

1318 Kossuth Street, Bridgeport Connecticut



Sale \$950,000 Lease \$6.95 NNN

Taxes: \$17,961.84 yearly

For Additional Information Contact
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
Bruce@vidalwettenstein.com

13,248 Sq. Ft. on .42 Acres

Zoned LI

1,800± sq. ft. offices including kitchen, class room and 2 ADA bathrooms, balance of space is shop and warehouse.

Clear height 10'6" to 12'

Minimal columns, large room clear span

200 Amp, 120/240 Volt, 3 Phase

Drive in door, 10'x10' and ½ UPS loading dock

Cameras and fenced

Existing cooler and freezer in place

Heat gas fired, sewer, water, natural gas

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



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

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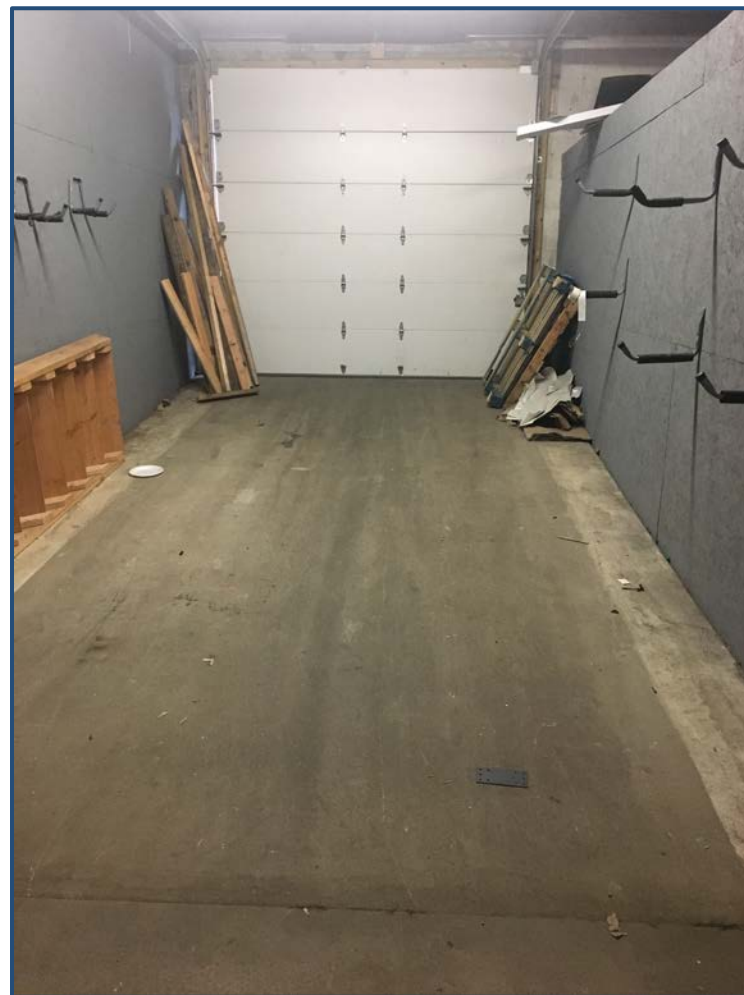
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