

INDUSTRIAL / INVESTMENT FOR SALE

1313 Connecticut Avenue, Bridgeport, CT



To arrange a tour contact:
Silvester Garza | 203-226-7101 Ext 7
silvester@vidalwettenstein.com

Bruce Wettenstein, SIOR | 203-226-7101 Ext 2
bruce@vidalwettenstein.com


SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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Building Highlights

Building Area: 44,173± SF

Land Area: 2.42 acre

Property Type: Industrial

Ceiling Height: 12'

Loading Docks: 2 docks

Floors: two-story building

Sprinklers: yes

Elevator: yes

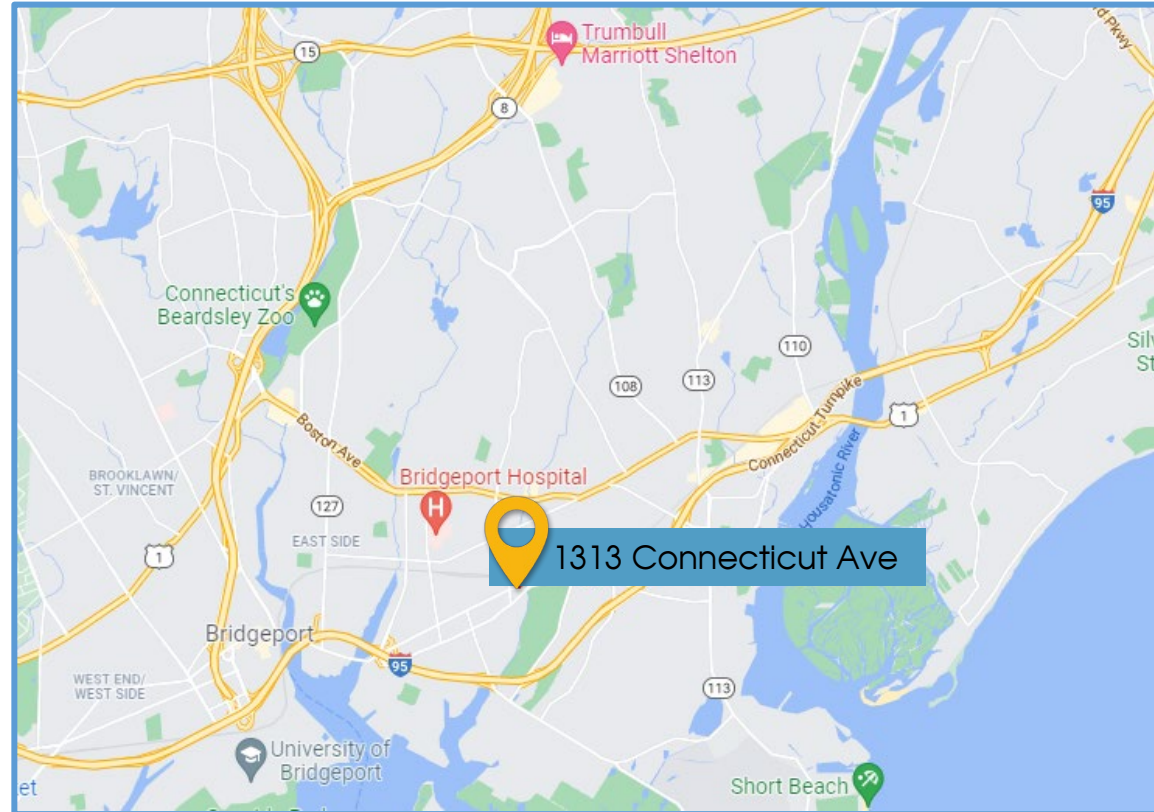
Electric: separately metered for all tenants

Opportunity zone

91% occupied: 23 units; 21 units leased

Sale Price: \$2,050,000.

