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Built on Integrity

- SUBJECT:** St. Joseph's School, 805 Warren Street, City of Beverly, Burlington County, New Jersey. A 44,502± square foot former elementary school that is available for lease.
- LOCATION:** On Warren Street A.K.A. County Route 543 between Manor Road and Magnolia Street. The site has excellent access to Route 130 with connections to Interstates 95 and 295.
- SITE:** The school site is part of the church compound which also contains the church. The lot dimensions are 832± feet of frontage on Warren Street, 585± feet of frontage on Manor Road, 192± of frontage on Magnolia Street and 462± feet of frontage on Third Street. There is abundant on-site parking. The site comprises 8± acres which allows for ample outside play area.
- UTILITIES:** Sewer, water, gas, and electric.
- ZONING:** (R-2) Residential 2 - This zoning allows for an array of residential type uses. Zoning ordinance is available upon request. Use variance will be required for any change in use
- TAXES:** The property presently has a tax exempt status for Block 26, Lot 1 and Lot 2.01 per Beverly City Tax Map for the 2015 tax year. In the event of a change in tax status, any and all real estate taxes shall be paid by the Tenant as additional rent.
- IMPROVEMENTS:** The subject is improved with a former elementary school that is available for lease.

First Floor

The first floor consists of nine (9) classrooms, two (2) offices, a teachers lounge and two (2) boiler rooms. There is a boys room consisting of two urinals, one sink and two stalls. The girls room has three stalls and three sinks. The cafeteria has a seating without tables for 470± people and 280± with tables. There are also mens and lad rooms in the cafeteria. The men room has three urinals, three stalls and three sinks. The ladies room has six stalls and two sinks. There is a stage and kitchen in the cafeteria. There are storage rooms in both the cafeteria and classroom area.

The kitchen and cafeteria equipment consists of:

- 1 - Jordan Double Door Refrigerator
- 1 - Manitowic Ice Machine
- 1 - 3 Bay Stainless Steel Sink
- 1 - Garland six burner double oven with broiler and griddle
- 1 - Boldgett Oven
- 1 - Kenmore Microwave Oven
- 1 - Fire Suppression System
- 1 - Imperial Upright Freezer
- 1 - United Upright Freezer
- 1 - Kenmore Reach-in Freezer
- 1 - Frigidaire Reach-In Freezer
- 6 - Air Cleaners

Second Floor

The second floor consists of three offices, six classrooms, a computer room and a library. There is a boys room consisting of three urinals, two sinks and three stalls. The girls room has three stalls and three sinks.

The building is heated by gas hot water heat with a Weil McClain Furnace with a Whirlpool Burner. The hot water is heated by a domestic system. There are two 225 amp three phase electrical services. The roof is a flat cinder composition type. The exterior is masonry and brick. Interior specifications include an intercom system, fire and smoke alarm system, concrete and acoustical tile ceilings, painted cinder block and ceramic tile walls, wall to wall carpeting, vinyl tile floors and terrazzo floors. There is central air conditioning in the cafeteria. There is also a half bath in the teachers lounge.

CHARGES: \$7.50 per square foot absolute net. Additional charges will be for insurance, common area maintenance and real estate taxes, if assessed,

REMARKS: This well-maintained facility is ideal for offices, medical and professional, or as a charter school. The church will need to maintain occasional use of several rooms in the school. Arrangements will also be necessary for parking during services.

Listing made subject to errors, omissions, change of price/terms, prior sale or lease and withdrawal without notice.

