

INDUSTRIAL PROPERTY FOR SALE

1859 COMMERCE DRIVE
BRIDGEPORT, CT 06605



BROKER:
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ANGEL 
COMMERCIAL, LLC

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.

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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

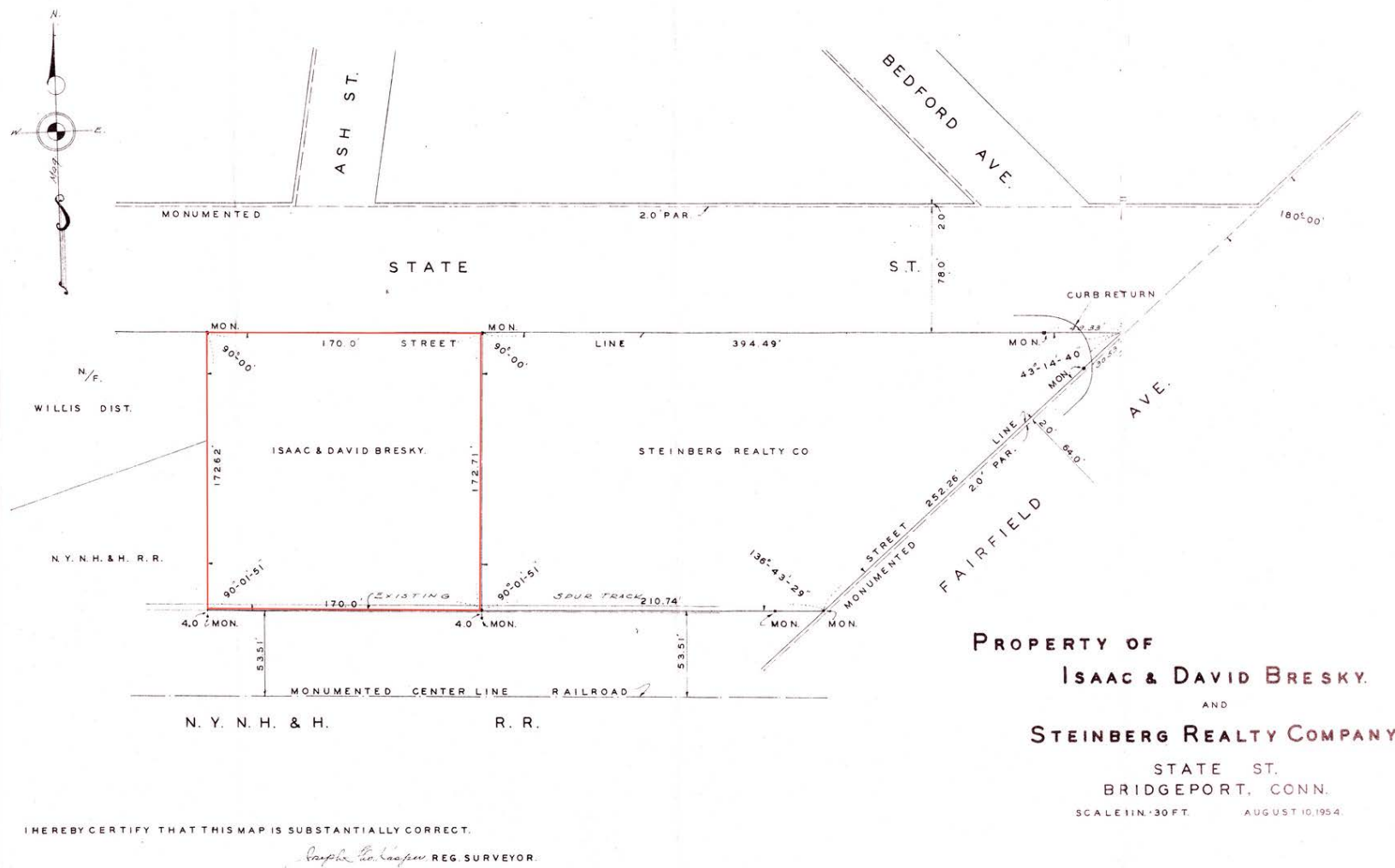
Parking:	12 Surface Spaces
Loading:	2 Drive-in Doors, 4 Interior 8' X 8' Docks, Two External Loading Docks
Ceiling Height:	18.5'
Amenities:	Wet Sprinklers, Cooler & Freezer, Basement Storage, Three Restrooms

