



INDUSTRIAL FACILITY AVAILABLE FOR LEASE

73 River Street, Bridgeport
35,000 square feet



17,500 Square Feet
Available for lease
\$5.50 gross plus utilities



Owner will consider sale with lease-back of the first floor. Ideal for light manufacturing, assembly and a host of industrial uses. Second floor for lease. 3,500 lb. freight elevator. New roof installed two years ago.

Acres: Consists of .86 ± acres

For Sale: \$2,275,000

Parking: Abundant

Zoned: Light Industrial

Electric: Volts – 120/240, Amps – 2,000, Phase – Three

Clear height: 10' clearance

Loading: Three loading docks with levelers

Located: Exit 4 of Route 25 Connector, right onto Lindley Street left onto Winton Street to River Street.

For additional information or to arrange a tour, contact Randy Vidal extension 3 or email, randy@vidalwettenstein.com