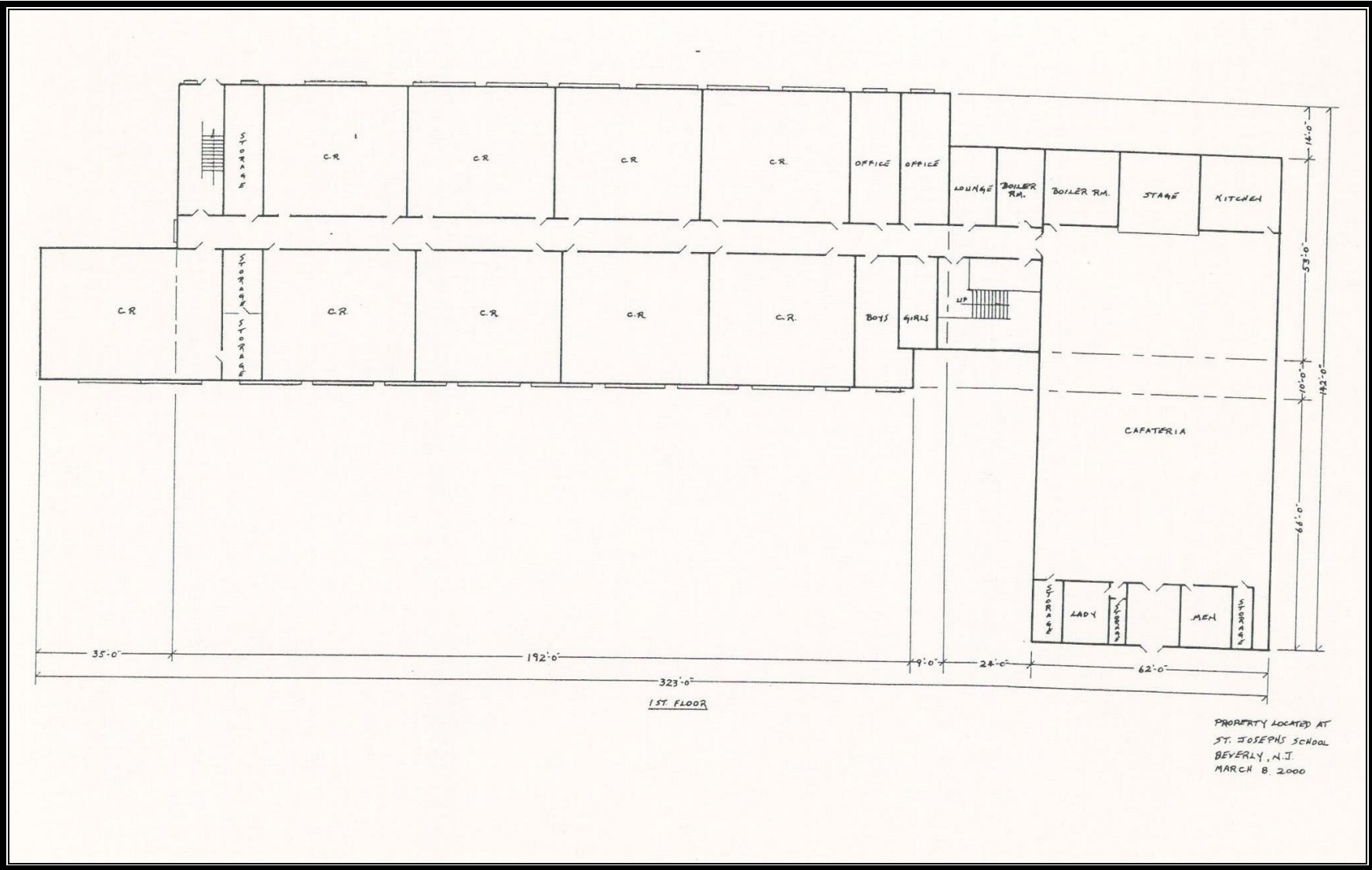
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