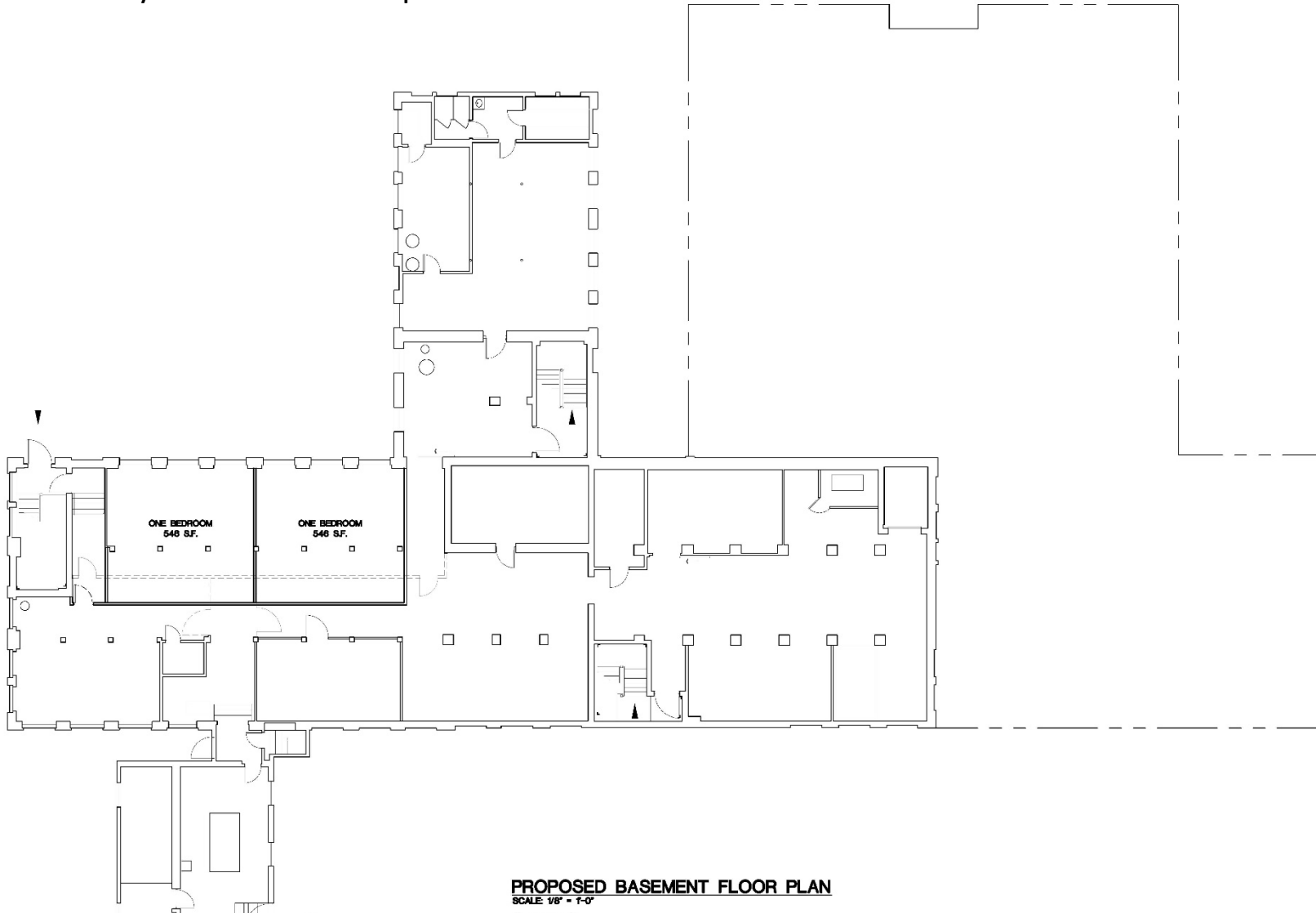
- Reposition the property to apartments or keep existing cash flow
- Confidentiality Agreement to view Financials



Location: Convenient to exit 30 & 31 of I-95

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Floor plans are not approved and are preliminary for an investor reposition



ROSE • TISO & CO., LLC.
ARCHITECTS • SURVEYORS • ENGINEERS
WWW.ROSE-TISO.COM
30 BRIGHTWOOD AVENUE, FAIRFIELD, CT 06425
TEL: (203) 610-6262 FAX: (203) 610-6404

NO.	BY	DATE	DESCRIPTION

EXISTING BUILDING RENOVATIONS

1313 CONNECTICUT AVE.
BRIDGEPORT, CT

Prepared For:
WESTROCK DEVELOPMENT, LLC

PROPOSED BASEMENT FLOOR PLAN

DESIGNED BY:	SCALE:	AS NOTED
BY: PMR		
DRAWN BY: MS	DATE:	11-11-15
CHECKED BY: PMR	PROJECT NUMBER:	1023
SHEET: R/1023/SCHEMATIC		



