

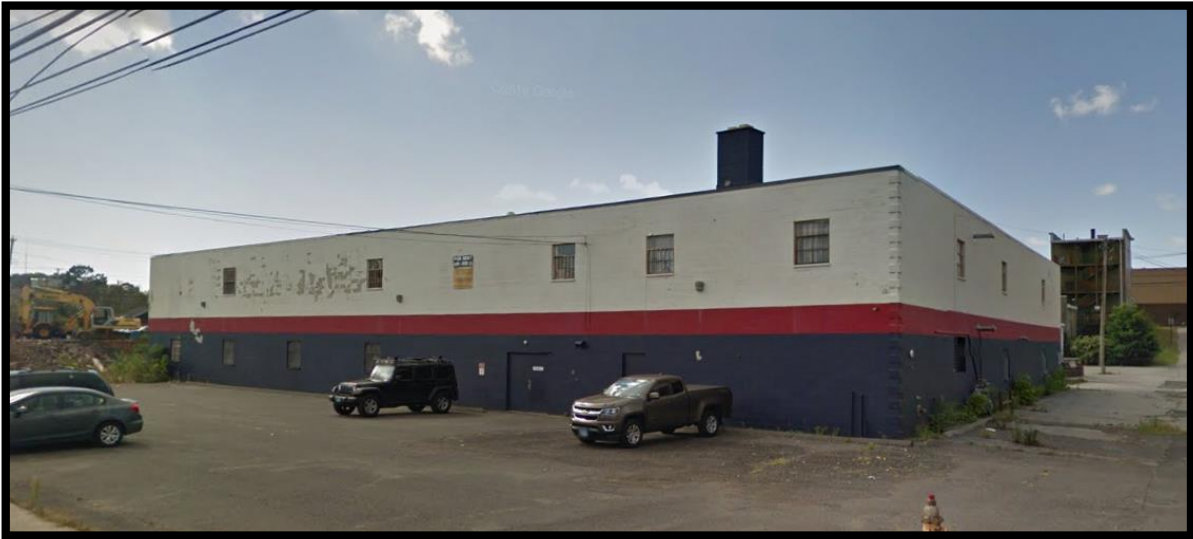


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New Haven * Milford * Woodbridge

**AVAILABLE FOR SALE OR LEASE
7,560 SF WAREHOUSE UNIT**

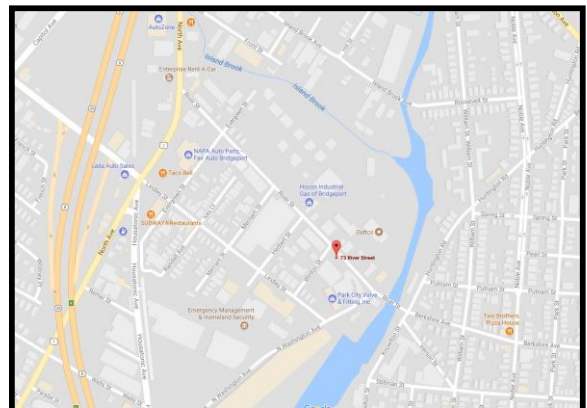
73 River Street, Bridgeport, CT 06604



**For Sale: \$1,100,000
For Lease: 6.25/SF NNN**

**7,560 SF Warehouse
Great for contractor
light manufacturing
or distribution**

- 7,560 SF warehouse**
- 2 Loading docks**
- Drive in overhead door**
- 4000 amps power**
- Ideal for light manufacturing, assembly, or distribution**
- Convenient to I-95**



Real Living Wareck D'Ostilio

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Property Information

Total Building SF	36,462 SF
Available SF	7,560 SF
Year Built	1986
Ceiling Height	18' +/-
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 - 4000 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 I available
Mill Rate	42.198
Taxes	\$28,148.18