Utilities

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

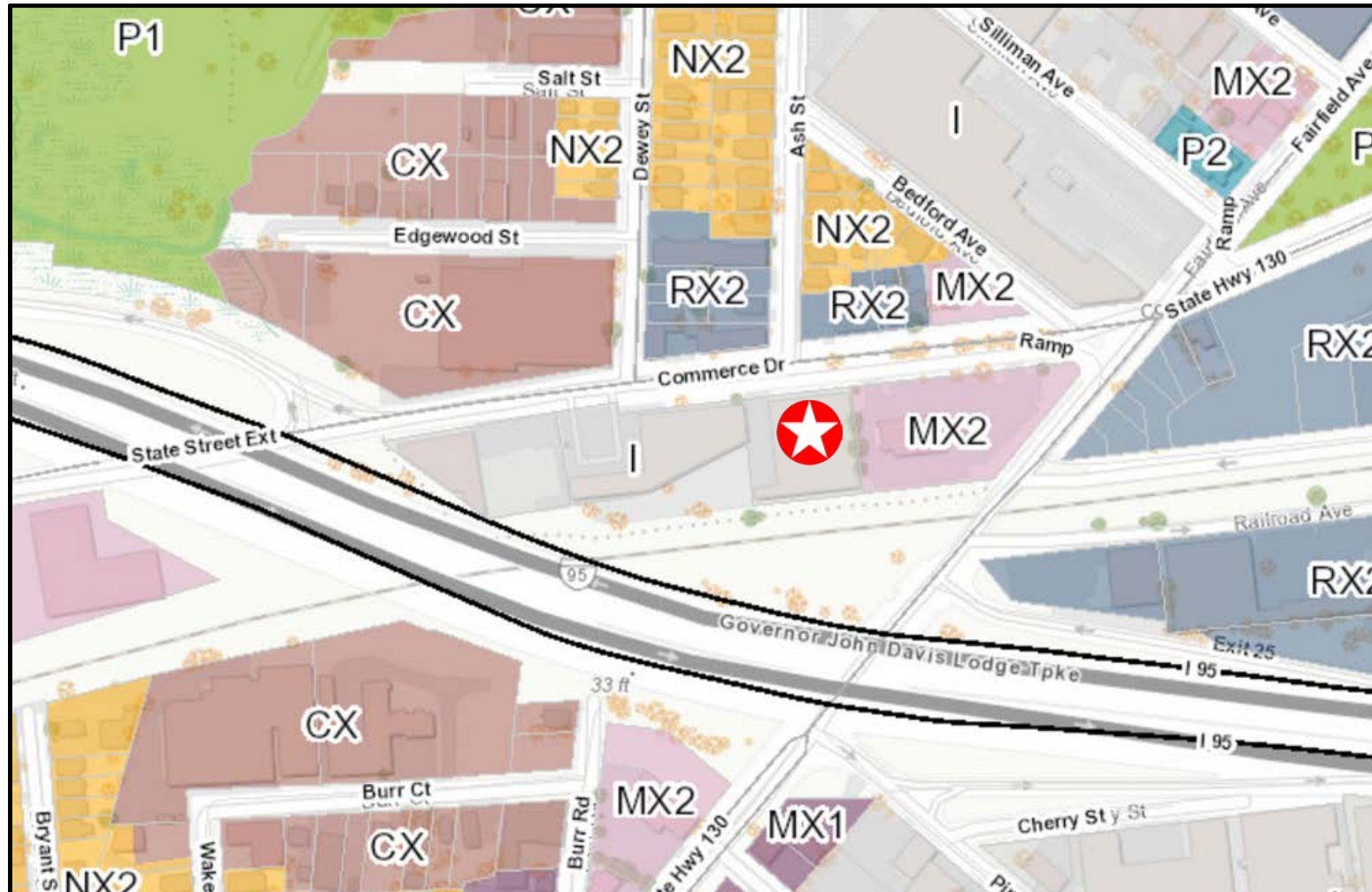