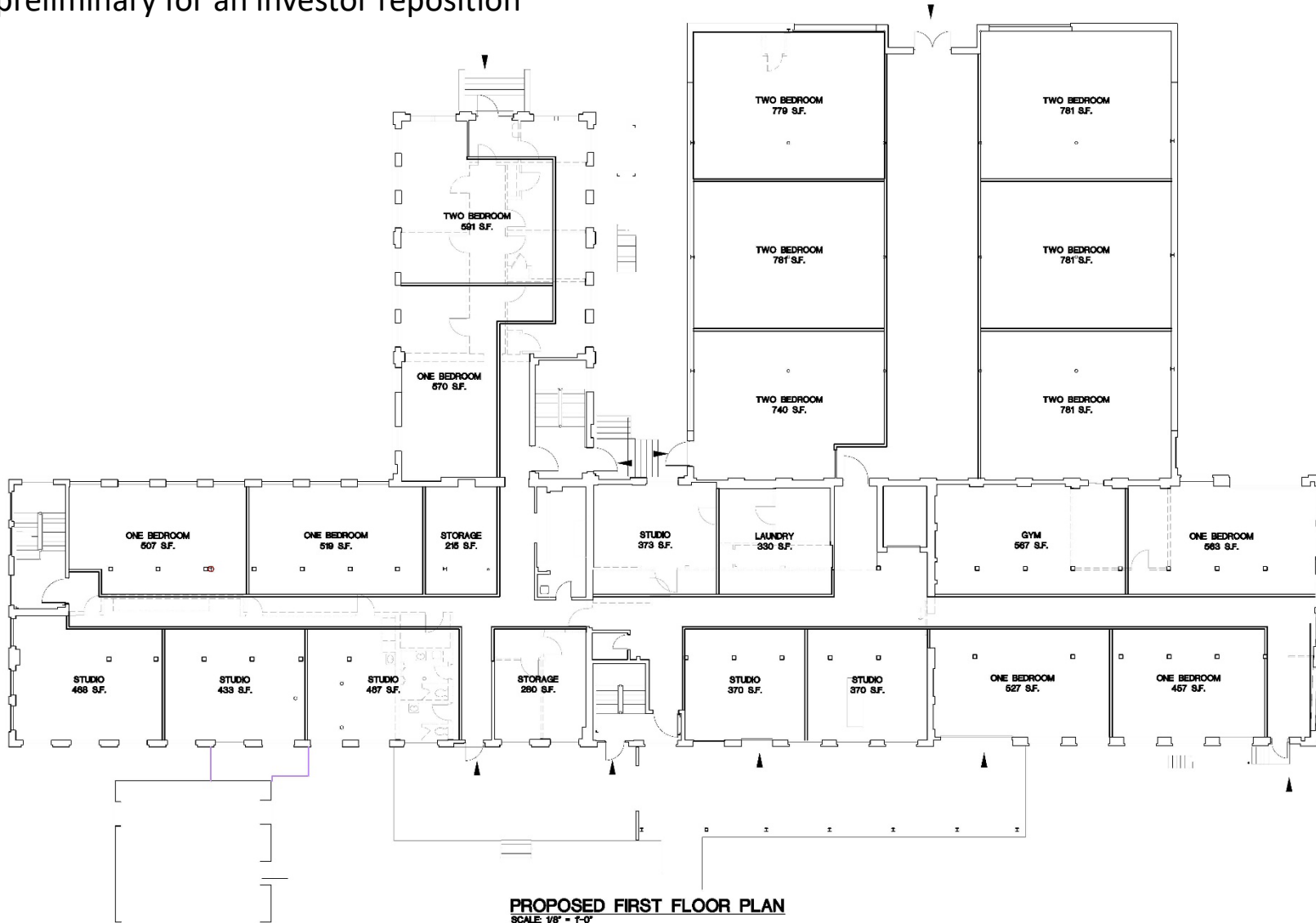
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ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
33 BLENTHWOOD AVENUE, FAIRFIELD, CT 06425
TEL: 203.251.1000 # FAX: 203.251.1004

