



FOR SALE OR LEASE

201 W. Decatur Ave Pleasantville, New Jersey

±51,540 SF Flex Warehouse for
Single or Multi-Tenant Use

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Property Profile

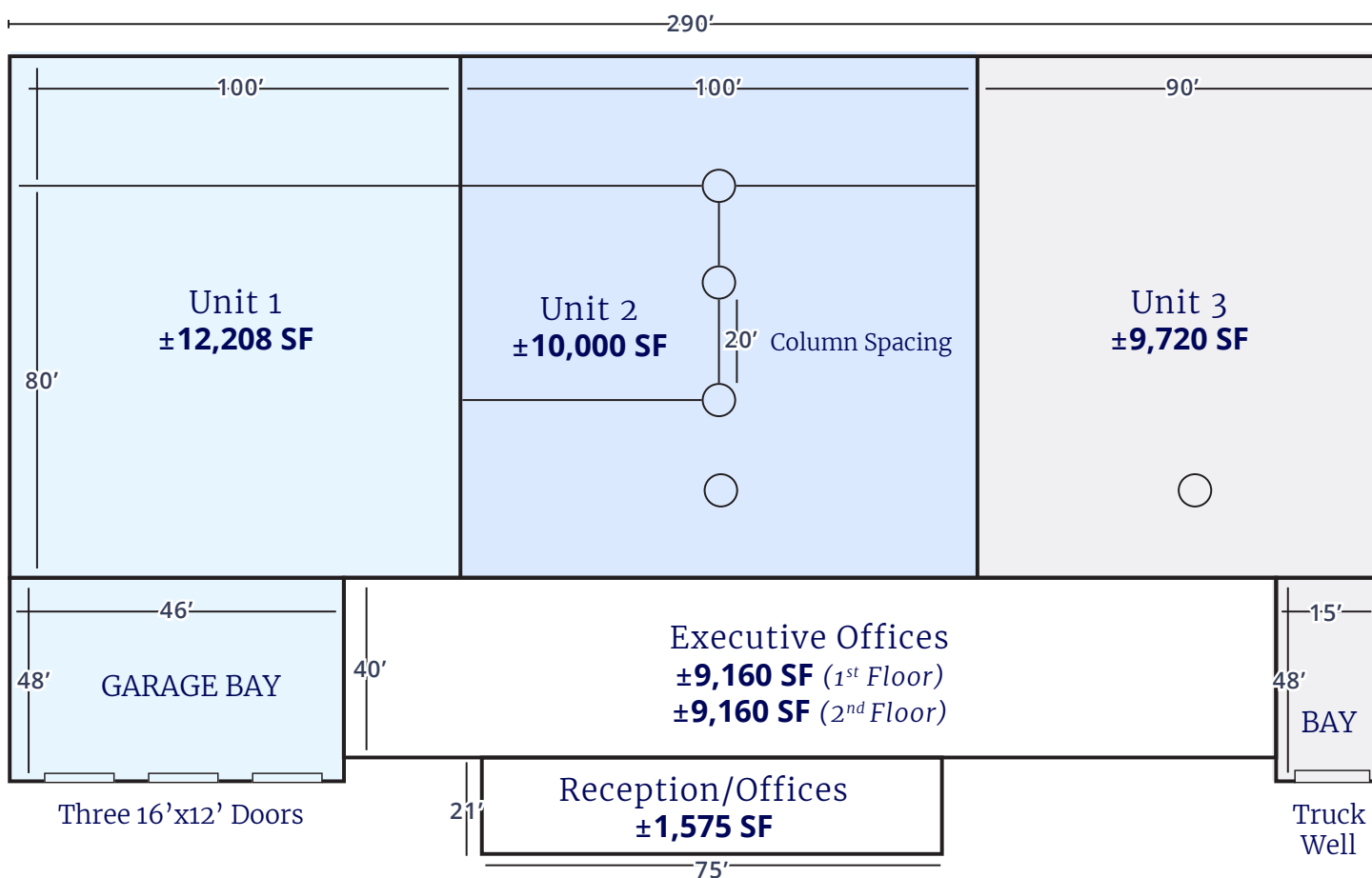
201 W. Decatur Ave, Pleasantville, NJ

Description

Flexible building offers warehouse and office space, ideal for single or multiple tenants. Key features include a heated, sprinklered warehouse, a dedicated conferencing facility, and prominent signage opportunities. Located in a Urban Enterprise Zone (UEZ), enjoy 50% sales tax savings.

Features

- $\pm 51,823$ SF building on ± 3.28 AC
- $\pm 31,928$ SF warehouse space
- $\pm 10,735$ SF office and reception space on the first floor
- 9,160 SF office space on the second floor
- Four loading docks, all with tailgate doors, plus three drive-in bays