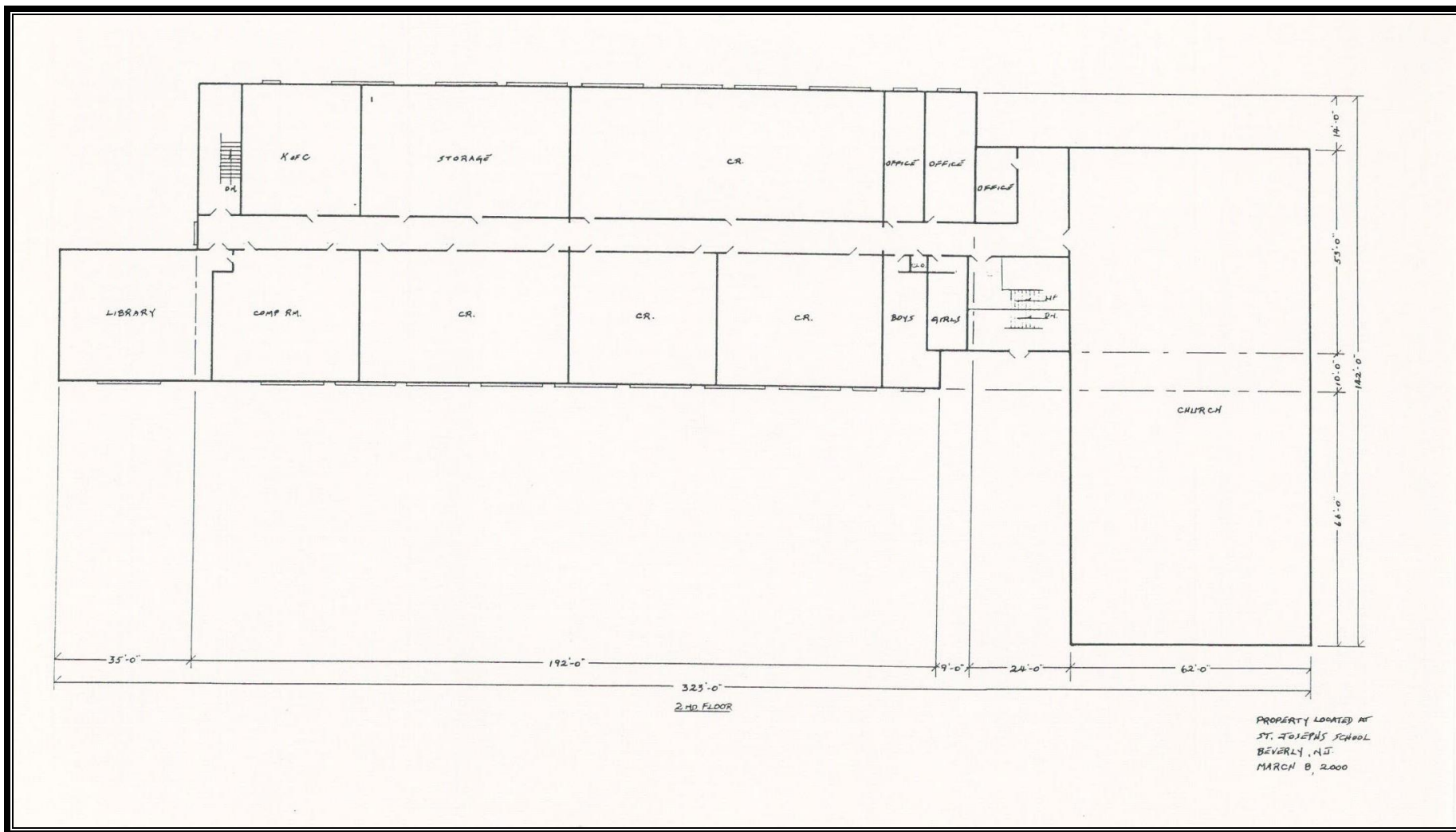


