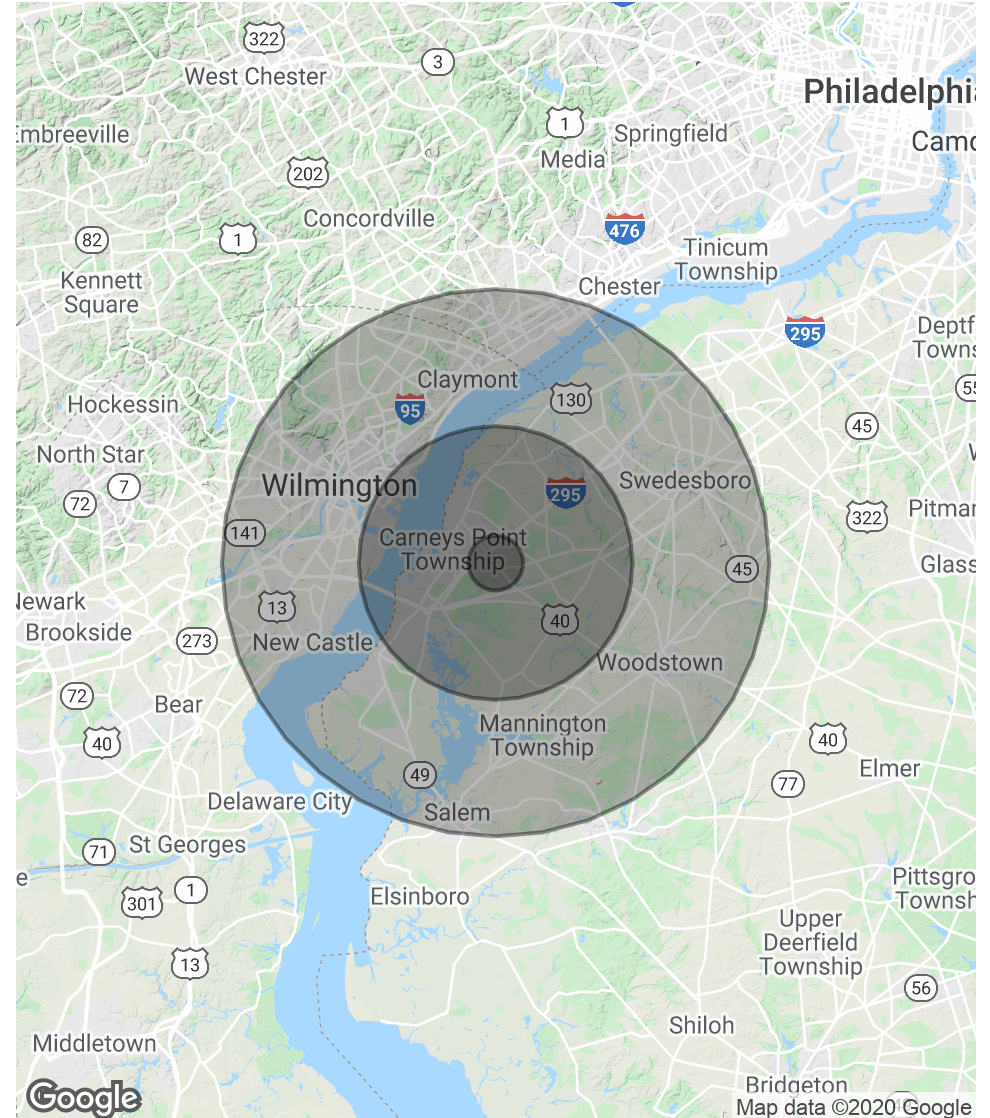
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	692	26,036	319,549
Average age	41.0	38.5	38.0
Average age (Male)	37.3	37.3	36.4
Average age (Female)	43.1	39.5	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	252	10,312	125,552
# of persons per HH	2.7	2.5	2.5
Average HH income	\$67,939	\$62,058	\$68,891
Average house value	\$203,817	\$196,626	\$277,847

* Demographic data derived from 2010 US Census



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