

1832 COMMERCE DRIVE
BRIDGEPORT, CT
06605



Prime Industrial Property Near I-95 for Sale at \$1,250,000 or Lease at \$12/SF Gross + Utilities

Angel Commercial, LLC, as the exclusive real estate broker, is pleased to present **1832 Commerce Drive in Bridgeport, CT**, an 11,728 SF two-story industrial building on 0.25 acres that is for sale at \$1,250,000 or for lease at \$12/SF Gross plus Utilities. Located at the corner of Commerce Drive and Ash Street, this property has great visibility and accessibility. There is currently 5,864 SF available for lease on the first floor, which is handicapped accessible. The space includes a 1,104 SF showroom with full HVAC and a restroom, a 600 SF office area with two storage closets and a rear exit door, and a 4,160 SF warehouse with a 12' H x 12' W drive-in door and an additional restroom. The 5,864 SF second floor is currently occupied by CORE by Kleenup Restoration of New England, Inc. Amenities include a freight elevator and a paved asphalt parking area with 8 striped spaces plus room for additional vehicles.

The property is located in a Residential-Office Centers (RX2) Zone, which is intended for more intense locations where residential, office, and other commercial and production uses comfortably mix.

Positioned near the Fairfield line at the gateway to the vibrant Black Rock neighborhood, this property is just 0.4 miles to I-95 (Exit 25). It is conveniently situated steps from a Bridgeport Transit Bus Stop and 2 miles from the Fairfield Metro Train Station. The surrounding area is home to various retailers and amenities, including McDonald's, Valvoline, Hope Kitchens, Chase Bank, Chaves Bakery, and a multitude of high-end auto dealerships including Land Rover Fairfield and Devan Infiniti of Fairfield, enhancing the property's appeal and convenience.

With its prime location and extensive features, 1832 Commerce Drive is an outstanding opportunity for businesses looking to expand or establish a presence in a thriving area. 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.



2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER
Jon Angel, President
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203.335.6600 Ext. 21

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FINANCIAL INFORMATION

Sale Price:	\$1,250,000
Lease Rate:	\$12/SF Gross + Utilities
Real Estate Taxes:	\$15,094.10 (2024)

THE SITE

Gross Building Size:	11,728 SF
Net Rentable Area:	11,728 SF
SF Available:	5,864 SF
Building Type:	Industrial Warehouse
Land:	0.25 Acres
Zoning:	Residential-Office Centers (RX2)
Year Built:	1974
Construction:	Brick, Concrete, Cinder Block
Stories:	Two
Tenancy:	Two

FEATURES

Traffic Count:	11,100 Average Daily Volume
Parking:	8 Surface Spaces
Loading:	One 12' H x 12' W Drive-In Door
Ceiling Height:	9' 7" to 13' Clear
Amenities:	Freight Elevator

UTILITIES

Water/Sewer:	City/City
A/C:	Showroom Only
Heating:	Gas
Power:	200 Amps

DEMOGRAPHICS

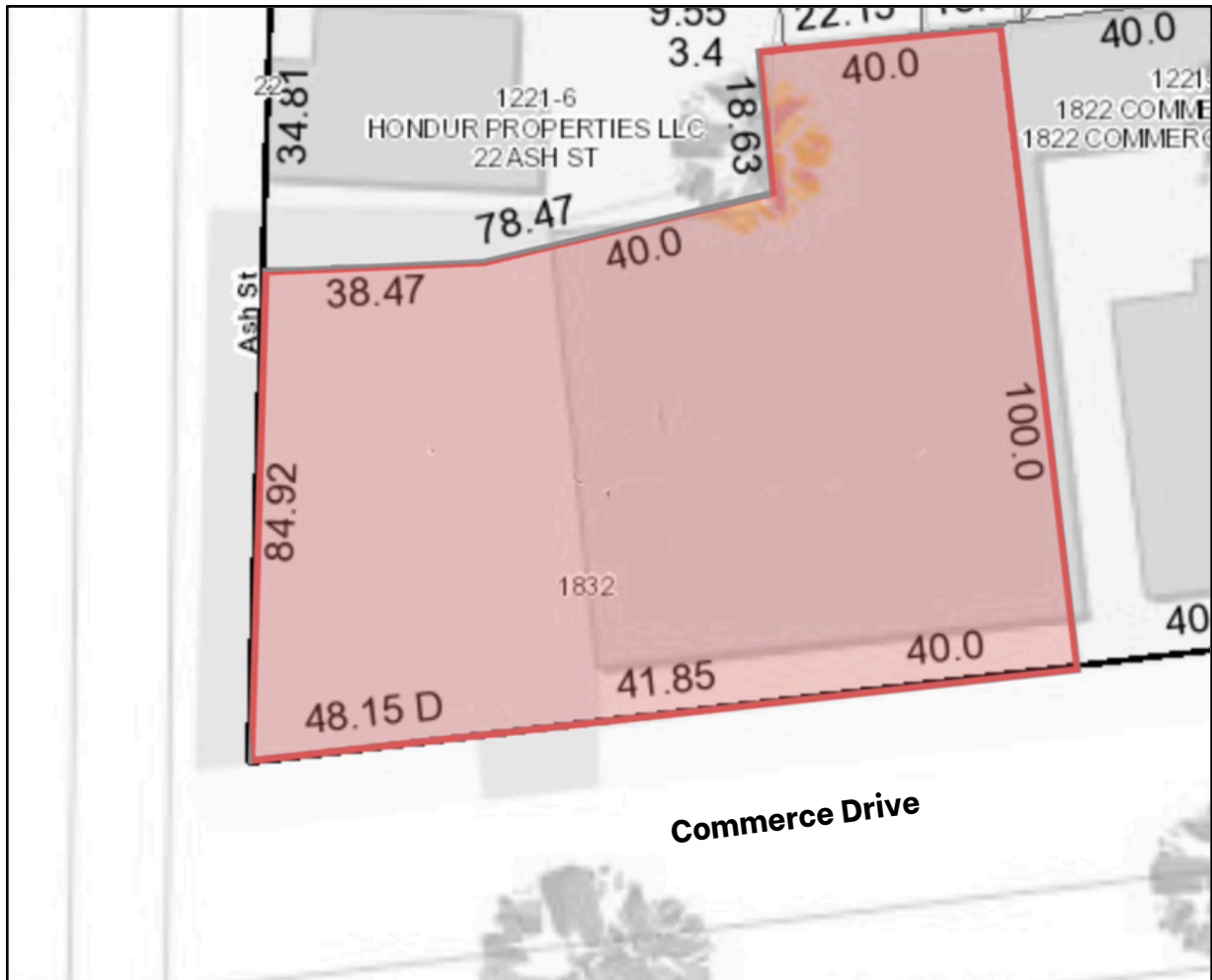
	3 MILES	5 MILES
Population:	194k	289k
Median HH Income:	\$66k	\$77.5k



