



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR SALE & LEASE

Approx 36,400 SF WAREHOUSE

73 River Street, Bridgeport, CT 06604



For Sale: \$1.2 MM
For Lease: \$6.00/SF NNN

- 36,400 +/-SF warehouse space
- Subdivides naturally to 8,000 SF, possibly as low as 1,850 SF
- 2 Loading docks
- Drive in overhead door
- 4000 amps power
- Ideal for light manufacturing, assembly, or distribution
- Convenient to I-95 & Rte 8



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Property Information

Total Building SF	36,462 SF
Availabl SF	36,462 SF
Year Built	1986
Ceiling Height	10' +/-
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	Yes
Loading Dock	2
Overhead Door	1
Construction	Concrete Block
HVAC	Office Only
Electric Service	Yes - 4,000 Amps
Gas	Yes
Column Spacing	N/A
# of Floors	2
Roof	Tar / Gravel
Parking	Asphalt - 50
Land Area	0.89 Acres
Frontage	150' +/-
Zoning	ILI
Assessment	\$667,050
Environmental	Phase 1 Available
Mill Rate	53.99
Taxes	\$36,014

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Comments:

Two story 36,400 SF warehouse building for Sale at \$1,200,000. Also available for Lease at \$6.00/SF NNN. Subdivides naturally to 8000 SF, possibly as low as 1800 SF. Very low taxes. Two loading docks and one overhead door. Building has plenty of parking! Central location with easy access to I-95. Great for contractor, light manufacturing, or distribution. Floor plan is available. Plenty of Electricity. Directions: N Washington Ave to River Street.

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