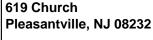




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com







Asking \$849,000.00











COMMENTS

This industrial building spans a total of 6200 square feet and is strategically located in Pleasantville on the Northfield side of town. The property features an expansive warehouse area of 4700 square feet, boasting a 20-foot ceiling clear span and steel beam construction, ensuring durability and ample space for various industrial operations. The building includes two office suites:. Suite 1: Approximately 500 square feet. Suite 2: Approximately 1500 square feet, Additional Features: Two bathrooms, Ample parking space ,UEZ (Urban Enterprise Zone) benefits, including reduced sales tax and potential business incentives. This property is ideal for businesses seeking a robust industrial space with the added convenience of office suites, essential amenities, and the advantages of UEZ benefits. Also available for lease for \$6,000.00 per month

PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating	
Brick	6 to 10 Spaces	Other (See Remarks)	Forced Air	
	Paved	Restroom	Gas-Natural	
Cooling	HotWater	Water	Sewer	
Central	Electric	Public	Public Sewer	
	Gas			

