

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.

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

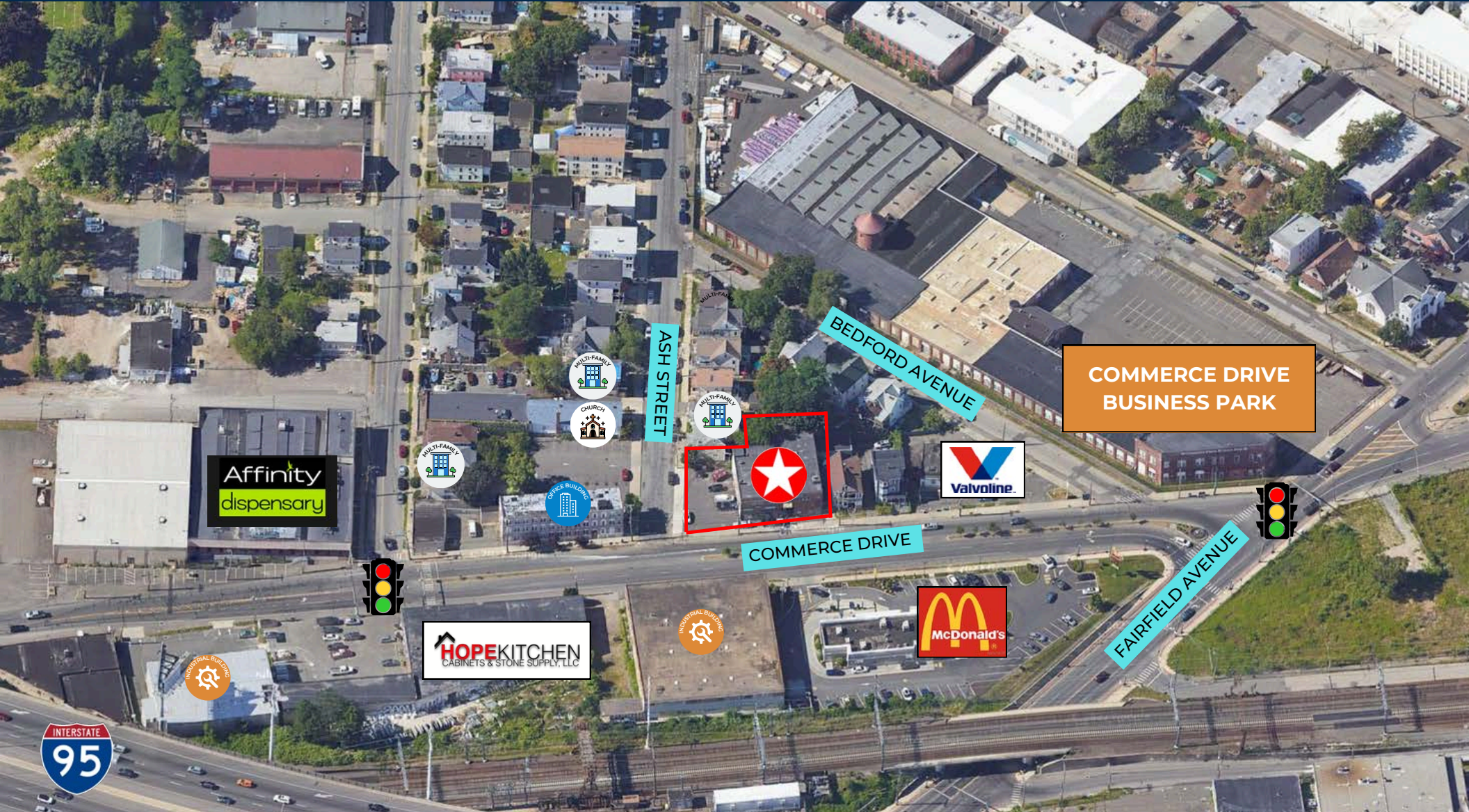
FEATURES

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



PRIME SPOT IN MIXED-USE NEIGHBORHOOD



11,728 SF
Industrial Building



8 Striped
Parking Spaces



One 12' H x 12' W
