

1859 COMMERCE DRIVE BRIDGEPORT, CT 06605



Industrial Property with Visibility from I-95 for Sale at \$1,800,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer **1859 Commerce Drive in Bridgeport, CT**, for sale at \$1,800,000. This property is a 23,652 SF light industrial facility offering visibility from I-95 and is situated on approximately 0.67 acres near the Fairfield border.

Next to McDonald's with 170' linear feet of frontage on Commerce Drive, the property is conveniently located and is easily accessible. It is less than two miles from Bridgeport University with over 7,000 students and Housatonic Community College with over 3,500 students. The property is in an Industrial (I) zone which is intended for general industrial uses, warehousing, and transportation terminals.

The building features two drive-in doors, four interior loading docks, and two external loading docks. Inside, you'll find a warehouse with a ceiling height of 18.5', along with a mezzanine area with an 8-foot ceiling. Additionally, the warehouse includes a separate 24' x 26' cooler and freezer.

1859 Commerce Drive is near McDonald's, Popeyes Louisiana Kitchen, Wendy's, and Starbucks. It is ideally situated just 1/8th of a mile from the I-95 entrance ramp (Exit 25), 1.7 miles to the Route 8 / 25 Connectors, and 4.6 miles to the Merritt Parkway. Steps from a Bridgeport Transit Bus Stop and 1.3 miles from the Fairfield Metro Train Station, this property offers excellent access to public transportation, ensuring ease of commuting.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

Details & Map

Financial Information

Sale Price:	\$1,800,000
Real Estate Taxes:	\$29,128.02 (2023)

The Site

Space Available:	23,652 SF
Building Type:	Industrial
Total Building Size:	23,652 SF
Land:	0.67 Acres
Zoning:	Industrial (I)
Year Built:	1955
Construction:	Concrete / Cinder Block / Gypsum Roof Deck
Stories:	One Story Plus Mezzanine
Column Spacing:	26' x 39'

Features

Parking:	12 Surface Spaces
Loading:	2 Drive-in Doors, 4 Interior 8' X 8' Docks, Two External Loading Docks
Ceiling Height:	18.5'
Amenities:	Wet Sprinklers, Cooler & Freezer, Basement Storage, Three Restrooms

