



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

FOR SALE

Fabulous location directly off I-95



***40 Logan Street, Bridgeport
9,550 square feet on 1 acre +/-***

Single story building on 1 acre

- Clear Height:** 11' in the shop area, can be raised
Sprinklered: 100% wet system
Utilities: City water & sewer, natural gas, but heat is oil fired
600 amps, 3 phase, 208/480 volts
Access: I-95 exit 30 (Lordship Boulevard)
Loading: One 8' x 8' drive in door, dock possible.
Occupancy: Immediate
Zone: Light Industrial, ILI
Taxes: \$1.00 per sq/ft, Assessed 2006 for \$227,431
Price: **Sale price is \$750,000**
Comments: Ideal for technical assembly, development and production. There are private a/c offices, gravel roof in good condition.

For further information please contact **Bruce Wettstein, SIOR**
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