



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



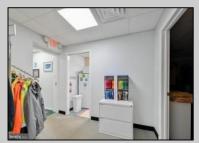


619 Church Pleasantville, NJ 08232

Asking \$899,000.00











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.

PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating
6 to 10 Spaces	Other (See Remarks)	Forced Air
Paved	Restroom	Gas-Natural
	6 to 10 Spaces	6 to 10 Spaces Other (See Remarks)

Cooling HotWater Water Sewer
Central Electric Public Public Sewer
Gas



Ask for Joe Young
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jty@bergerrealty.com