Site Plan

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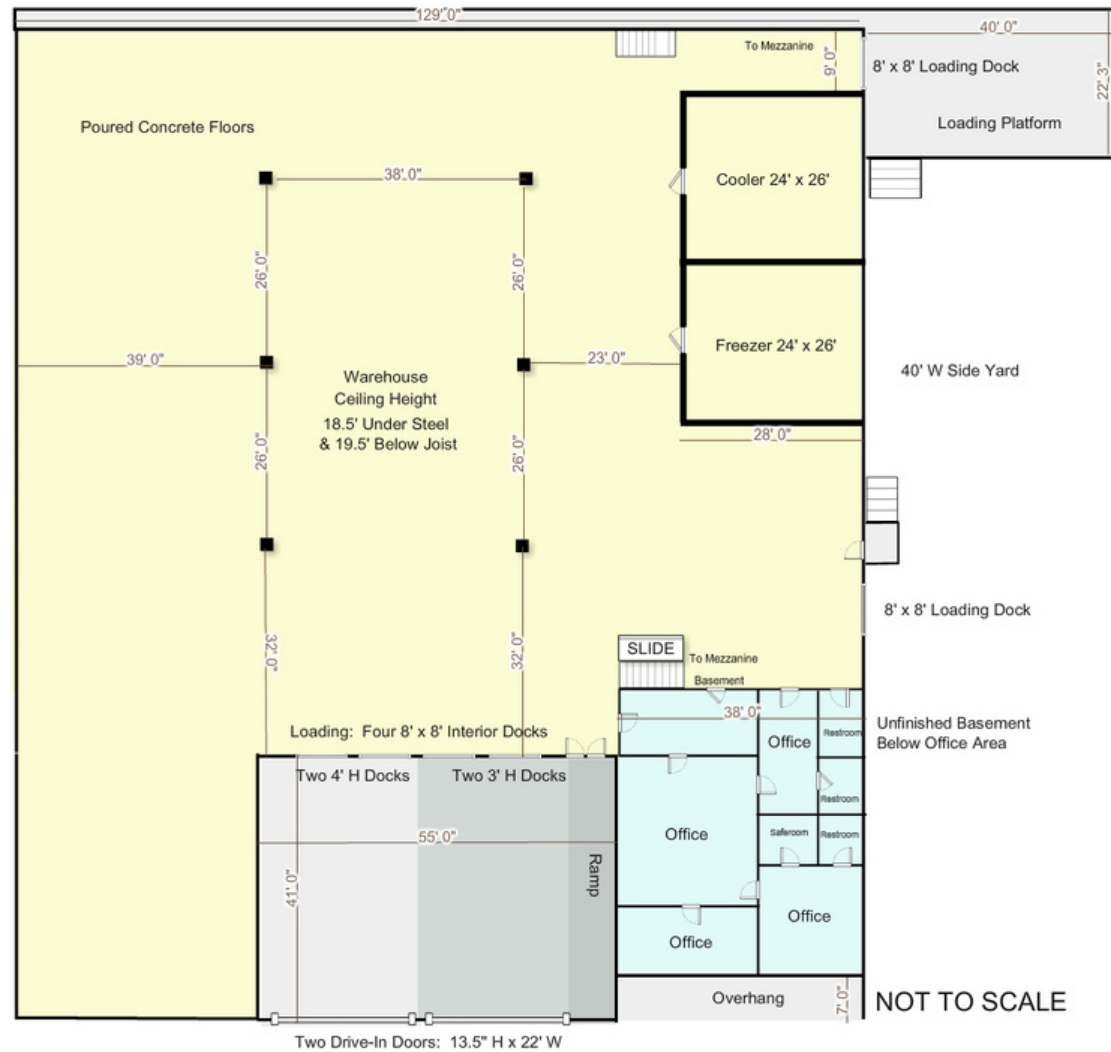
Zoning Map