**St Joseph's School
Beverly, New Jersey**

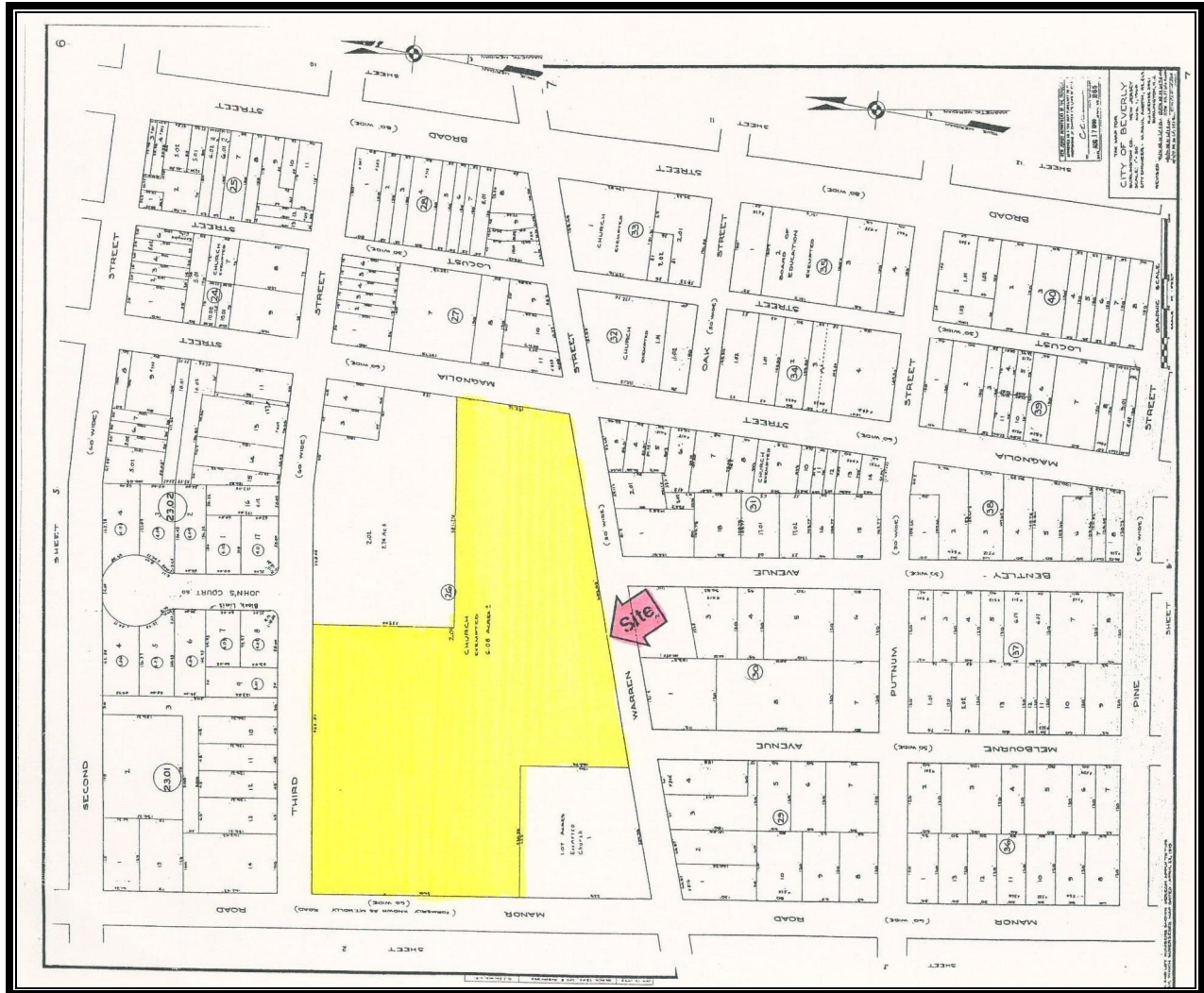
Exterior View



First Floor



