

27-67 Poland Street, Bridgeport, CT 06605

Two Commercial Spaces with Loading for Lease at \$10.00/SF NNN



Two Spaces Available for Lease Each with a Loading Dock & Drive-in Door in Black Rock Minutes to I-95: Located in a 34,485 SF building on 0.95 acres in an OR Zone, Unit A provides 5,500 SF and Unit D provides 3,000 SF. Each unit* features one 10' x 10' drive-in door and one 10' x 10' loading dock, 10'- 13' ceiling height in the warehouse and loading areas, and one restroom. There is a security system and a wet sprinkler system in the building.

The property is conveniently located less than one mile from I-95 (Exit 23), and 1.1 miles from the Fairfield Metro Train Station. It is next to Ash Creek Animal Hospital, within walking distance to many restaurants, and near Home Depot, Staples, the Edge Fitness Center, Whole Foods Market, a United States Post Office, and Stop & Shop.

The Site

Total Space Available:	8,500 SF
Space 1:	5,500 SF (Unit A)
Space 2:	3,000 SF (Unit D)
Total Building Size:	34,485 SF
Land:	0.95 acres
Zoning:	Office/Retail (OR)
Real Estate Taxes:	Zone \$1.34/SF (2019)
Construction:	Concrete /
Year Built:	Cinderblock 1946
Stories:	One
Tenancy:	Multiple

Features

Parking:	In Common
Ceiling Height:	10'-13'
Loading:	10' x 10' Loading Dock & 10' x 10' Drive-in Door (*On Common Loading Platform in Unit D)
Amenities:	Restroom, Security Alarm System, Wet Sprinkler System
Utilities	
Water/Sewer:	City/City
Heating:	Gas
A/C:	Office Area Only (Unit A)
Power:	200 Amps

Contact

Jon Angel, President
203.335.6600, Ext. 21
jangel@angelcommercial.com

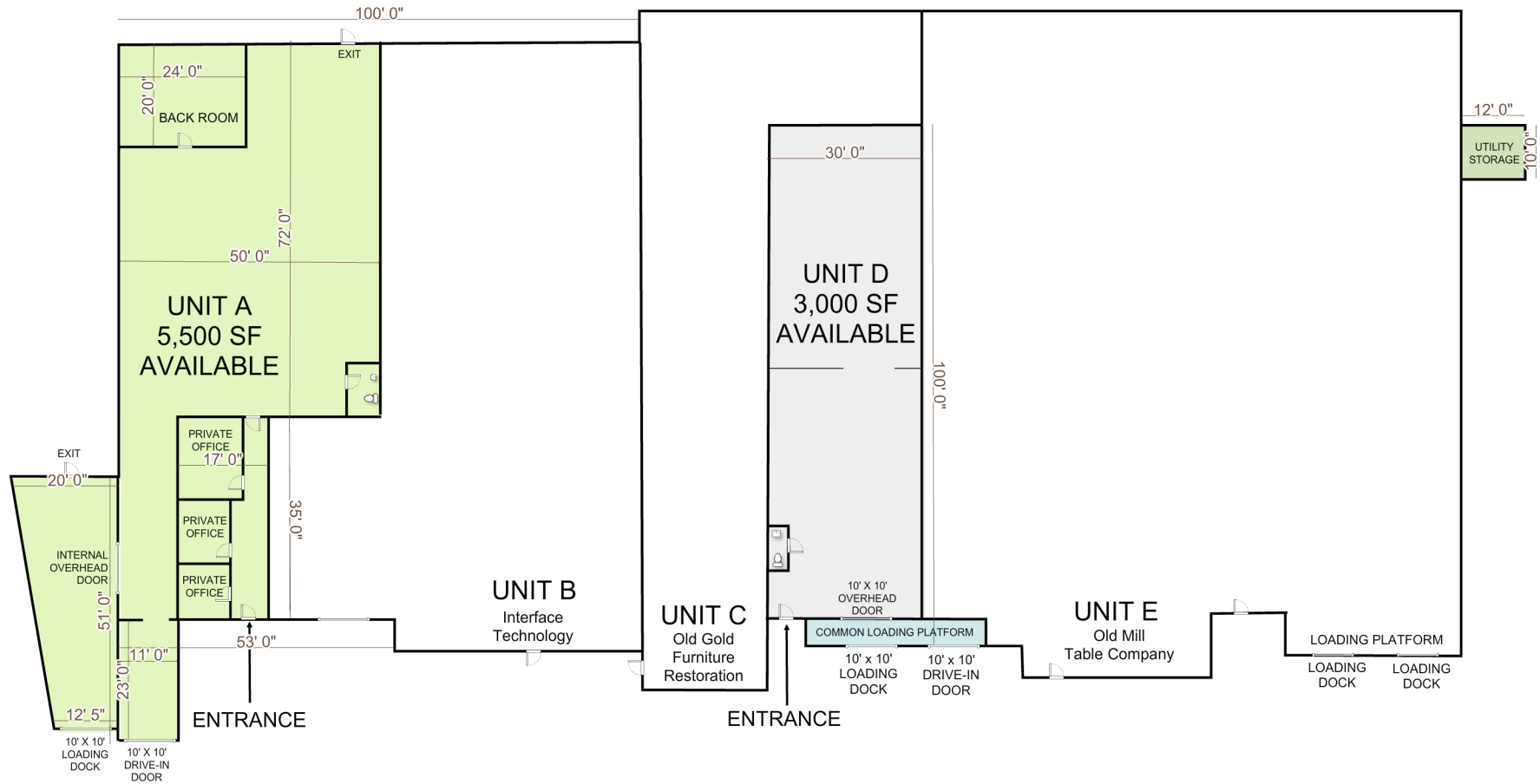
No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

For Lease

Floor Plan - **NOT TO SCALE**

27-67 Poland Street

Bridgeport, Connecticut 06605



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.