NO.	DATE	REVISIONS	DESCRIPTION

EXISTING BUILDING RENOVATIONS

1313 CONNECTICUT AVE.
BRIDGEPORT, CT

Prepared For:
WESTROCK DEVELOPMENT, LLC

PROPOSED FIRST FLOOR PLAN

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 11-11-15
CHECKED BY: PMR	PROJECT NO: 1923
CAD FILE: R/1923/SCHEMATIC	

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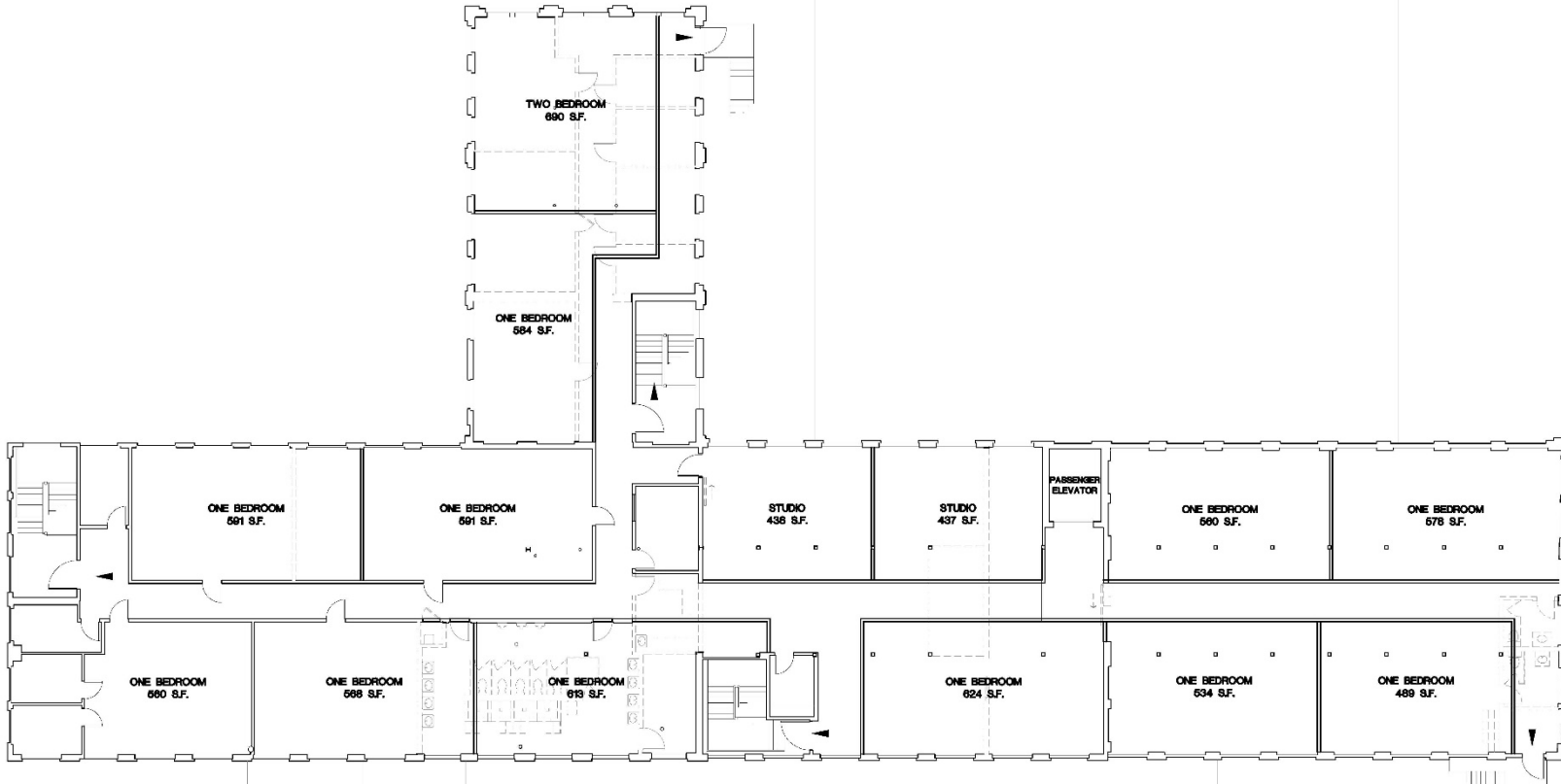
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PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

