

142 Thompson Street, Bridgeport, CT 06604

Commercial Property Adjacent to Highway for Sale at \$800,000.00



5,000 SF Free-Standing Clear-Span Construction Commercial Building Adjacent to Highway for Sale in Bridgeport, CT. On 0.65 acres, this commercial property has one loading dock and a detached garage. It is located on a fully-fenced lot in an Office/Retail (OR) Zone. Situated in one of Connecticut's Enterprise Zones, which provides tax incentives based upon the type of business and number of new jobs.

Neighbors include Walgreens, Chase Bank, Housatonic Paper & Supply, restaurants, and several auto repair businesses. The property is conveniently located next to Route 8 (Exit 3 - Main Street / Washington Avenue) which connects to Route 25, I-95, and the Merritt Parkway. It is just five minutes from the Bridgeport Metro-North Train Station.

The Site

Space Available:	5,000 SF
Total Building Size:	5,000 SF
Land:	0.65 acres
Real Estate Taxes:	\$18,460.26 (2020)
Zoning:	OR - Office / Retail Zone
Year Built:	1974
Construction:	Clear Span Steel
Stories:	One
Tenancy:	Single

Features

Parking:	20 Spaces plus Expansion
Ceiling Height:	11.75'
Loading:	One Loading Dock
Amenities:	Clear Span Steel Beam Construction Heat/Smoke/Sonitrol Security System Employee Breakroom Separate Ladies and Men's Restrooms Detached Garage

Utilities

Water/Sewer:	City/City
A/C:	Dual Zone Central Air-Conditioning
Heating:	Dual Zone Gas Heat
Power:	600 amps, 3-phase, 4-wire

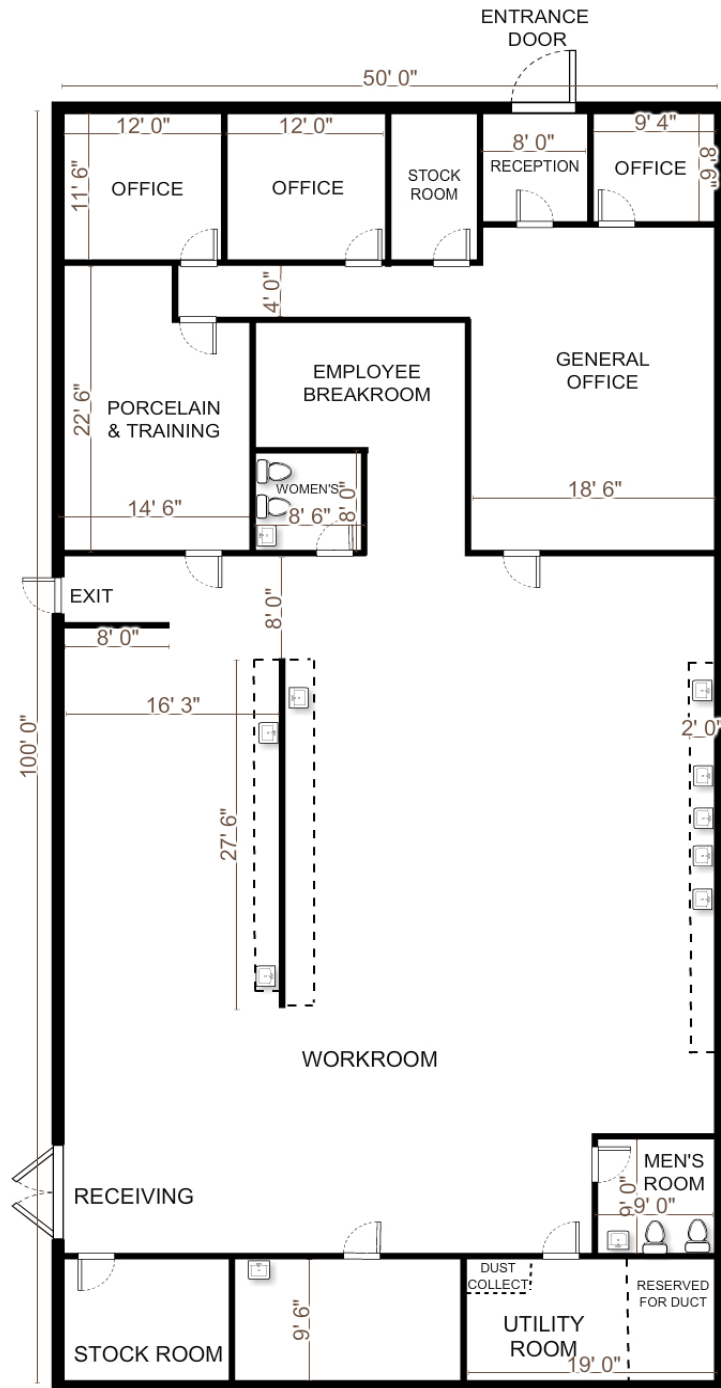
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For Sale

Floor Plan

142 Thompson Street

Bridgeport, Connecticut 06604



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