

# Berger Realty

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**619 Church**  
**Pleasantville, NJ 08232**

**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, 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. 4000 sq ft of warehouse is available for lease on a month to month basis for \$4500.00 per month.

## PROPERTY DETAILS

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



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