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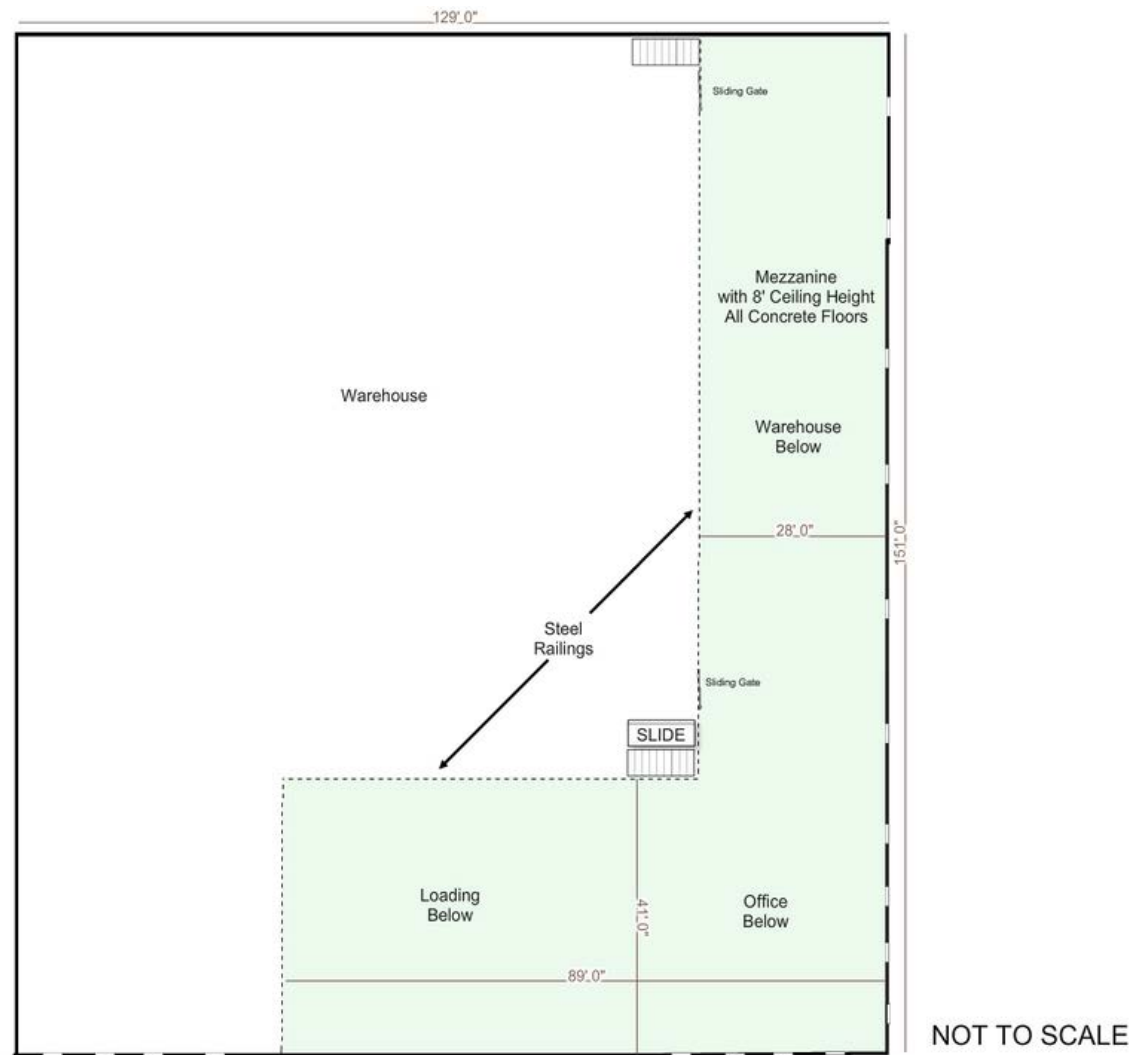
Floor Plan - Main Level

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Floor Plan - Mezzanine

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Aerial View

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Photo Gallery

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Two Interior Docks at 3'

Photo Gallery

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Two Interior Docks at 4'

