

152 Wilmot Avenue, Bridgeport, CT

Freestanding Industrial Building for Sale at \$499,000.00 or for Lease at \$6.00/SF NNN



Freestanding Industrial Building with Immediate Access to I-95 is Available for Sale or Lease: Situated on 0.48 acres in a Light Industrial Zone and a Designated Opportunity Zone, the completely fenced 10,336 SF building has skylights and LED lighting. The building features one 10' loading dock with leveler, one 10' drive-in door, and one 8' drive-in door.

The property is conveniently located 0.3 miles from I-95 Exit 30, and 1.7 miles from the Bridgeport Metro-North Train Station. It is within walking distance from a Greater Bridgeport Transit bus stop. Near Massey Motor Fuels, FedEx Ship Center, Concentra Urgent Care, Dunkin' Donuts, UPS Customer Center, East End Yacht Club, Webster Bank Arena, and Bass Pro Shops.

The Site

Space Available:	10,336 SF
Total Building Size:	10,336 SF
Land:	0.48 acres
Real Estate Taxes:	\$18,807.58 (2019)
Zoning:	Light Industrial (ILI)
Construction:	Concrete / Cinder Block
Year Built:	1978
Stories:	One
Tenancy:	One

Features

Ceiling Height:	13.5'
Loading:	One 10' Loading Dock with Leveler. One 10' Drive-in Door & One 8' Drive-in Door
Amenities:	Skylights, LED Lighting, Fenced

Utilities

Water/Sewer:	City/City
Heating:	Gas
Power:	1200 Amps, 3-Phase 208 Volts

Contact

Jon Angel, President
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 jangel@angelcommercial.com

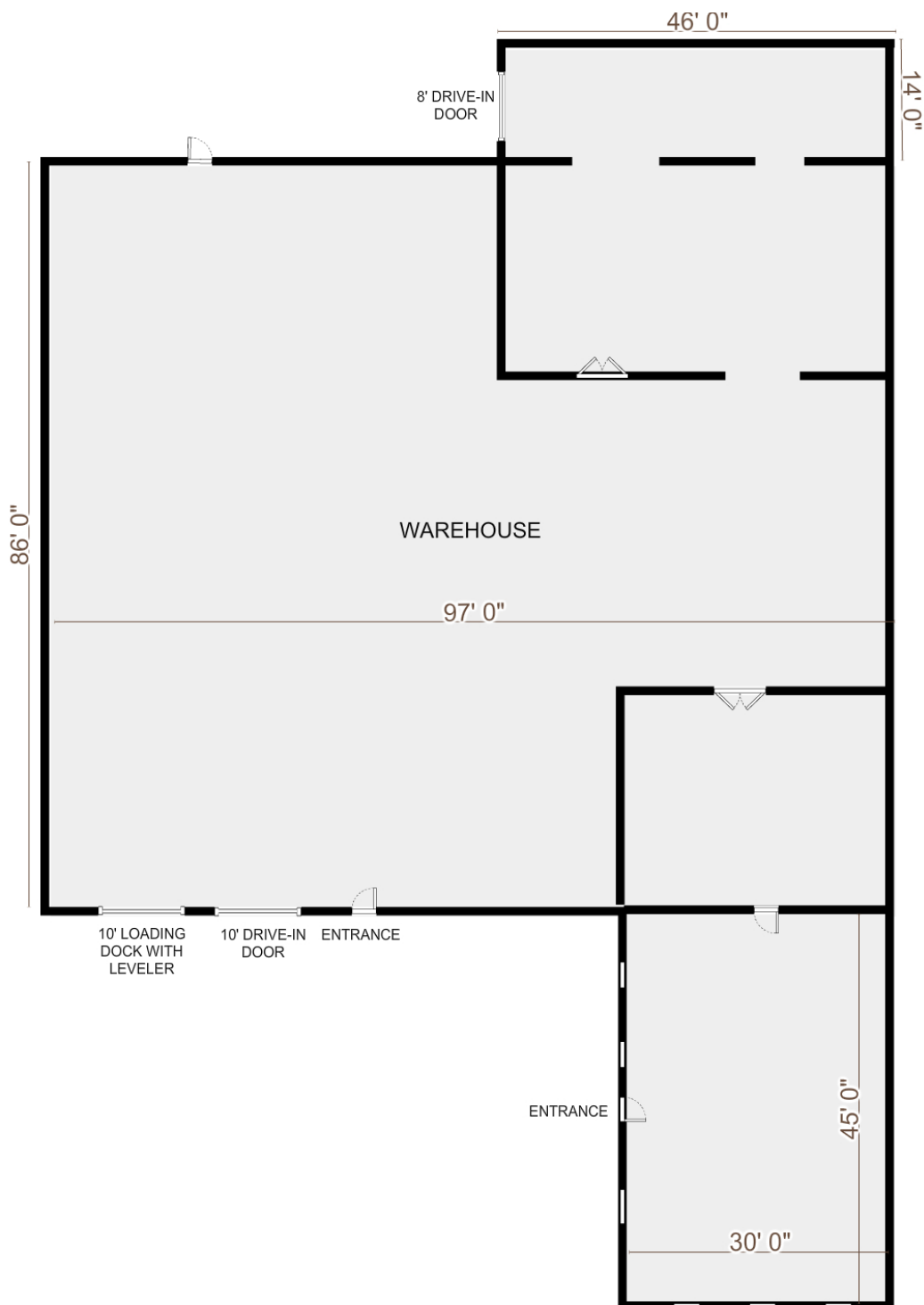
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For Lease

Floor Plan - NOT TO SCALE

152 Wilmot Avenue

Bridgeport, Connecticut 06607



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