



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR SALE & LEASE
Approx 33,000 SF WAREHOUSE UNIT

73 River Street, Bridgeport, CT 06604



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

- 33,000 SF warehouse space
- 2 Loading docks
- Drive in overhead door
- 4000 amps power
- Ideal for light manufacturing, assembly, or distribution
- Convenient to I-95



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Property Information

| | |
|---------------------|-------------------|
| Total Building SF | 36,462 SF |
| Availabl SF | 33,000 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: Approx 33,000 SF with 10 ft high ceilings. Two loading docks and one overhead door. Building has plenty of parking! Available for Lease at \$6.00 / SF NNN, and Sale for \$1,200,000. Central location with easy access to I-95. Great for contractor, light manufacturing, or distribution. Floor plan is available.
 Directions: N Washington Ave to River Street.

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