Photo Gallery

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Loading Platform

Photo Gallery

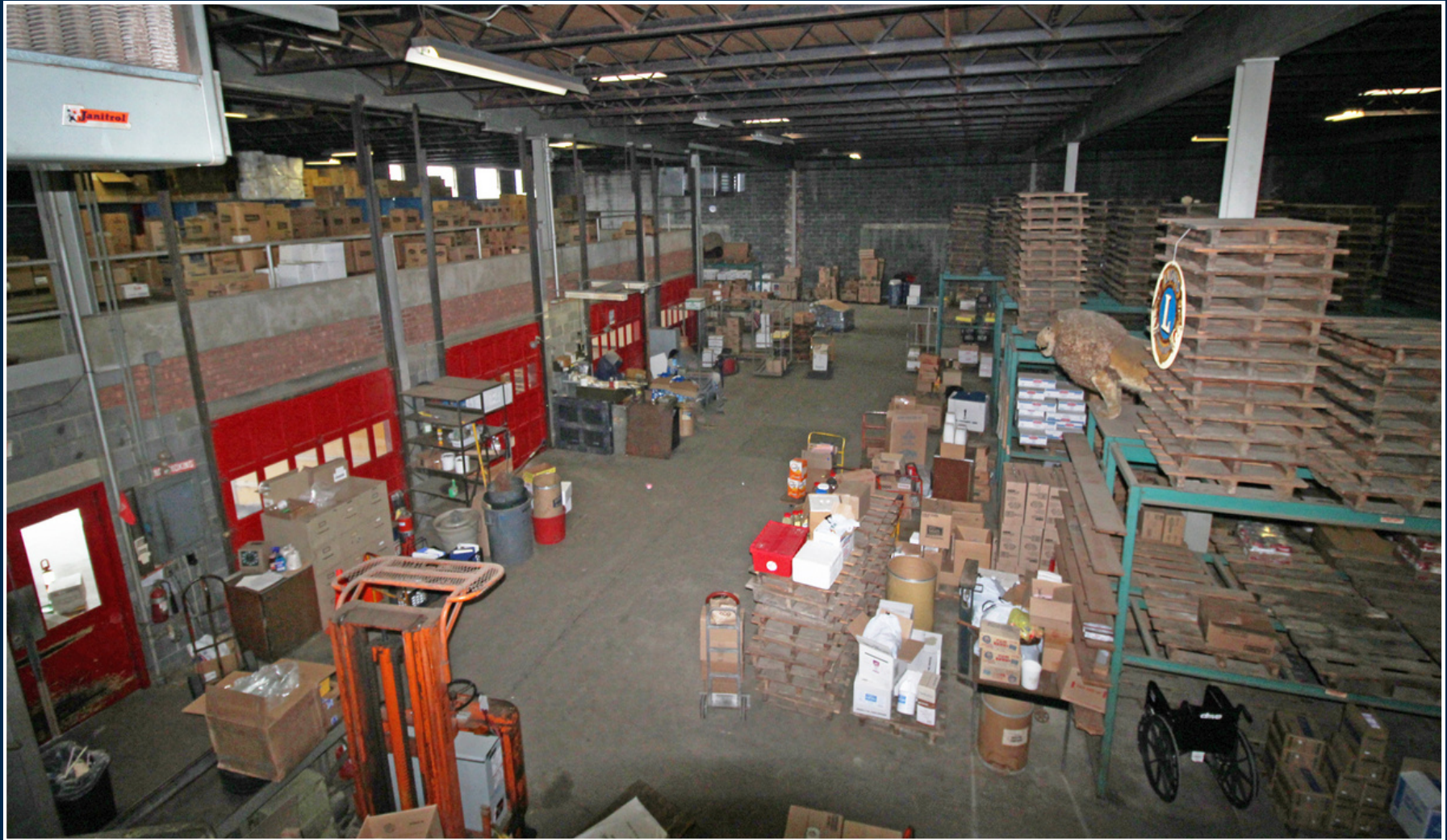
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Mezzanine with 18' Ceiling Height