Drive-In Door



0.25 Acres in a
RX2 Zone



CONVENIENT LOCATION WITH NEARBY AMENITIES



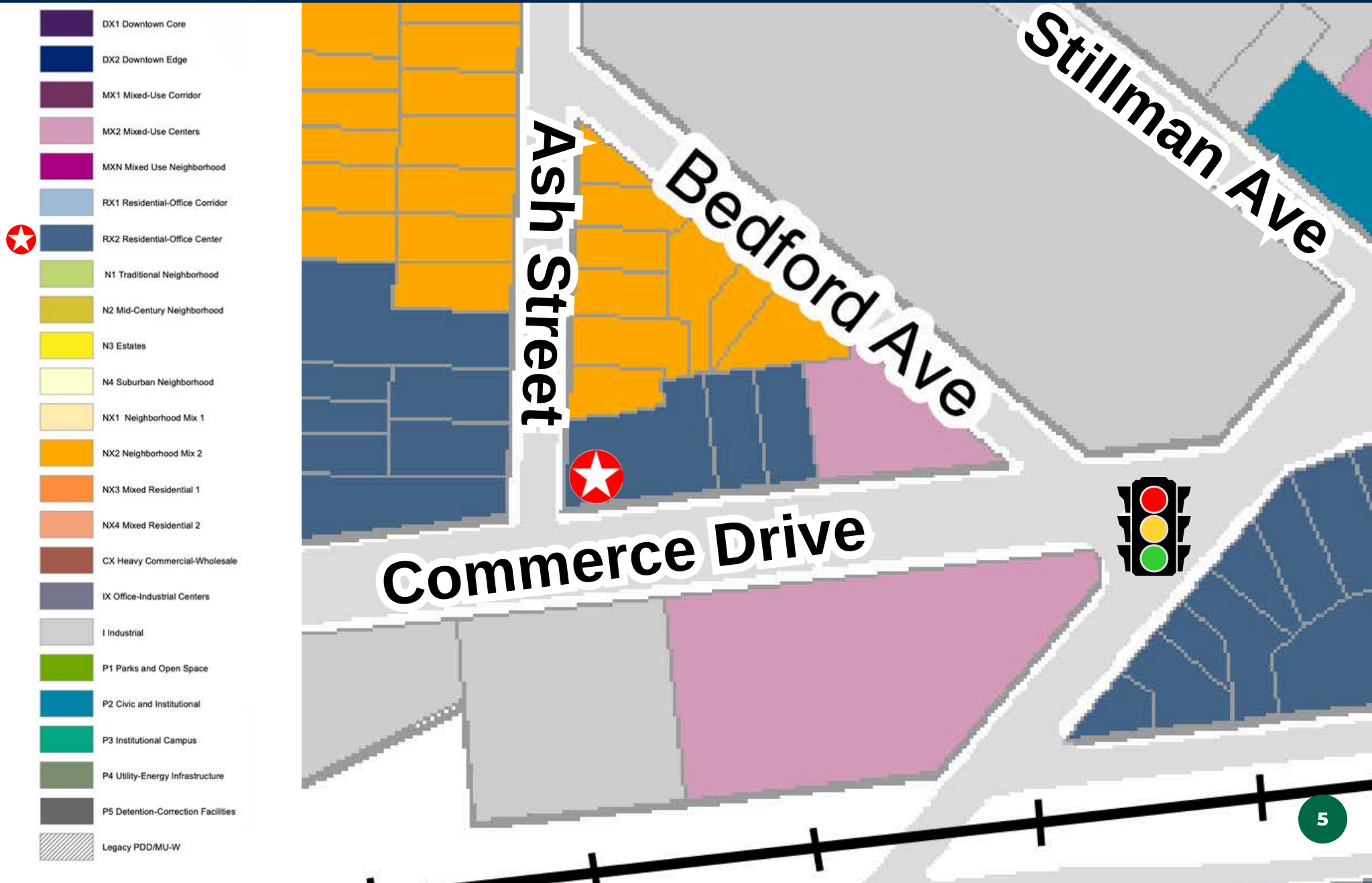
Amenities include restaurants, retail stores, banks, fitness gyms, and auto dealerships.



0.4 miles to I-95 - Exit 25, two miles to the Fairfield Metro Train Station, and steps to a Greater Bridgeport Transit Bus Stop.

