

# Berger Realty

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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

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



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