Photo Gallery

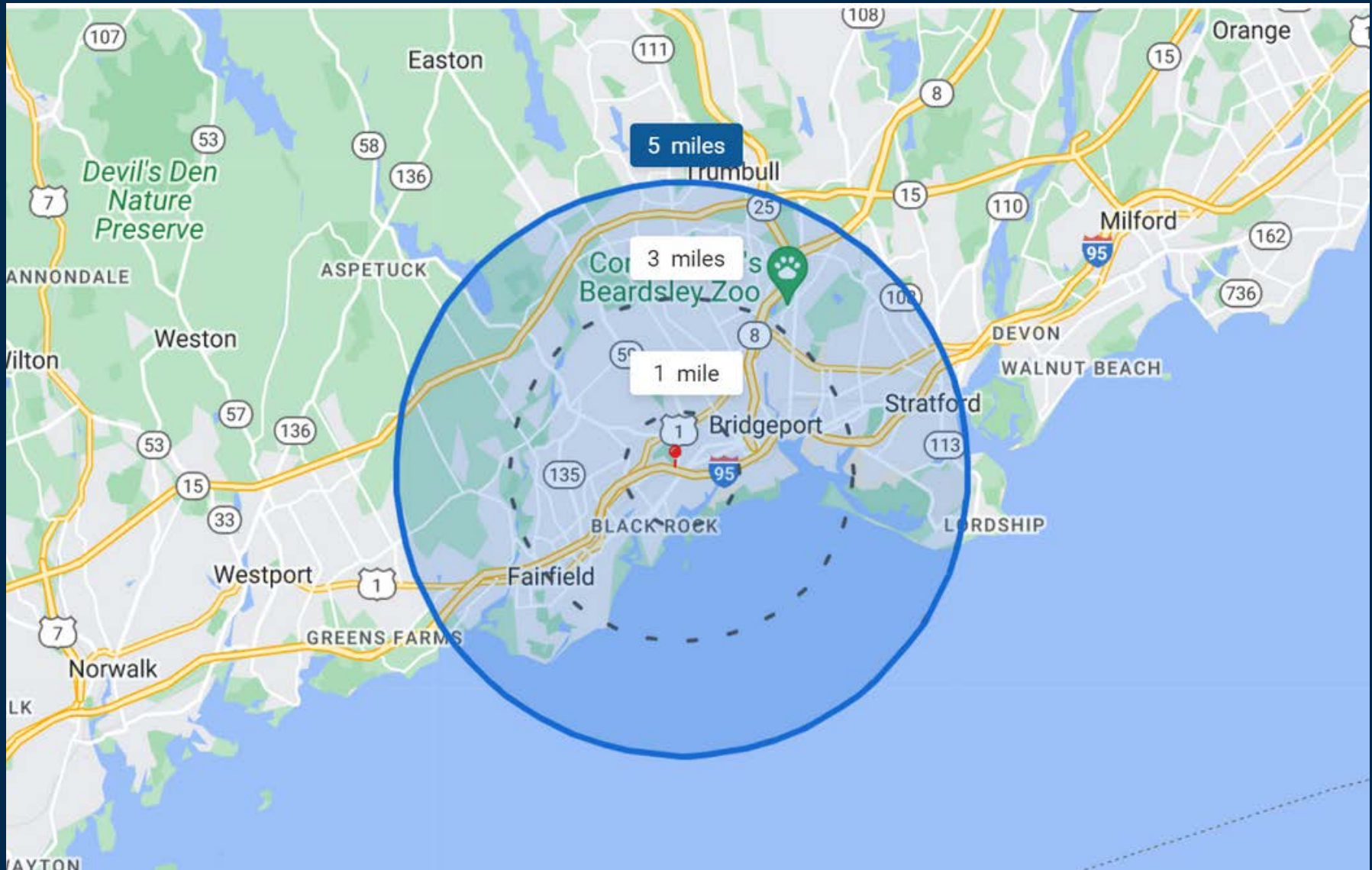
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Warehouse Space with 18' Ceiling Height

