



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

OFFERING FOR SALE OR LEASE

37,500 square feet with 6.4 ACRES

SITE FOR FUTURE DEVELOPMENT

459-562 Knowlton Street
Bridgeport, Connecticut

Property is the former Acme United Property, a Bridgeport staple from 1910 to 1980. The property consists of a 2.75 acre parcel of land on the west side of Knowlton Street with 300' of frontage on the Pequonnock River, and 3.65 acres of land on the east side of Knowlton Street, in the process of being prepared for future development. There are two existing buildings, an 18,500 square foot hi bay industrial building and a 19,000 square foot block and steel building.

Land:	6.4 acres in total
Zoning:	I-LI, Light Industrial, up to 85% coverage
Year Built:	Between 1965 & 1980
Utilities:	City water, city sewer, natural gas heat
Electrical Service:	800 amps, 208 volts, 3 phase
Real Estate Taxes:	unclear due to future demolition
Sales Price:	\$2,800,000
Comments:	The property lies within an Enterprise Zone and the City will work Developers to help enhance the area, especially the water side.
Contact:	Bruce Wettenstein, SIOR Bruce@vidalwettenstein.com

The information contained herein has been obtained by the owner of the property. While Vidal/Wettenstein has no reason to doubt its accuracy, we do not guarantee it.



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