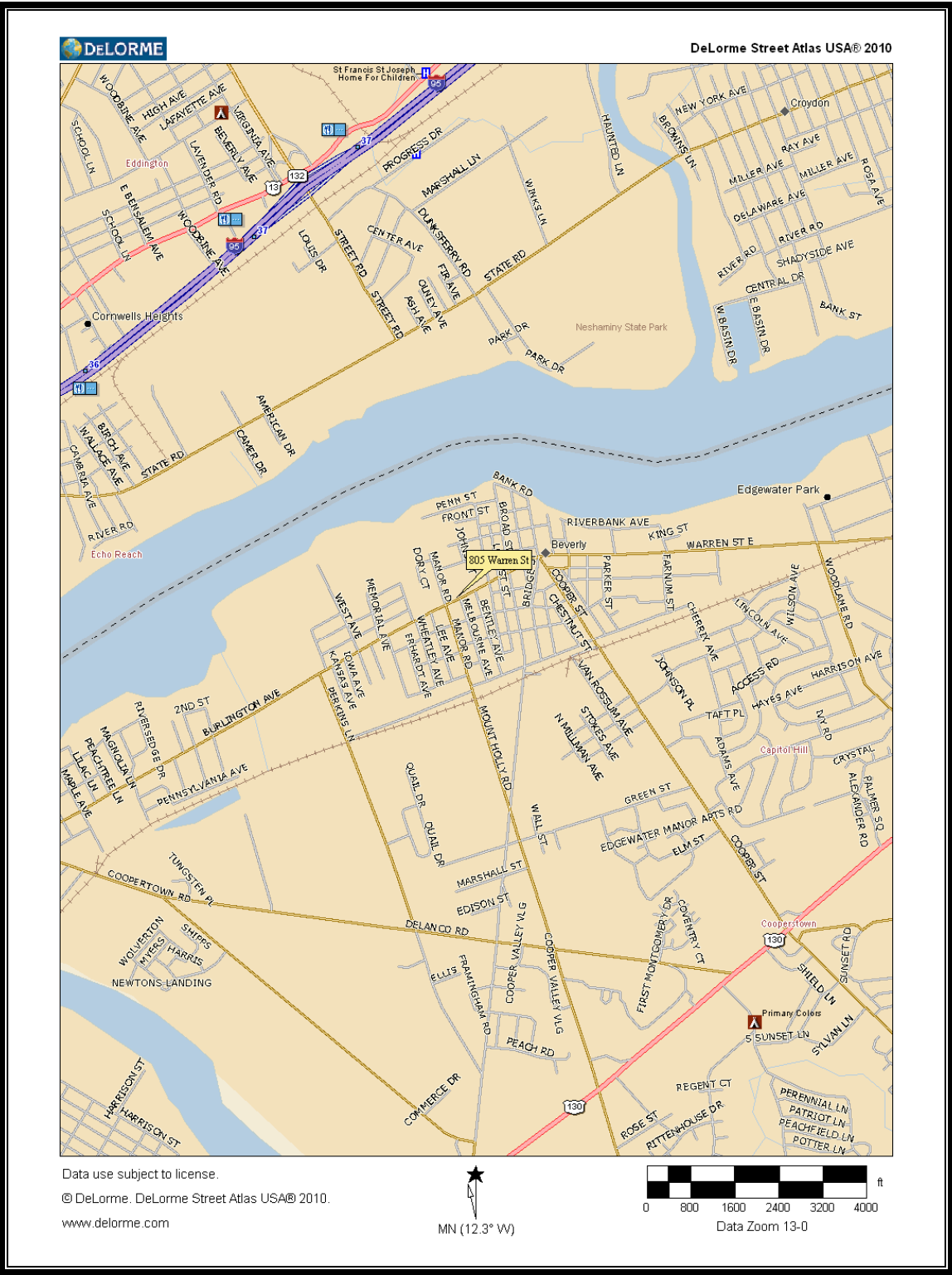
Second Floor



St Joseph's School Beverly, New Jersey

Tax Map





Area Map

