



BUILDING FOR SALE OR LEASE



**31-43 Wordin Avenue,
Bridgeport, CT**

*Offering for lease
18,916 sf up to 33,916 sf*

- Building:** 33,916 sq/ft comprised of front offices of approximately 3,500 sq/ft. Lower level has 7' clear height, wide open bays, used for storage.
- Office:** Lobby has maple flooring, recessed lighting, windows that open for fresh air, 14' x 20' conference room off the lobby.
- Bathrooms:** Men's and Ladies in the office and production area, both ADA.
- Age:** 1935 - 1972
- Land:** 1.485 acres
- Height:** 10' to 12' average, much has drop ceiling that can be removed
- Parking:** 55 spaces in three lots, all contiguous to the building.
- Utilities:** Natural gas, Southern Ct Gas Company, Electric, United Illuminating, Water, Aquarion.
- Heat:** Gas fired forced air, Sterling radiator duct system.
- A/C:** 100% air conditioned, four 20 ton roof top units in addition to four 5 ton self contained roof top units, Honeywell air handlers.
- Electrical:** 2 services, 3,000 amps, 208/120 & 277/460 volts, 3 phase 4 wire. Property had at one time, 3 separate services.
- Lighting:** Fluorescent lighting throughout the plant.

For additional information or a tour, contact Bruce Wettstein, SIOR





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Computer

- Room:** 12'x36' raised floor, with Liebert air conditioning system.
- Loading:** One dock, 10'x10' on Lee Avenue & 10'x10' drive in, Wordin
- Safety:** Sonitrol security system, Firequest automated fire alarm system
- Phone:** XTS, Datatel phone & voice mail system, ONEAC, UPS backup phone system.
- Wired:** Internet throughout, Cat 5 wiring throughout.
- Air Compressor:** Might remain, 2 compressors, one is Ingersol Rand T30, 110PSI, piping in place for air compressors for house air.
- Columns:** Minimal
- Floor:** Concrete in most areas.
- Flood Zone:** Map #090002-0005D, Zone C, minimal flood risk.
- Zoning:** Majority of property in a OR-S, Office/Retail-Storefront zone, with a small portion in a residential zone.
- Taxes:** Approximately \$1.06 per sq/ft.
- Price:** Listed for sale, \$1,500,000
- Comments:** The roof was replaced with a rubber membrane roof in 2002, and the bindery and press rooms had a new roof in 2006.

For additional information or a tour, contact Bruce Wettenstein, SIOR
Email bruce@vidalwettenstein.com
203-226-7101 ext2