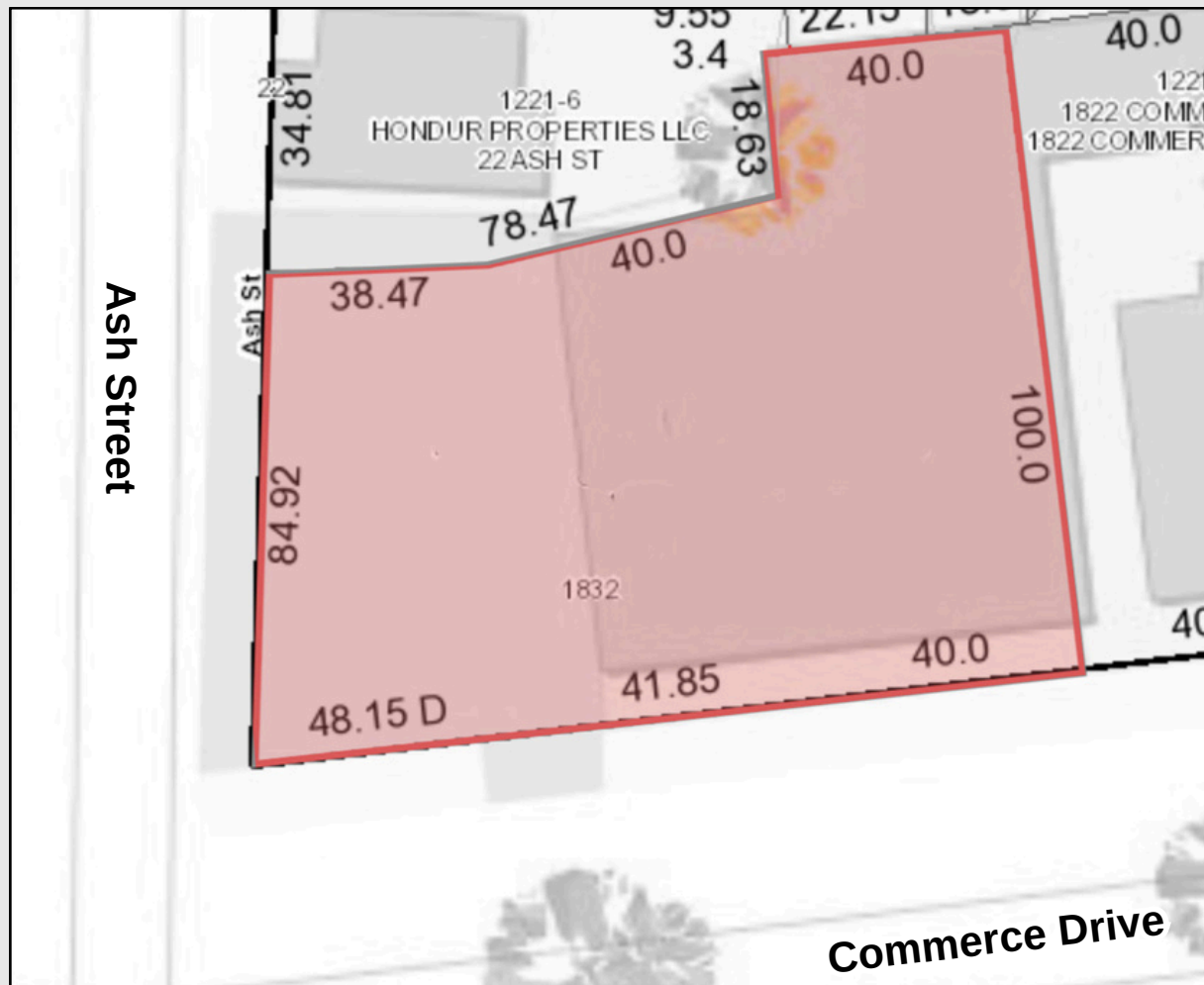
ZONING MAP

RESIDENTIAL-OFFICE CENTERS (RX2)