**ROSE
TISO
& CO. L.L.C.**
ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06425
TEL: (203) 251-0888 • FAX: (203) 251-0884

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE
EXISTING BUILDING RENOVATIONS

1313 CONNECTICUT AVE.
BRIDGEPORT, CT

Prepared For:
WESTROCK DEVELOPMENT, LLC

PROJECT TITLE
PROPOSED SECOND FLOOR PLAN

DESIGNED BY	SCALE
BY: PMR	AS NOTED
DATE: 11-11-15	
PROJECT NO. 1923	
DATE: R/1923/SCHEMATIC	

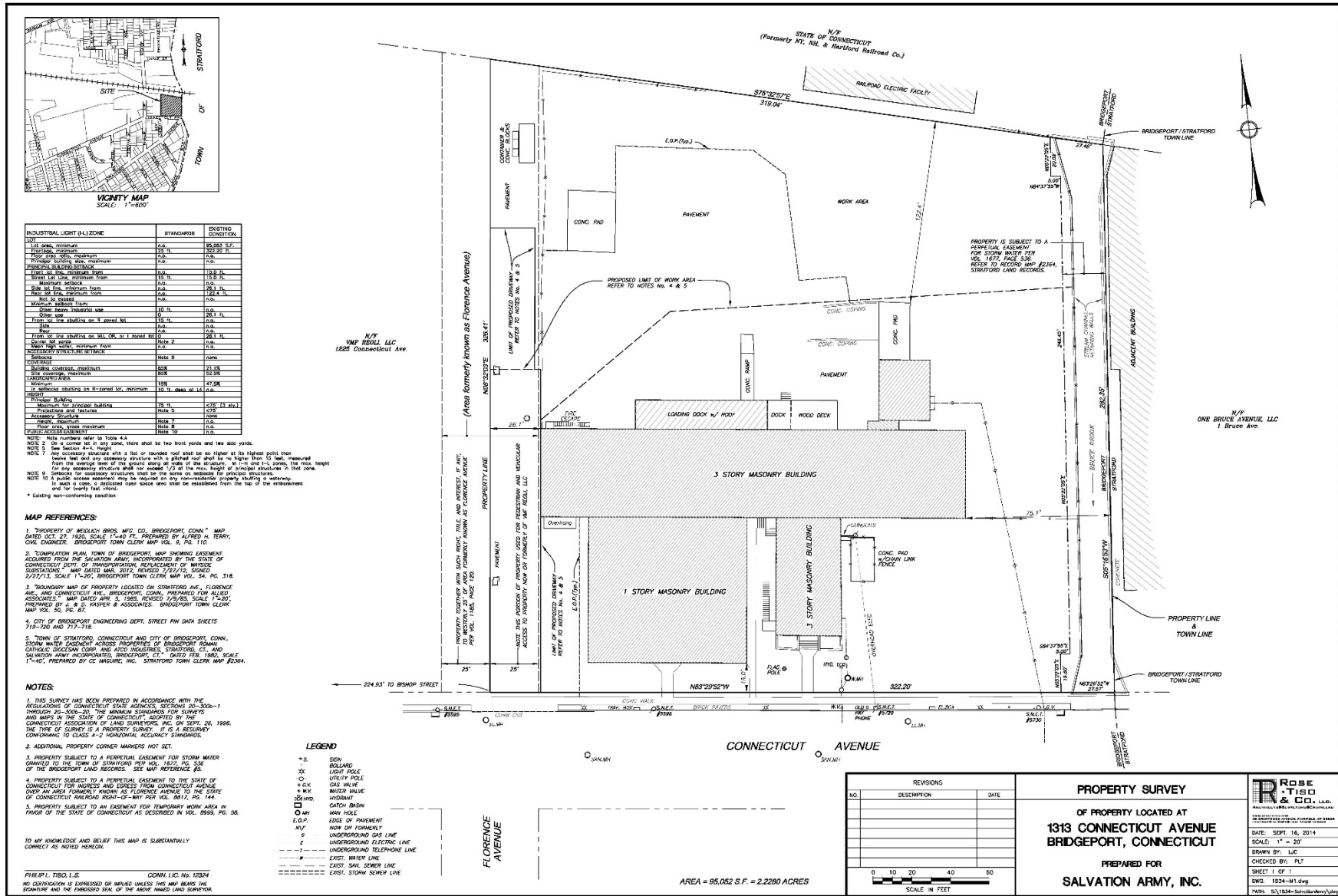
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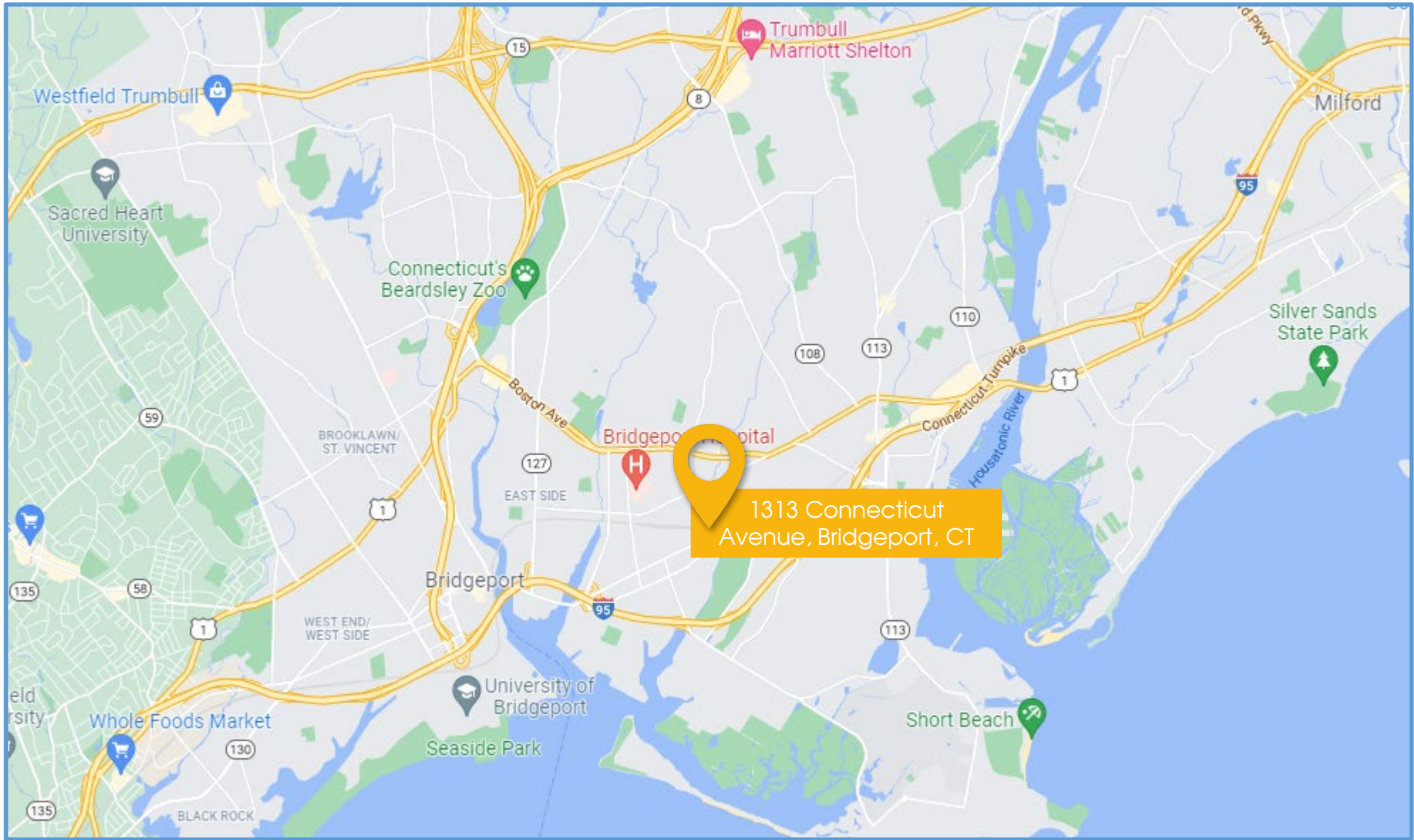


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