

Commercial Space Minutes to I-95 for Lease in Black Rock Section Adjacent to the Fairfield Town Border

27-67 Poland Street
Bridgeport, Connecticut 06605



For Lease at \$10.00/SF

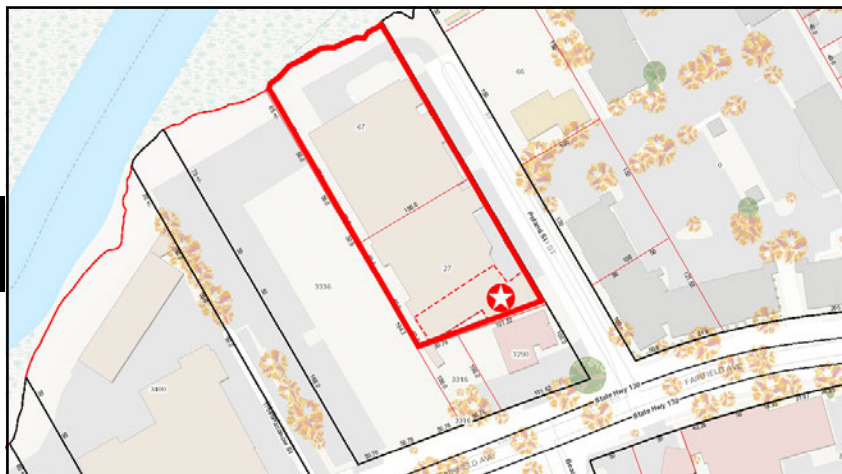
- ▶ 5,500 SF commercial space minutes to I-95 available for lease in the Black Rock Section adjacent to the Fairfield border.
- ▶ Located in a 34,485 SF building on 0.95 acres in an Office/Retail Zone.
- ▶ The unit features two 10' x 10' drive-in doors, a 10'- 13' ceiling height in the warehouse and loading areas, and one restroom.
- ▶ There is a security system and a wet sprinkler system in the building.
- ▶ Conveniently located less than one mile from I-95 (Exit 23) and 1.1 miles from the Fairfield Metro Train Station.
- ▶ Next to Ash Creek Animal Hospital, within walking distance to many restaurants, and near Home Depot, Staples, the Edge Fitness Center, Whole Foods Market, a United States Post Office, and Stop & Shop.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL 
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The Site

Total Space Available:	5,500 SF
Total Building Size:	34,485 SF
Land:	0.95 acres
Zoning:	Office/Retail (OR) Zone
Real Estate Taxes:	\$1.34/SF (2020)
Construction:	Concrete / Cinder Block
Year Built:	1946
Stories:	One
Tenancy:	Multiple

Features

Parking:	In Common
Ceiling Height:	10'-13'
Loading:	Two 10' x 10' Drive-in Doors
Amenities:	Restroom, Security Alarm System, Wet Sprinkler System

Utilities

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

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For Lease

Floor Plan – 5,500 SF - NOT TO SCALE

26-27 Poland Street

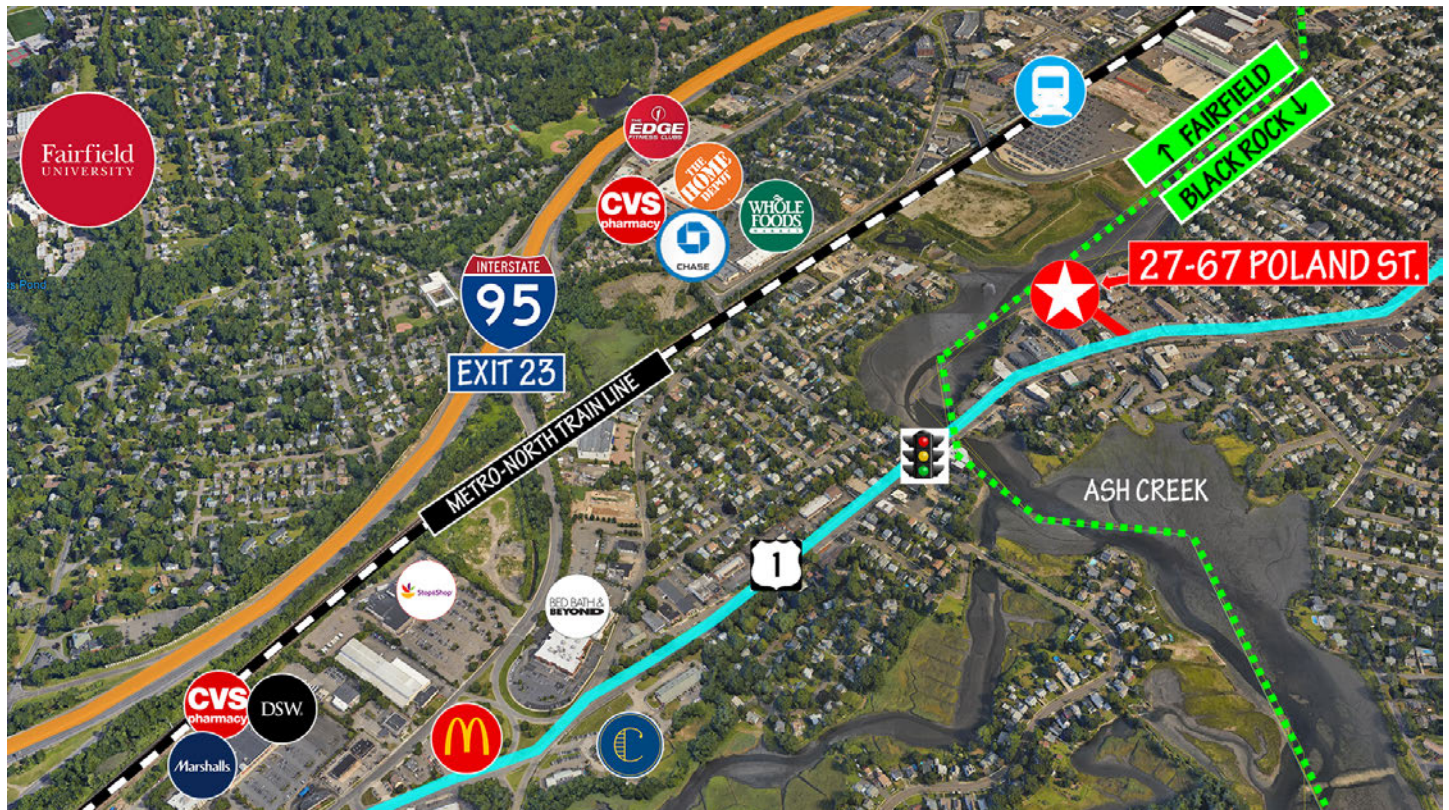
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