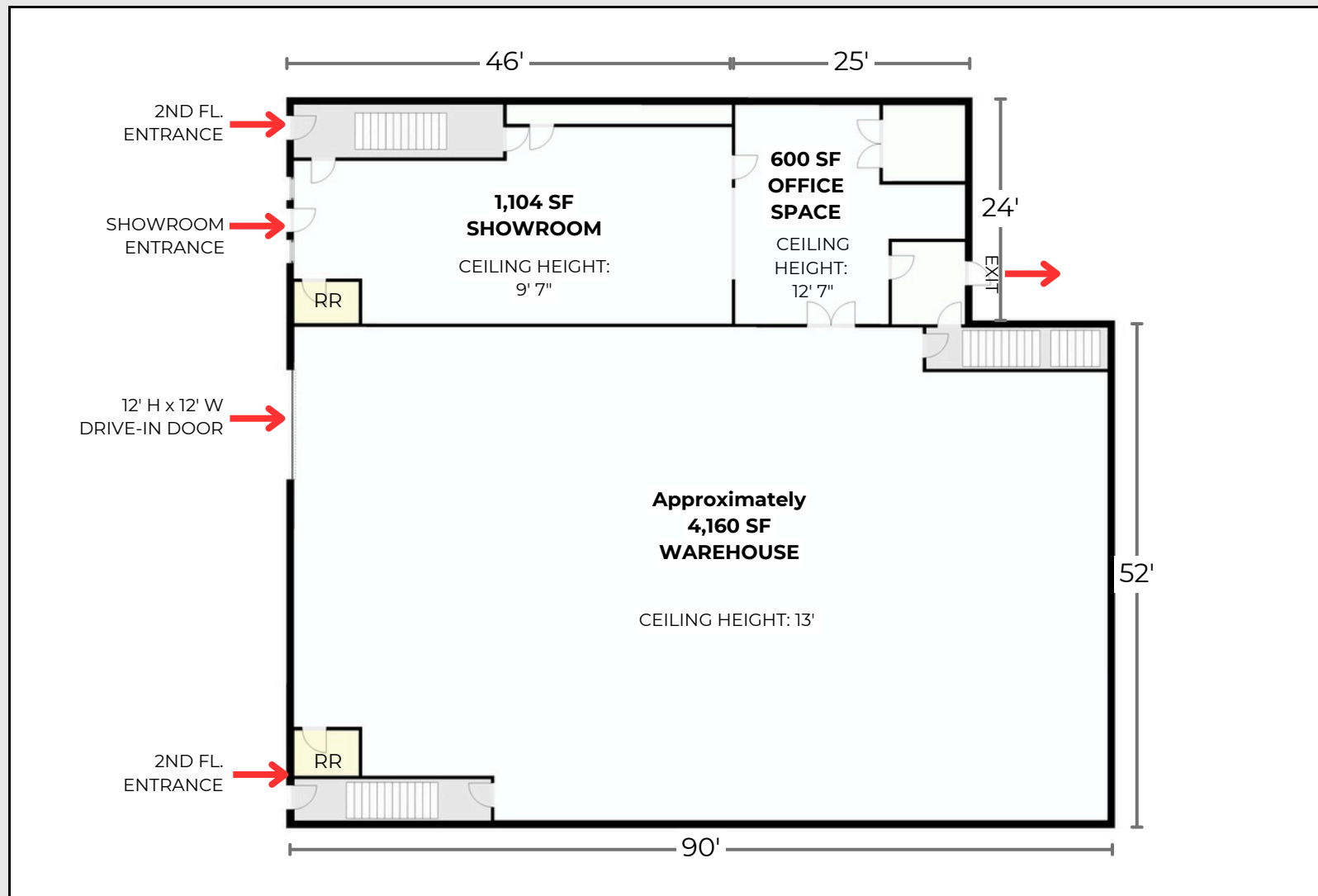
PARCEL MAP

0.25 ACRES



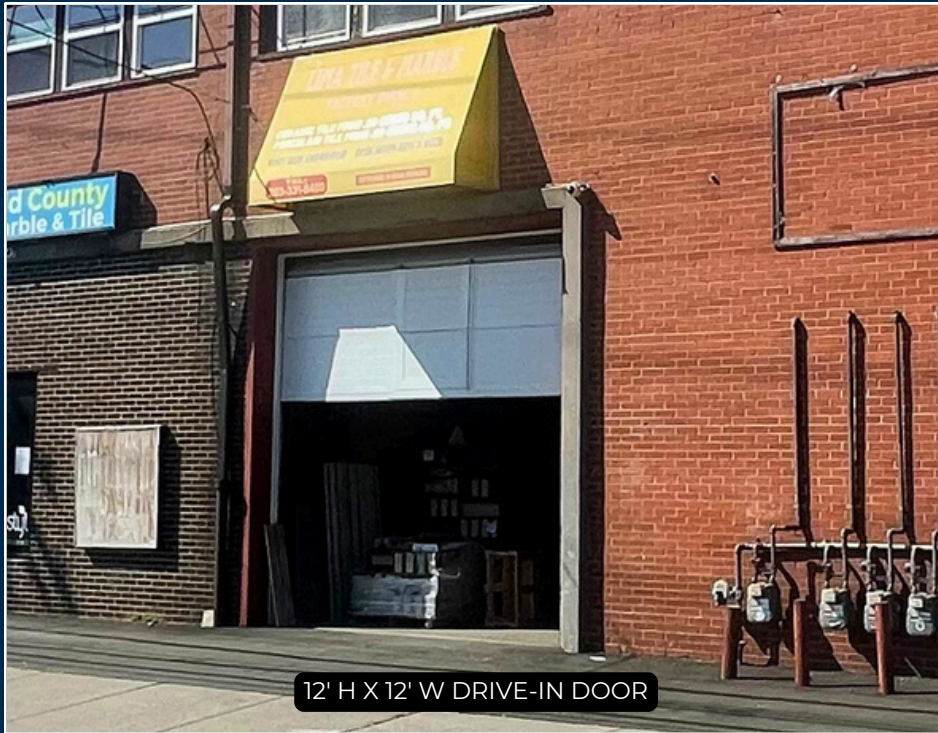
FLOOR PLAN: FIRST FLOOR

5,864 SF



NOT TO SCALE:
Measurements and square footage are approximate.

