



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



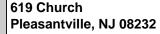












Asking \$899,000.00



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			
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		
	Ask for Matthew Bader Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mhb@bergerrealty.com http://www.BADERCOLLINS.com		