



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

BUILDING FOR LEASE



1943-1945 Commerce Drive, Bridgeport, Connecticut

Square Feet:	8,800 sq ft +/-, plus additional 3,280 sq ft of mezzanine area
Zone:	Light Industrial
Land:	.46 acres
Parking Spaces:	15 cars +/-
Clear Height:	25' in the high bay area, 10' under mezzanine
Year of Construction:	1970's +/- 2007 re-sided and improved
Sprinklered:	No, however city water in the building and the street
Loading doors:	2 drive-in's, 12'x12' and 12' x9'
Electric:	Amps: 800 Volts: 208 Phase: 3
Heat:	Gas heat, forced air
Sewer:	City
Water:	City
Gas:	Natural gas
Listed Price:	Available for \$7.00 psf for main level, \$3.50 psf mezzanine space
Comments:	Building is wide open with ample ceiling height and a concrete supported mezzanine. Owner will retro fit the space to tenants needs.

**For additional information or to arrange a tour, please contact Bruce Wettenstein,
bruce@vidalwettenstein.com, 203-226-7101 ext 2**



Individual membership of the
Society of Industrial and Office Realtors

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