

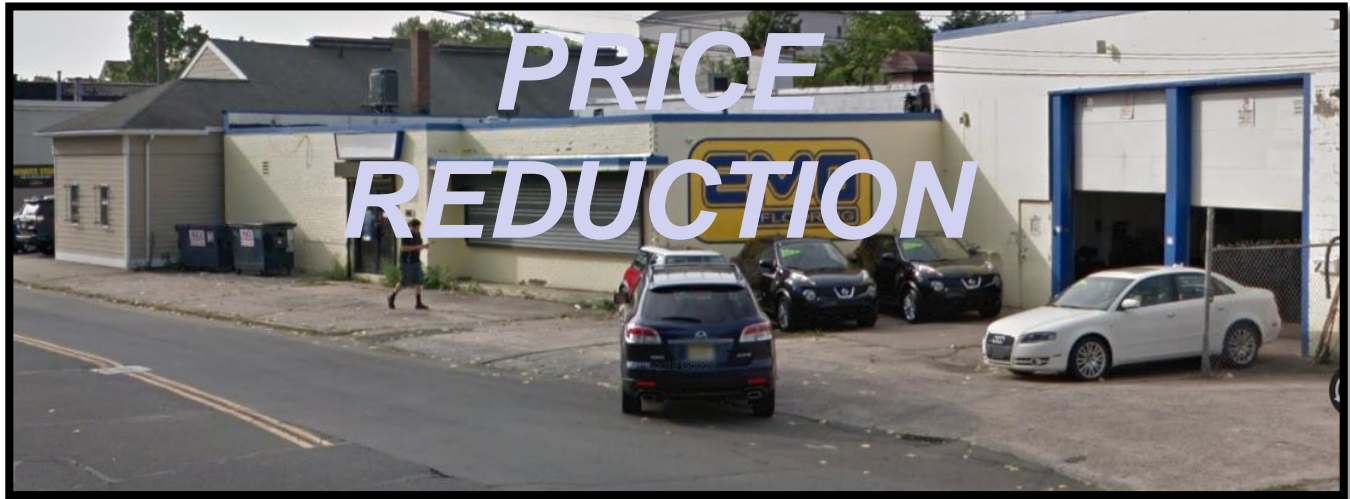


COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR SALE INDUSTRIAL WAREHOUSE BLDG

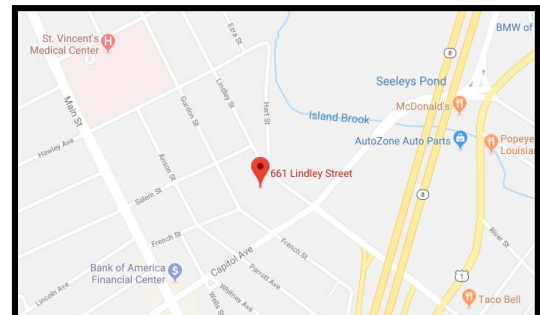
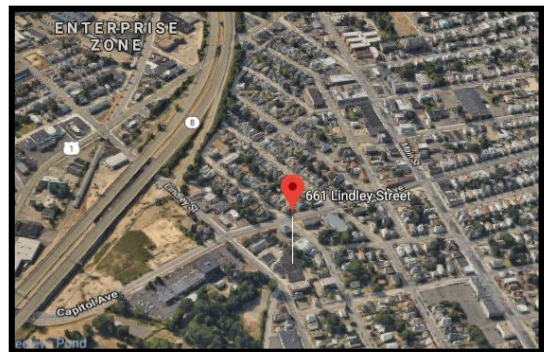
661 Lindley St, Bridgeport, CT 06606



FOR SALE: \$950,000

**Owner User – Multi Tenant
16,052 SF Industrial Warehouse
Easy Access to Major Highways
Possible Owner Financing**

- 16,052 SF
- Multi-Tenanted – Owner User?
- 12' High Ceilings
- 400 Amp Electric
- AC Office area
- 20 Off Street Parking
- Easy access to I-95 & Rt. 8/25 interchange



Real Living Wareck D'Ostilio

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Property Information

Total Building SF	16,052 SF
Available SF	16,052 SF
Year Built	1956
Ceiling Height	17' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	2
Construction	Concrete
HVAC	Forced Air/Office AC
Electric Service	Yes - 400 Amp
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	TBD
Frontage	234' +/-
Zoning	ILI
Assessment	\$415,850
Environmental	TBD
Mill Rate	54.37
Taxes	\$22,609.76

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Comments:

16,052 SF Industrial Warehouse Building on .65 acres. Plenty of parking. 12' ceiling height, 400 Amp Service. AC office area. Zoned light industrial. Easy access to Highways. Multi Tenanted – Owner Occupy? Occupy part and collect rent from other tenants.

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