Demographic Map

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Demographics: Five Miles

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POPULATION

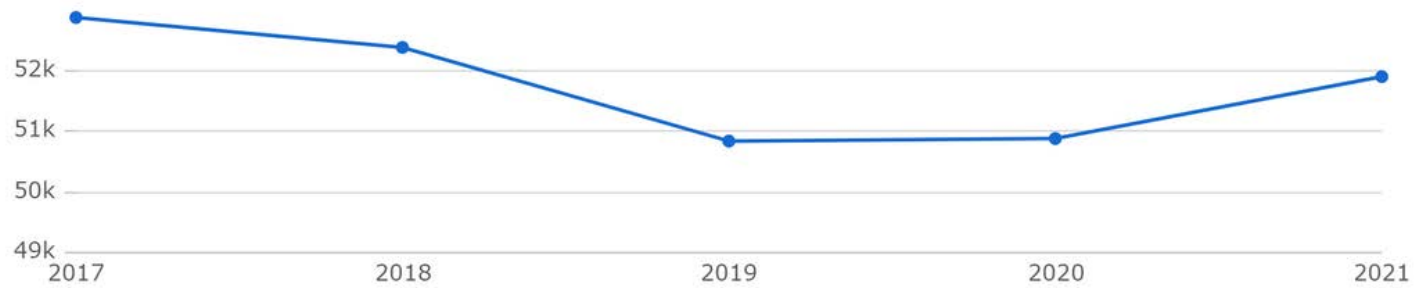
289k

↑ 1%

Compared to 285k in 2020

0%

Compared to 288k in 2017



HOUSEHOLD INCOME

\$84.6k

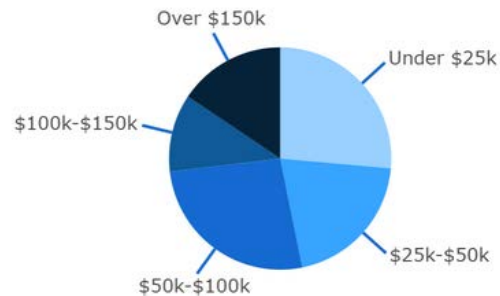
Median Income

\$76.8k

2028 Estimate

↓ -9%

Growth Rate



AGE DEMOGRAPHICS

38

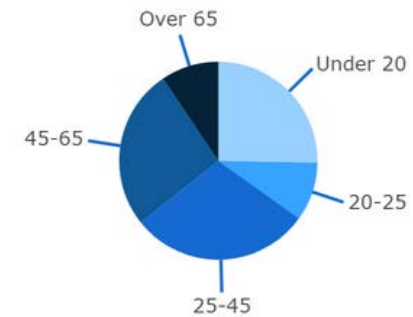
Median Age

37

2028 Estimate

↓ -1%

Growth Rate



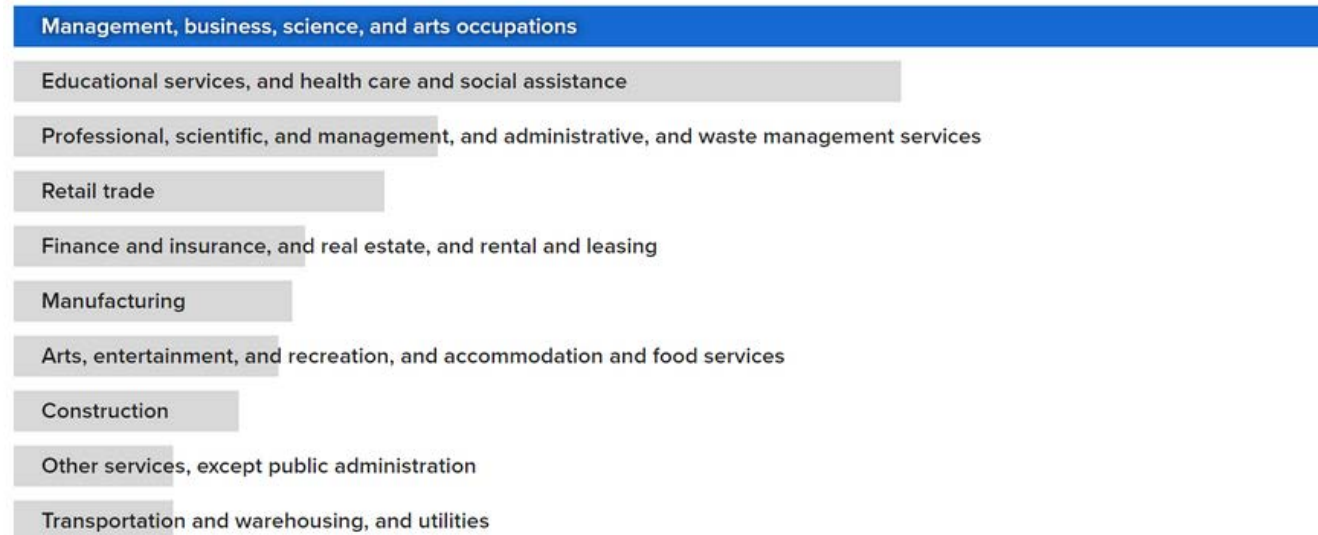
Demographics: Five Miles

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231k

Top Employment Categories

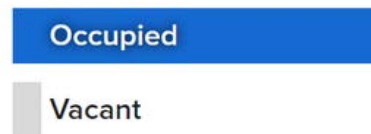
NUMBER OF
EMPLOYEES



HOUSING OCCUPANCY RATIO

11:1

