



**VIDAL/WETTENSTEIN, LLC**  
Real Estate for Business & Investment

## **BUILDING for SALE or LEASE**



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

**Building:** 34,000 sq/ft comprised of front offices, production and warehouse.

**Land:** 1.485 acres

**Height:** 12' average, drop ceiling can be removed.

**Loading:** One loading dock and one drive in door.

**Parking:** 55 spaces in three lots, all contiguous to the building.

**Utilities:** Natural gas, city water and city sewer.

**Heat:** Gas fired forced air, Sterling radiator duct system.

**A/C:** 100% air conditioned.

**Electrical:** 2 services, 3,000 amps, 208/120 & 277/460 volts, 3 phase 4 wire.

**Sale Price:** **REDUCED to \$1,000,000.**

**Lease Rate:** **\$5.25 including real estate taxes**

**For additional information or a tour, contact Bruce Wettenstein, SIOR**

**Email [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)**



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