



## **INDUSTRIAL FACILITY AVAILABLE FOR SALE AND LEASE**

**317 Mountain Grove Street, Bridgeport**

**101,854 sq ft**



Two buildings, 100% vacant, minimum sub divide 12,000 sq ft. Industrial multi production facility for sale or lease. Beautiful air conditioned offices with modern amenities and upgrades. Fully sprinklered and overhead cranes in place. 25,000± sq ft of second floor office.

- Acres:** consists of 3.74 acres
- Parking:** there are 140+ spaces
- Zoned:** Light Industrial
- Clear height:** 15' to 18' clearance

**Sale Price: \$5,175,000.00**  
**Lease Rate: \$5.75 NNN**  
**Taxes: \$1.40 per sq ft**

- Loading:** four drive in doors and four loading docks with levelers
- Located:** seconds from Exit 25 of I-95, Route 25 connector and available work force

**For additional information or to arrange a tour, contact Scott Zakos extension 4 or email, [scott@vidalwettenstein.com](mailto:scott@vidalwettenstein.com)**