12:1 predicted by 2028



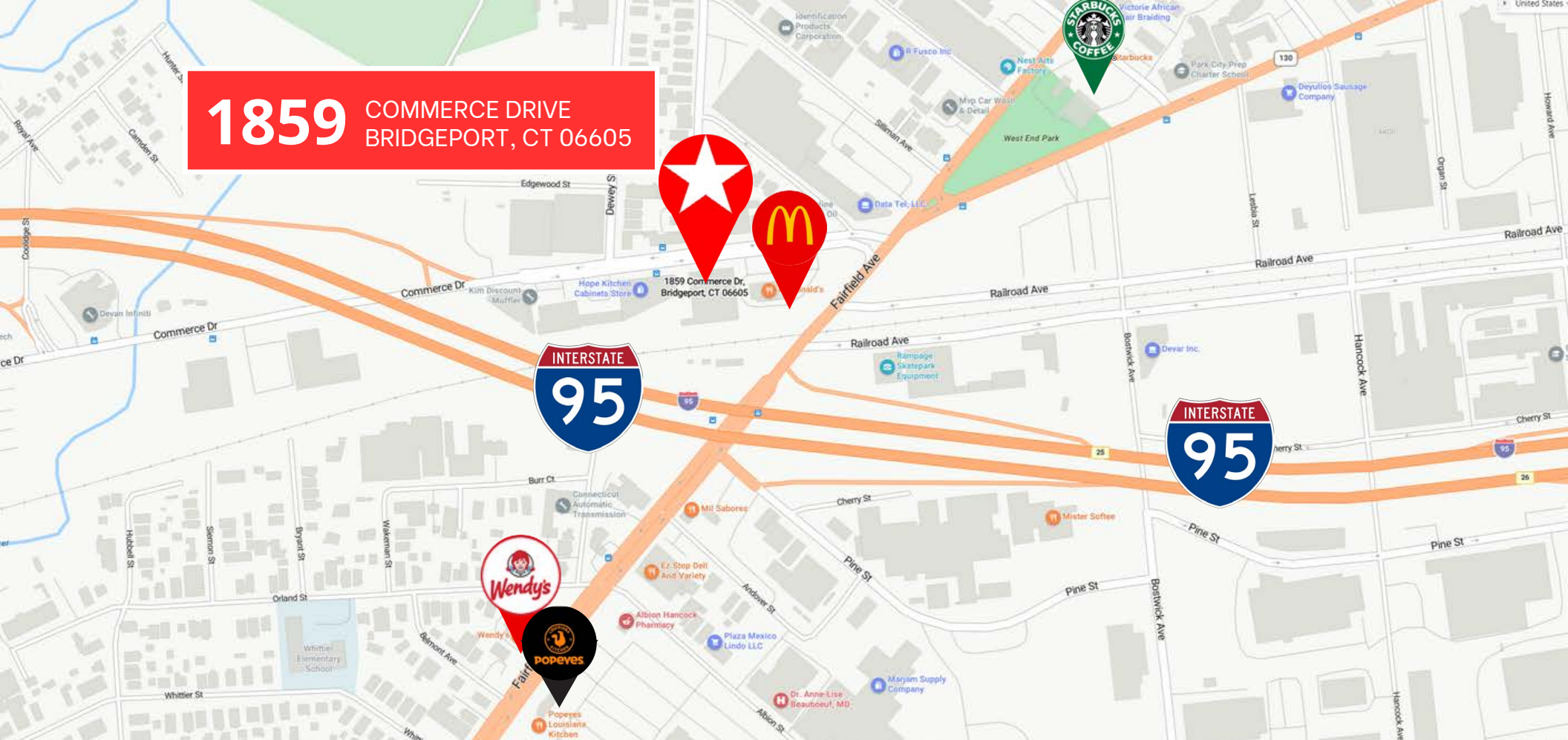
RENTERS TO HOMEOWNER RATIO

1:2

1:1 predicted by 2028

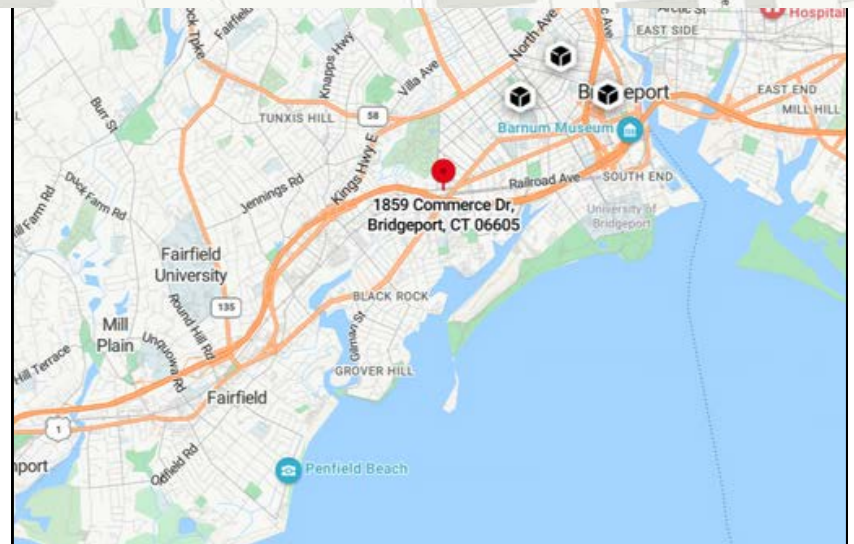


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Conveniently Located

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Next Steps...

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To learn more about the zoning regulations applicable to this property,
please click on the button below to view the Bridgeport Zoning Regulations.

The property is in an Industrial (I) Zone.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact
Jon Angel at (203) 335-6600 Ext. 21
or jangel@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

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