- 18' to 23' clear
- Fully fenced rear parking lot



Building Plan

*NOT TO SCALE



Loading Dock Area



Warehouse Entrance



Warehouse Interior



Office Entrance



Lobby Area



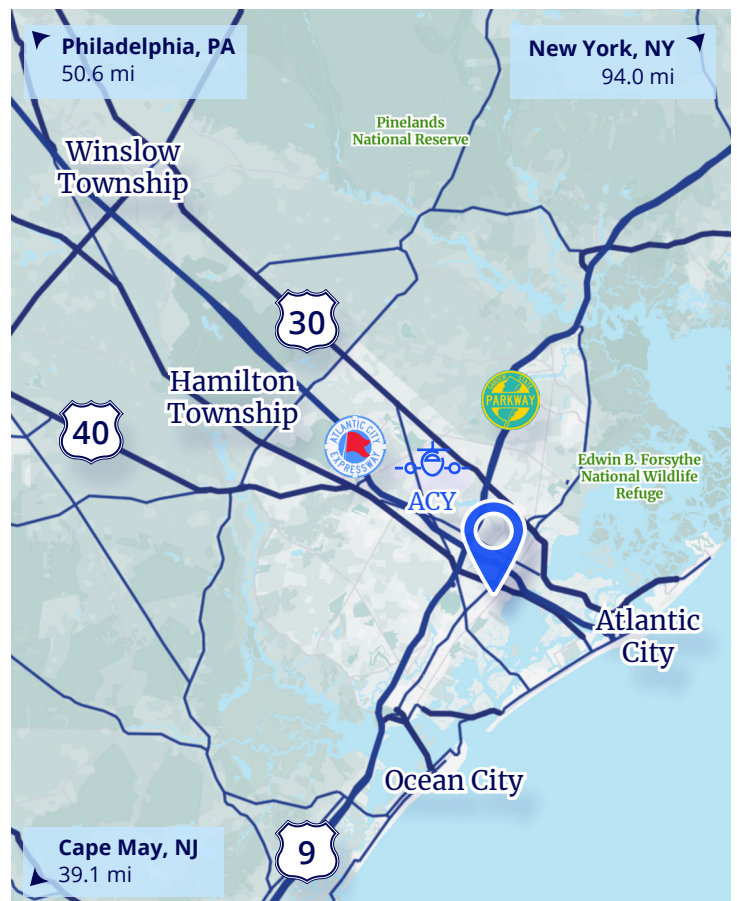
Open Office Space



Just off **US-40** & 1 mile from the **ACE**

201 W. Decatur Ave is strategically located off US-40 and the ACE, providing convenient access to Philadelphia and the Atlantic City metro area. Just two miles from the Garden State Parkway, it offers easy connections spanning from New York City to Cape May.

ACE	5 minutes
Garden State Parkway	7 minutes
ACY	33 minutes
Cape May, NJ	43 minutes
Philadelphia, PA	1 hour, 5 minutes
New York, NY	2 hours, 8 minutes





[View Online Listing](#)

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