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Comments: 7,560 SF with 18 ft high ceilings. Two loading docks and one overhead door. Building has plenty of parking! Available for lease at \$ NNN. 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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 Broker
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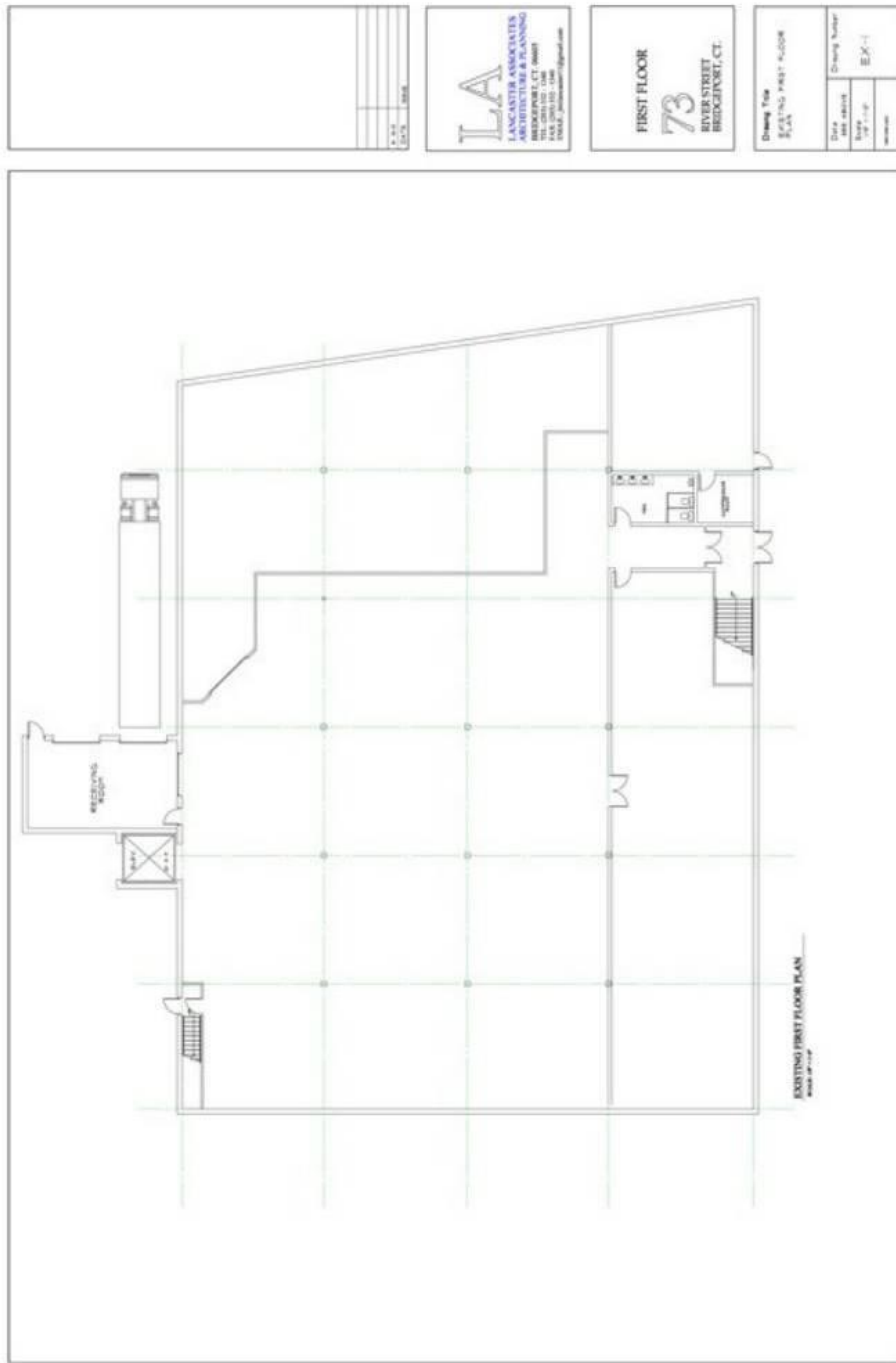
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Floor Plan



73 River Street, Bridgeport, CT
First Floor Plan

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