

**NIDAL/WETTENSTEIN, LLC**  
***F O R S A L E O R L E A S E***

***USDA Approved Site***

**535 Seaview Avenue**  
**Bridgeport, Connecticut**  
**20 ± acres**

**TOTAL SIZE:** 91,000 ± square feet of building facilities;  
56,000 square foot refrigerated facility (Building A)  
35,000 square foot refrigerated facility (Building B), both situated  
on the 20 acre parcel with deep water access

*Property has been used in the past for receiving off shore freight such as steel I beams and  
lumber, and most recently for fresh produce*

***Building A: 56,000 square feet of refrigerated space:***

**DESCRIPTION:** 56,000 square foot single story pre-engineered building

**OFFICE AREA:** 1,000 sq/ft of heated and air conditioned offices

**CLEAR HEIGHT:** 17' 6" under the joist

**SPRINKLERED:** 100% wet system, temp stays above freezing

**UTILITIES:** City water; City Sewer; Natural Gas.

**HEAT:** Gas forced air heat is parts of the building

**AIR CONDITIONING:** Frick Cooling System, Freon R-22, maintains temperature above  
40 degrees. 2 sections have separate controls.

**COLUMN SPACE:** Clear span on both sides, with single row of columns.

**FLOOR LOAD:** Concrete

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**ELECTRICAL:** Amps, 5,200 Volts, 480/277 Phase, 3 Wire 4

**TRUCK FACILITIES:** 10 loading docks, 8' x 8' with load levelers, dock locking system, dock lights and bumpers. Also two 20' x 10' drive in doors.

**SPECIAL EQUIPMENT:**

HID (High Intensity Discharge) Lighting throughout warehouse

Moisture producing equipment for produce

Equipment to promote constant temperature in 25% of warehouse

In the Freon room, sensor phone monitoring system monitors freon leaks and temperature to a central computer

Refrigeration System has a built in redundancy, switches to each one periodically, designed to carry a larger building of equal size

Down draft fans in staging area

Pallet racking system and floor guides

Exterior Lighting throughout the parking area

Guard House

Intercom System

Flat roof maintained

***B: 35,000 square feet of refrigerated space:***

**DESCRIPTION:** 35,000 square foot single story pre-engineered building

**OFFICE AREA:** None

**CLEAR HEIGHT:** 21' to 24' under the joist

**SPRINKLERED:** 100% dry system

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- UTILITIES:** City water & sewer on property but not brought to this building, natural Gas is connected.
- HEAT:** Gas forced air heat in staging area
- AIR CONDITIONING:** Frick Cooling System, Freon R-22, maintains temperature above 40 degrees.
- COLUMN SPACE:** Clear span on both sides, with single row of columns.
- FLOOR LOAD:** Concrete
- ELECTRICAL:** Amps, 2,000 Volts, 480/277 Phase, 3 Wire 4
- TRUCK FACILITIES:** 8 loading docks, 8' x 8' with load levelers, dock locking system, dock lights and bumpers. Also four 20' x 10' drive in doors.
- SPECIAL EQUIPMENT:**
- HID (High Intensity Discharge) Lighting throughout warehouse
  - Equipment to promote constant temperature in 25% of warehouse
  - In the Freon room, sensor phone monitoring system monitors freon leaks and temperature to a central computer
  - Refrigeration System has a built in redundancy, switches to each one periodically, designed to carry a larger building of equal size
  - Down draft fans in staging area
  - Pallet racking system and floor guides
  - Building has a pitched roof, well maintained.

For information contact Scott Zakos, Randy Vidal, SIOR or Bruce Wettenstein, SIOR, 203-226-7101, or [www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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