Utilities

Water/Sewer:	City/City
Heating:	Gas
Power:	200 Amps, 220 Volts, 3 Phase



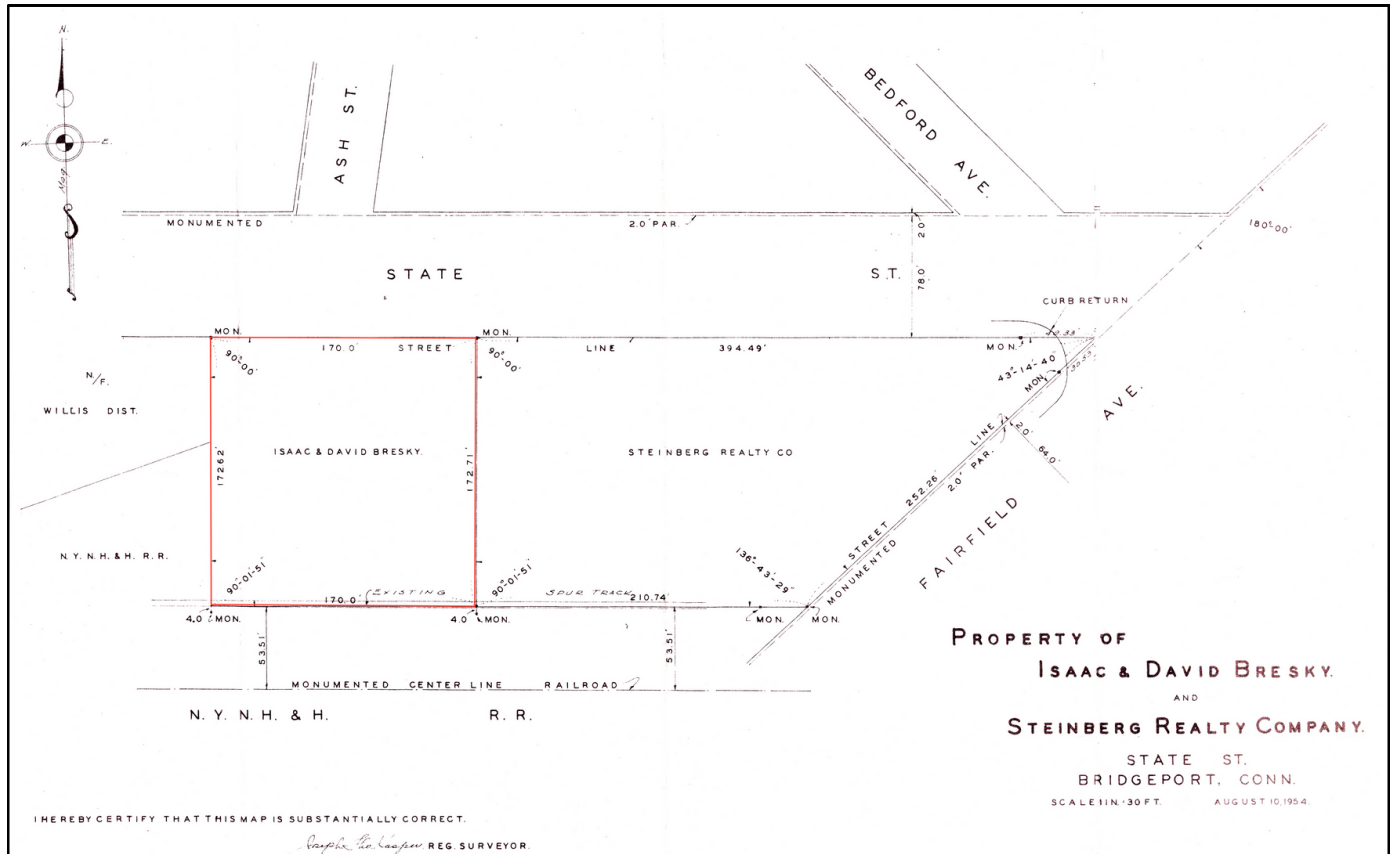
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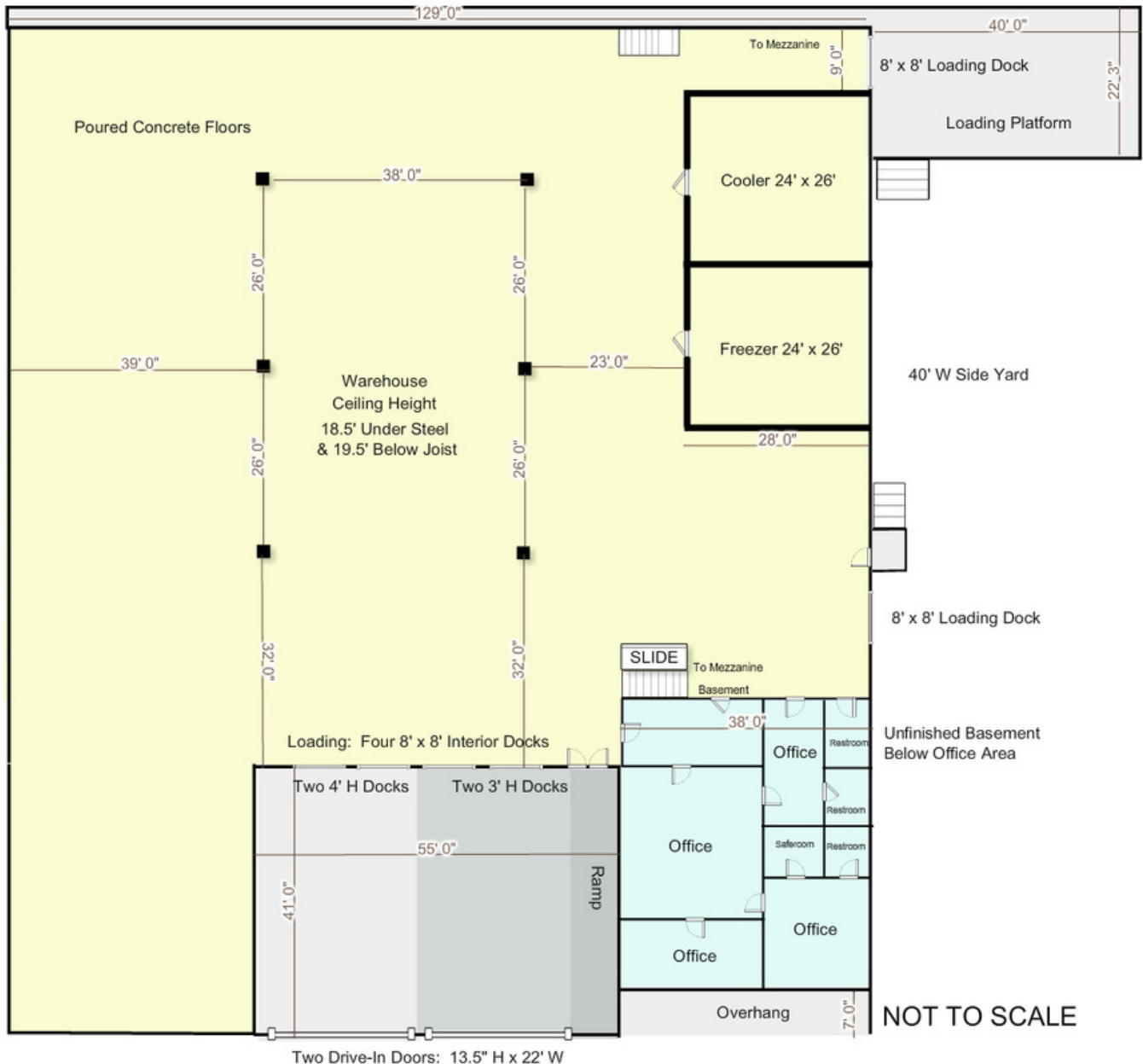
Site Plan



