



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$899,000.00

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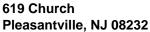














## **COMMENTS**

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, currently leased for \$2,900 per month. 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.

## PROPERTY DETAILS

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

Gas



Ask for Barbara Fasy Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

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