



COMMERCIAL New Haven * Milford * Woodbridge * Branford * Old Saybrook

AVAILABLE FOR LEASE
5,091 SF INDUSTRIAL BUILDING &
Approximately 0.5 Acres HEAVY INDUSTRIAL LAND
25 RADEL ST, BRIDGEPORT, CT 06607



BUILDING FOR LEASE:
\$10/SF NNN
LAND FOR LEASE: \$6.00 / SF NNN

Building / Land available
separately or combined
Approx 0.50+/- Acres
Heavy Industrial Outdoor Lot

- **Heavy Industrial Use Grandfathered by zoning**
- **Perfect for Landscaper, Site Contractor w/ Heavy Equipment & Possible Material Storage**
- **Fenced in Yard w/ Security Cameras**





Property Information

Total Building SF	5,091
Available SF	5,091
Year Built	1957
Ceiling Height	14'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	4
Construction	Masonry
HVAC	Forced Air
Electric Service	TBD
Gas	Natural Gas
Column Spacing	N/A
# of Floors	1
Parking	Paved Off Street parking
Bathrooms	N/A
Frontage	155' +/-
Zoning	ILI
Acreage	0.86 +/-
Mil Rate	43.45
Taxes	\$12,651
Taxes / SF	\$0.34

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Comments:

5,091 Sf +/- industrial garage on .86 Acres available separately or combined with land. Building has 4 drive-in overhead doors. 1/2 acre portion of lot is fenced in. Heavy Industrial use has been grandfathered in. Easy access to I-95. This property is ideal for a Landscaper or Site Contractor with Heavy Equipment. Possible material storage on site.

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