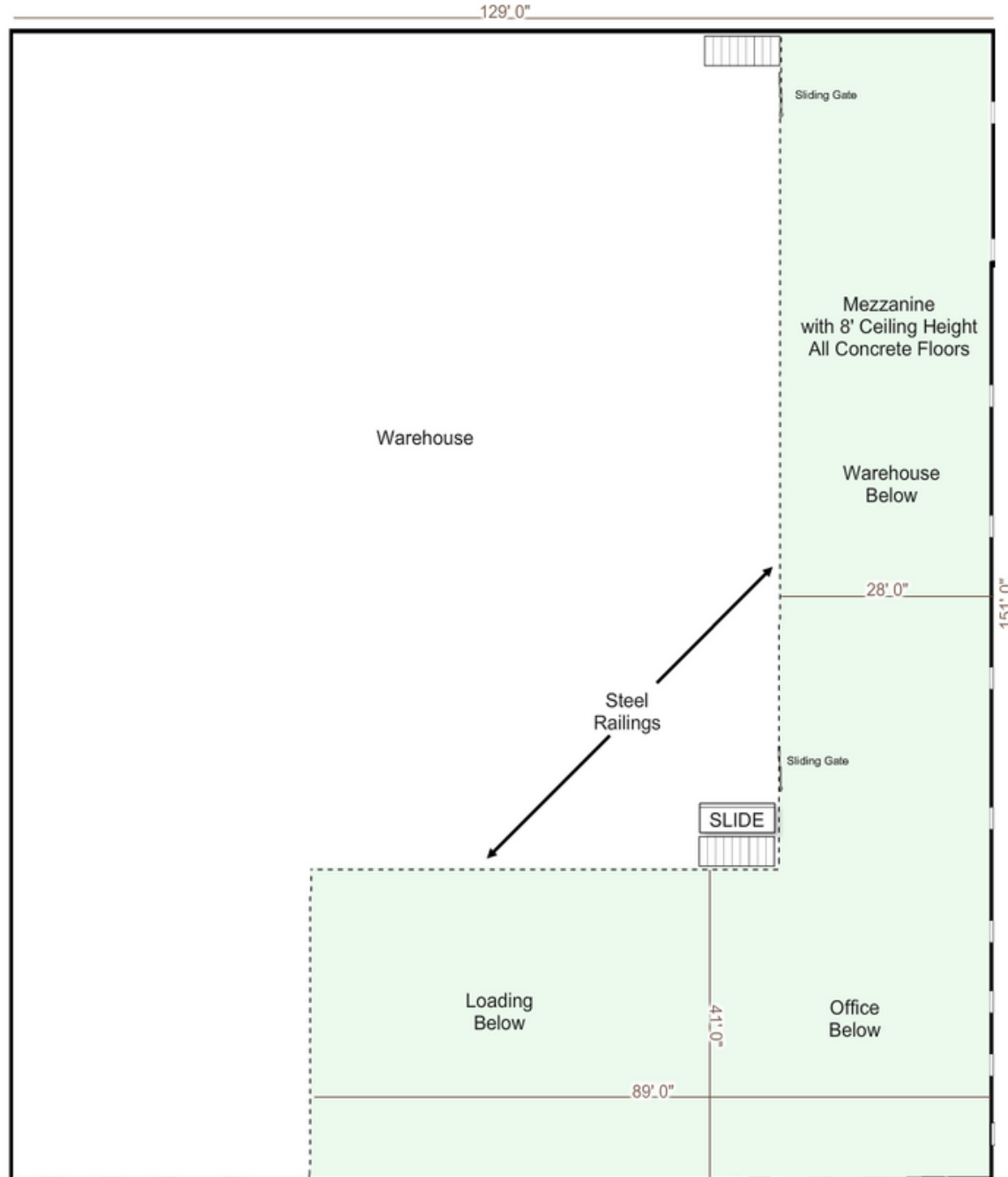
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Floor Plan: Main Level



Floor Plan: Mezzanine Level



NOT TO SCALE

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