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PARCEL MAP



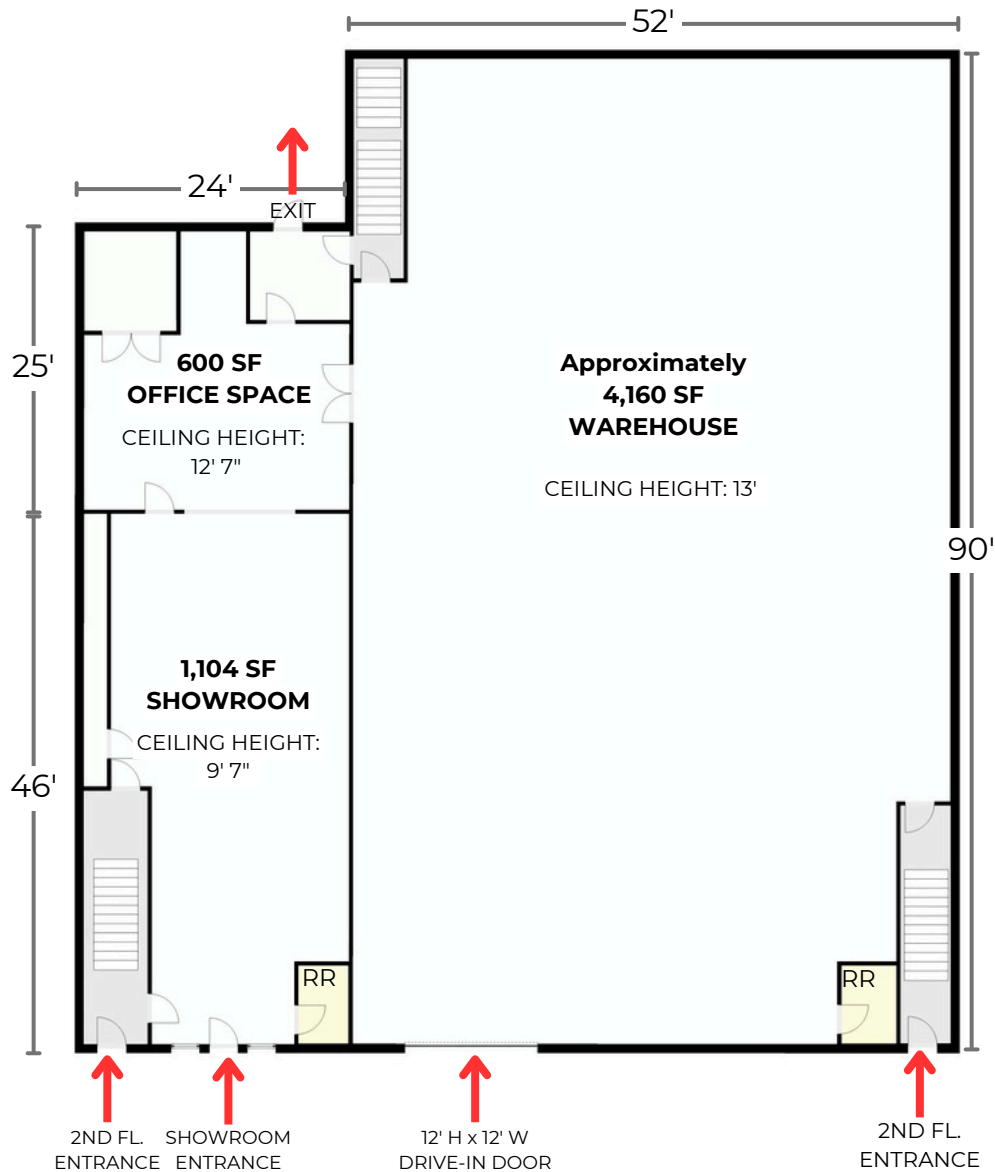
0.25 ACRES

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FLOOR PLAN: FIRST FLOOR



NOT TO SCALE:

Measurements and square footage are approximate.

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FLOOR PLAN: SECOND FLOOR

**Second-floor layout will be available shortly.
Please contact us for further details.**

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