

Spring/Summer  
Exclusive  
Listings  
2008



**26 ACRES Consisting of Two Parcels - BRIDGEPORT  
535 and 315 SEAVIEW AVENUE:**

151,000 square feet of building comprised of 3 main facilities; 56,000 square foot refrigerated facility (Bldg A) 35,000 square foot refrigerated facility (Bldg B), both situated on the 20 acre parcel with deep water access, and 60,000 square foot dry storage facility (Bldg C) on separate 6.71 acre parcel with no access to water. 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. Approved USDA facility.  
SALE or LEASE

**LAND - BRIDGEPORT**

**92 HOWARD AVENUE:**

2.53 acres at the foot of Howard Avenue. 35 Boat slips in place, rental income from tenants.  
SALE

**INDUSTRIAL - BRIDGEPORT  
459-562 KNOWLTON STREET:**

2.34 acre parcel with frontage on the Pequonock River and 3.6 acres on Knowlton Street with a 38,000 square foot industrial building for lease. Hi bay space, sprinklered, loading docks, both properties for sale together or sold separately.  
SALE or LEASE

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Permit 623



**OFFICE - MILFORD**

**57 PLAINS ROAD:**

600 - 24,000 ± square feet available on .78 acres. Three story professional office building, under new ownership available for lease. The building has multiple entry points and 40 off street parking spaces. Zoned General Business in a high traffic location. Includes 5,535 square feet of basement storage space. Located off Exit 36 of I -95 and near the Merritt Parkway Connector. LEASE



**INDUSTRIAL - MONROE**

**580 PEPPER STREET:**

23,702 square foot modern building with front offices and showroom area. 8,000 square feet of 34' clear height warehouse and assembly space, loading dock and drive in doors, racking system might stay, sprinklered. Zoning is DI-2, constructed in 1987 and 1990. Parking for 36, plus potential expansion. Located 4.8 miles to Route 25 connector, and 5.7 miles to Route 84. LEASE



**INDUSTRIAL - BRIDGEPORT**

**317 MOUNTAIN GROVE STREET:**

101,854 square foot industrial multi building production facility for sale or lease. Potentially sub dividable. Beautiful air-conditioned offices with modern amenities and upgrades. Overhead cranes, 18' clear, four drive in doors, four loading docks, fully sprinklered buildings. Zoned LI. Located seconds from I-95 Exit 25, the 25 Connector and available work force.  
SALE or LEASE



**INDUSTRIAL - BRIDGEPORT**

**109-125 HOLLAND AVENUE:**

18,923 square foot freestanding office/ flex warehouse building for sale or lease. Fully sprinklered, one dock, one drive in door, and a five ton crane. Zoned LI. Ample power, convenient to I-95 Exit 25 and the 25 Connector. Located across the street from the available 317 Mountain Grove facilities(above). SALE or LEASE



**INDUSTRIAL - SHELTON**

**1 CONTROLS DRIVE:**

18,000 square foot flex building. 7,000 square feet offices and a q/c room. 800 amp service, 3 phase, 100% air conditioned. The 4.65 acre property boasts a beautiful pond in the front overlooking the offices. Ample perimeter private offices, a center sales bullpen, fully functional kitchen with electric stove, refrigerator, cabinets, etc., dual conference rooms, computer room, storage, and classroom. LEASE



**OFFICE / MEDICAL - MILFORD**  
**209 BOSTON POST ROAD:**  
 12,399 square feet. Superb free standing two-story professional building with Post Rd Frontage. Minutes from I-95 & Merritt Pkwy Connector. Great opportunity for user to own their own building. SALE



**OFFICE - DARIEN**  
**1120 BOSTON POST ROAD:**  
 1,700 square feet, first floor office unit. Attractive three-story 35,500 sq. ft. office building. This space is newly fit up! Private tenant garage parking plus abundant deck parking. Highly visible location. LEASE



**OFFICE - FAIRFIELD**  
**2226 BLACK ROCK TPKE:**  
 865 to 4,700 square foot units available. Suitable for general office or medical use. There is an elevator in the building, and ample parking on site. Great visibility on Black Rock Turnpike. LEASE



**OFFICE - SOUTHPORT**  
**250 PEQUOT AVENUE:**  
 14,631 +/- total building square footage. Premier office building available. Approved for general office and medical. Completely renovated in 1996 located in the heart of Southport, Zoned NDD. SALE or LEASE



**OFFICE - NORWALK**  
**161 EAST AVENUE:**  
 945 square feet, entire second floor. Sublease through May 31st, 2010. Excellent visibility on East Avenue. Attractively fit-up, in move in condition. Walking distance to town green. Conveniently located off Exit 16, of I-95. SUBLEASE



**OFFICE - WESTPORT**  
**315 POST ROAD WEST:**  
 4,750 square feet of nicely fit-up and flexible floor plan with great ceiling height and expansive operable windows. Attractive two-story office building with black reflective glass exterior, in park-like setting. LEASE