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



12' H X 12' W DRIVE-IN DOOR



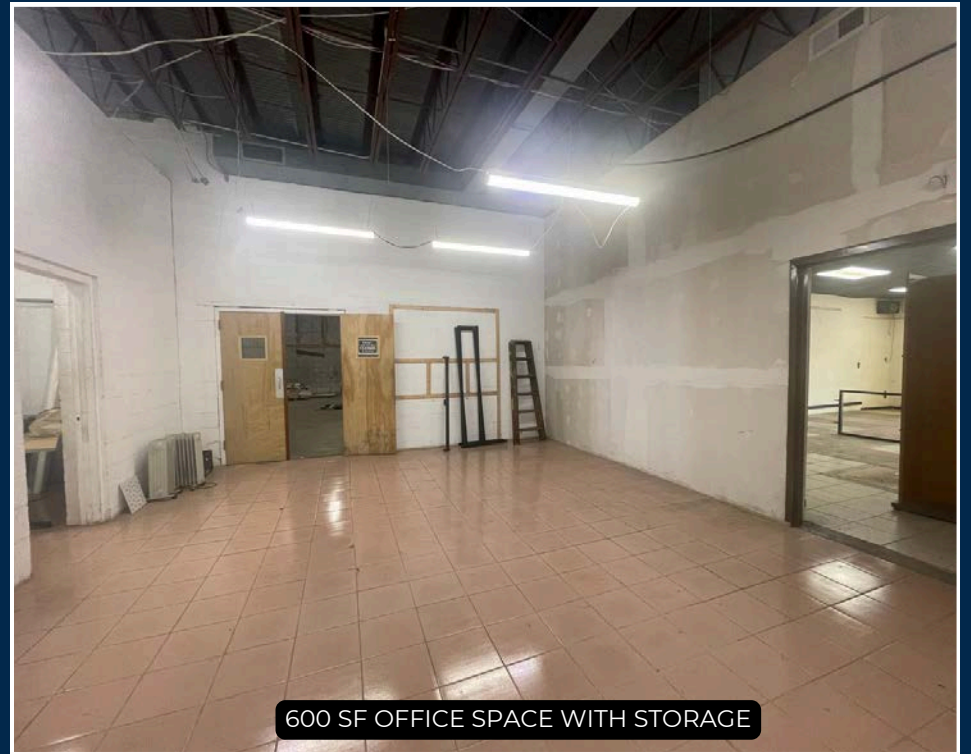
130 LINEAR FEET OF FRONTAGE ON COMMERCE DRIVE



