



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$849,000.00

info@bergerrealty.com



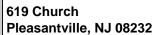














## **COMMENTS**

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

Gas



Ask for F. Evans Campbell Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: fec@bergerrealty.com

