

73 River Street Bridgeport

Hawie Manufacturing

For Lease \$5.50 psf +heat and electric

For Sale \$2,275,000

Property					
Additional Info:		Constructi on/Faciliti		Utilities:	
Acres:	.86+/-	Parking:	Abundant	Gas:	Yes
Total Bldg. Sq FT:	35,000	Heating Type:	Oil hot water	Volts:	120/240 3 phase
Manu. SF:	33,800	AC Main Bldg:		Amps:	2,000
Office SF:	1,200	AC Office:	Yes	Water:	City
Zoning:	ILI	Sprinkler:	Yes	Sewer/ Septic:	City
Year Built:	1978	Type:	Wet System	Fiber Optic:	
Renovated:					
Taxes for 2008	\$14,000	Loading Docks:	3 with levelers	Transportation:	
Min Clear:		Drive-In		Public	Walking distance
Max Clear:		Doors:			
Ceiling Height:	10'	Column Spacing:	25'	Dist. To Commute	
Bay Size		Freight Elevator	3500 lbs.	Distance to major road:	1/4 mile to I-95 and 1, 1/5 miles to I 95
Depth Ft:	25'	Max Capac. (Tons):			
Frontage Ft:		Available sq ft:	17,500		
Depth Ft:		Min. subdivide:	17,500	Floors	2
		Max Contiguous:	17,500		
Comments:	Owner will consider sale with leaseback of the first floor. Ideal for light manufacturing, assembly and a host of industrial uses. Second floor for lease. Loading dock and 3,500 lb. freight elevator. New roof installed two years ago.				