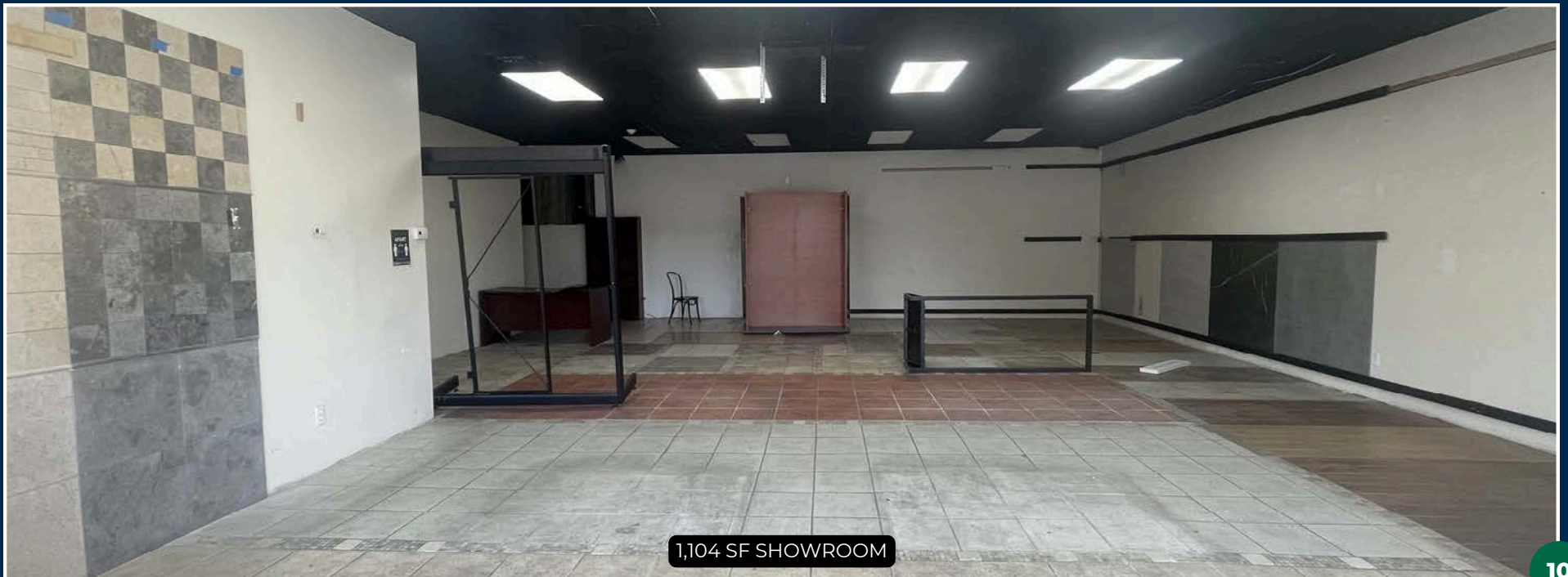
8 STRIPED PARKING SPACES



4,160 SF WAREHOUSE



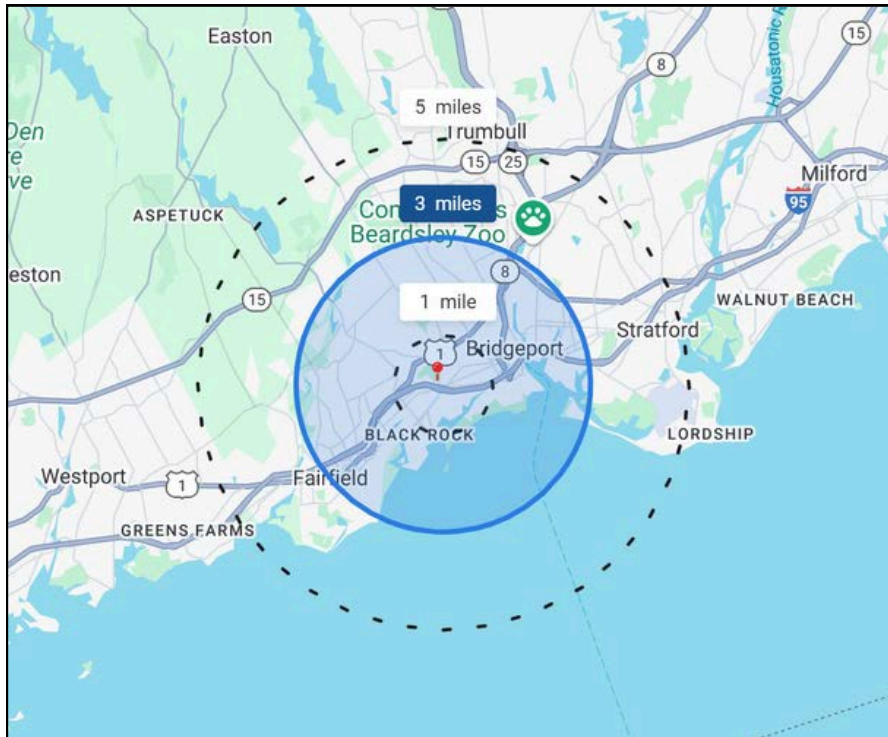
600 SF OFFICE SPACE WITH STORAGE



1,104 SF SHOWROOM

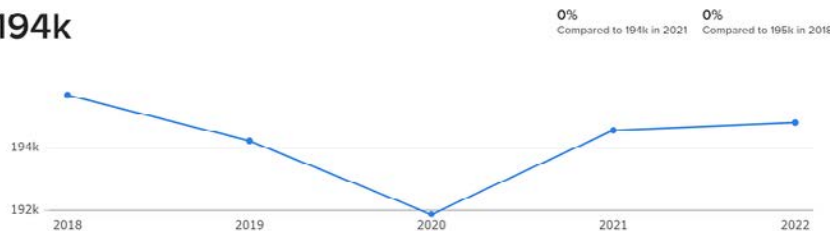
DEMOGRAPHICS

THREE MILES



Population

194k



Household Income

\$66k

Median Income

\$78k

2028 Estimate

↑ 18%
Growth Rate



Age Demographics

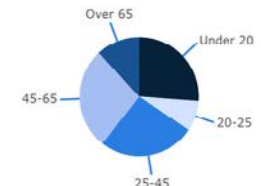
37

Median Age

37

2028 Estimate

↓ 0%
Growth Rate



Housing Occupancy Ratio

12:1

15:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

Renters

Homeowner

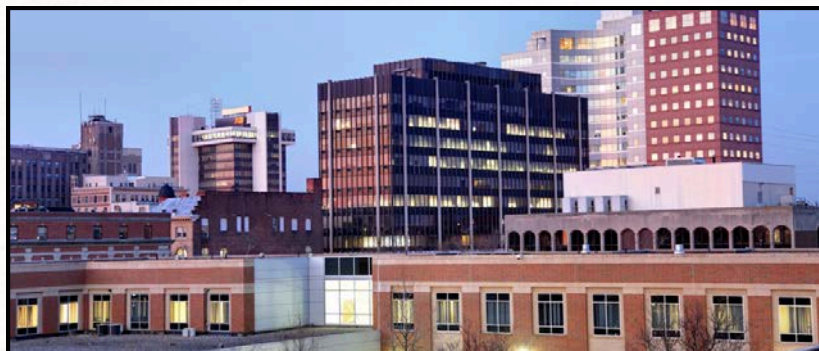
Number of Employees

158k

Top Employment Categories



DISCOVER BRIDGEPORT, CONNECTICUT...



Thriving Job Market

Bridgeport boasts a diverse and growing job market, with opportunities in various sectors such as healthcare, education, manufacturing, and technology. The presence of major employers like St. Vincent's Medical Center, Bridgeport Hospital, and the University of Bridgeport contributes to a stable employment landscape. Additionally, the city's proximity to New York City provides easy access to one of the world's largest job markets, making it an ideal location for commuters seeking career advancement.



Rich Cultural Scene

Bridgeport is a cultural hub, home to a variety of museums, theaters, and galleries. The Barnum Museum, celebrating the life of showman P.T. Barnum, and the Housatonic Museum of Art offer enriching experiences for art and history enthusiasts. The city also hosts numerous festivals and events throughout the year, such as the Gathering of the Vibes music festival, providing residents with a vibrant and engaging cultural scene.