**OFFICE - WESTPORT**  
**99 SAUGATUCK AVENUE:**  
 1,000 square feet available for immediate occupancy. First floor space with reception and bullpen areas. Large private office and sizable conference room with private lavatory. Parking for six. Walking distance to train station. LEASE



**OFFICE - WESTPORT**  
**9 BURR ROAD:**  
 4,991 square feet. Building has been beautifully restored with tasteful architectural details and built-ins. Less than two miles from I-95 (exit 17), the Merritt Parkway and Train Station. Close proximity to downtown Westport's amenities. SALE



**OFFICE - WESTPORT**  
**21 CHARLES STREET:**  
 2,190 square feet, fourth floor, bright and spacious unit. Three glass panel offices, reception and bull pens areas. Walk to Train Station. 1/4 mile to I-95 Exit 17. SUBLEASE



**OFFICE - FAIRFIELD**  
**60 THORPE STREET:**  
 2,100 square feet, Architecturally beautifully designed office. Walking distance to Fairfield Train Station. Owner would consider staying in part. SALE or LEASE



**OFFICE - FAIRFIELD**  
**2490 BLACK ROCK TPKE:**  
 1,872 square feet, two units of 936 sq ft are contiguous. Ample parking, located on Black Rock Tpke Magic Mile. Minutes to Route 15. LEASE



**OFFICE - FAIRFIELD**  
**457 CASTLE AVENUE:**  
 2,100 square feet first floor space, very nice details, and eight parking spaces. Seconds from I-95, minutes from the Merritt Parkway. LEASE



**MEDICAL - DERBY**  
**300 & 350 SEYMOUR AVE:**  
 1,196 - 5,650 +/- square feet available. Ample parking for medical use. Route 8, exit 17 Seymour Avenue. Some units available immediately. LEASE



**FLEX - MONROE**  
**200 MAIN STREET:**  
 14,000 square feet remaining. Offices built to suit tenants needs. Fully air-conditioned, loading docks, ample parking. LEASE



**INDUSTRIAL - STRATFORD**  
**1410 STRATFORD AVE:**  
 3,168 square feet of light industrial space available for lease. Parking for ten vehicles, two 9'x10' drive in doors, with 12' clear height. LEASE



**INDUSTRIAL - STRATFORD**  
**1895 STRATFORD AVENUE:**  
 4,500 and 11,840 square feet units in a 34,000 square foot building. Loading dock and ample large drive in doors, office space, sprinklered, ample parking. LEASE



**INDUSTRIAL - MILFORD**  
**130 OLD GATE LANE:**  
 3,095 square feet of flex space. Ideal for assembly, warehouse and many other uses. Zoned ID, 16' clear, one drive in door. Convenient to the Merritt Parkway Connector. Easy access from I-95. LEASE



**INDUSTRIAL - STRATFORD**  
**1480 STRATFORD AVENUE:**  
 10,500 square feet modern block and steel building. 2,000 square feet offices, large overhead door, 400 amp service, plus 3,000 SQ FT BASEMENT STORAGE FOR FREE. LEASE with option to buy possible.



**INDUSTRIAL - BRIDGEPORT**  
**40 LOGAN STREET:**  
 9,550 square feet. on one acre. Across from I-95 entry ramp. Fully sprinklered, ideal for assembly, contractor, can be expanded. 11' clear, immediate occupancy. SALE



**INDUSTRIAL - BRIDGEPORT**  
**1225 CONNECTICUT AVE:**  
 9,900 square feet available on the third floor. Ideal for loft space. One seven ton freight elevator and one passenger freight elevator. Minutes from exit 30. LEASE



**INDUSTRIAL - MONROE**  
**74 ENTERPRISE DRIVE:**  
 2,953 - 8,859 available in new building. Hi bay, with large drive in doors and a loading dock. Adjacent 13,000 sf to be built. LEASE



**INDUSTRIAL - BRIDGEPORT**  
**31-43 WORDIN AVENUE:**  
 33,916 square feet. 3,500 sq ft of which is front offices. Ceiling height is 10' to 12'. The roof was replaced in two sections, 2002 and 2006. Building sub-divides. SALE or LEASE



**INDUSTRIAL - NEWTOWN**  
**3-9 DUSTY LANE:**  
 2,000 square feet and up. Multiple units available. Large overhead doors, ample parking. Clear height is 16'-20'. Zoned Industrial. Half mile from Monroe border. LEASE



**INDUSTRIAL - MILFORD**  
**100 RATON DRIVE:**  
 15,040 sq/ft sub-divided for two occupants. Ideal for owner/user. Excellent condition. Large bullpen, tech room, kitchenette. Both sides have their own dock and drive in. 2.5 acres. SALE