



**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 \$895,000**  
**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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