Affordability

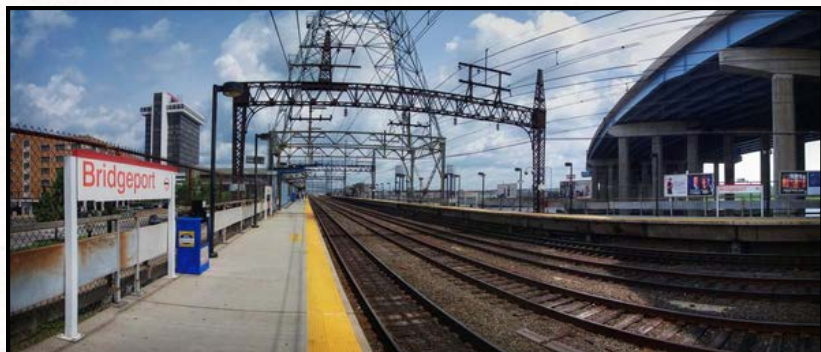
Compared to many metropolitan areas in the Northeast, Bridgeport offers a lower cost of living. Housing options range from charming historic homes to modern apartments, often at lower prices than those found in nearby cities like Stamford or New Haven. This affordability extends to everyday expenses, allowing residents to enjoy a comfortable lifestyle without the financial strain common in larger urban areas.



Educational Opportunities

Education is a cornerstone of Bridgeport's community, with a range of quality public and private schools catering to families. Higher education institutions like the University of Bridgeport and Housatonic Community College offer excellent programs for students pursuing advanced degrees and professional development. The city's commitment to education ensures that residents have access to top-tier learning opportunities.

DISCOVER MORE ABOUT BRIDGEPORT, CONNECTICUT...



Convenient Transportation

Bridgeport's strategic location provides excellent transportation options. The city is served by the Metro-North Railroad, offering direct routes to New York City and other major destinations. Additionally, Bridgeport's port facilities, highways, and local transit systems make commuting and traveling both convenient and efficient. This connectivity enhances the appeal of Bridgeport for both residents and businesses.



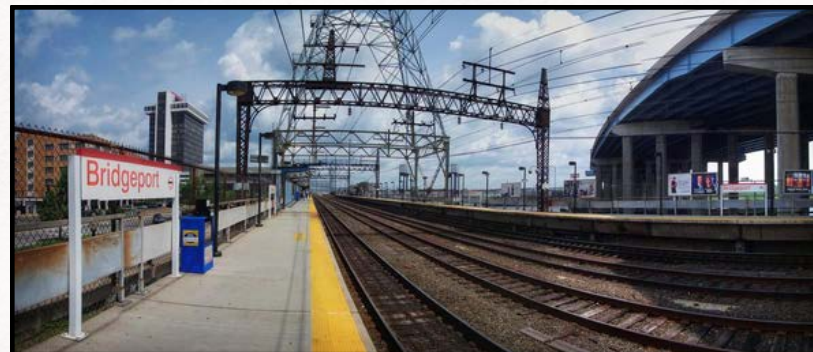
Community Spirit

Bridgeport is known for its strong sense of community and friendly atmosphere. Neighborhood associations, local events, and community initiatives foster a sense of belonging among residents. The city's diverse population enriches the community, bringing together people from various backgrounds and cultures to create a vibrant, inclusive environment.



Beautiful Parks and Recreation

Nature lovers will appreciate Bridgeport's numerous parks and recreational areas. Seaside Park, designed by renowned landscape architect Frederick Law Olmsted, offers stunning waterfront views, walking trails, and picnic spots. Beardsley Zoo, Connecticut's only zoo, is another popular attraction, providing a fun and educational experience for families. These green spaces contribute to a high quality of life, promoting outdoor activities and relaxation.



Proximity to Major Cities

One of the significant advantages of living and working in Bridgeport is its proximity to major cities like New York City and Boston. This strategic location allows residents to enjoy the amenities and opportunities of these metropolitan hubs while benefiting from a quieter, more affordable lifestyle. Easy access to these cities enhances career opportunities, cultural experiences, and recreational activities, making Bridgeport a perfect base for those who want the best of both worlds.

NEXT STEPS

1832 COMMERCE DRIVE
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW LISTING
ONLINE



VIEW TAX BILL



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