

LAND FOR LEASE

25 Grant Street, Bridgeport, CT

3/4 - 1 Acre Available

\$7,500 / month gross

Property is on the corner of Seaview Avenue and Grant Street. Exit 29 of I-95.

[Click here for Zoning Regulations](#)

For information please contact: Scott Zakos

203-226-7101 Ext 4

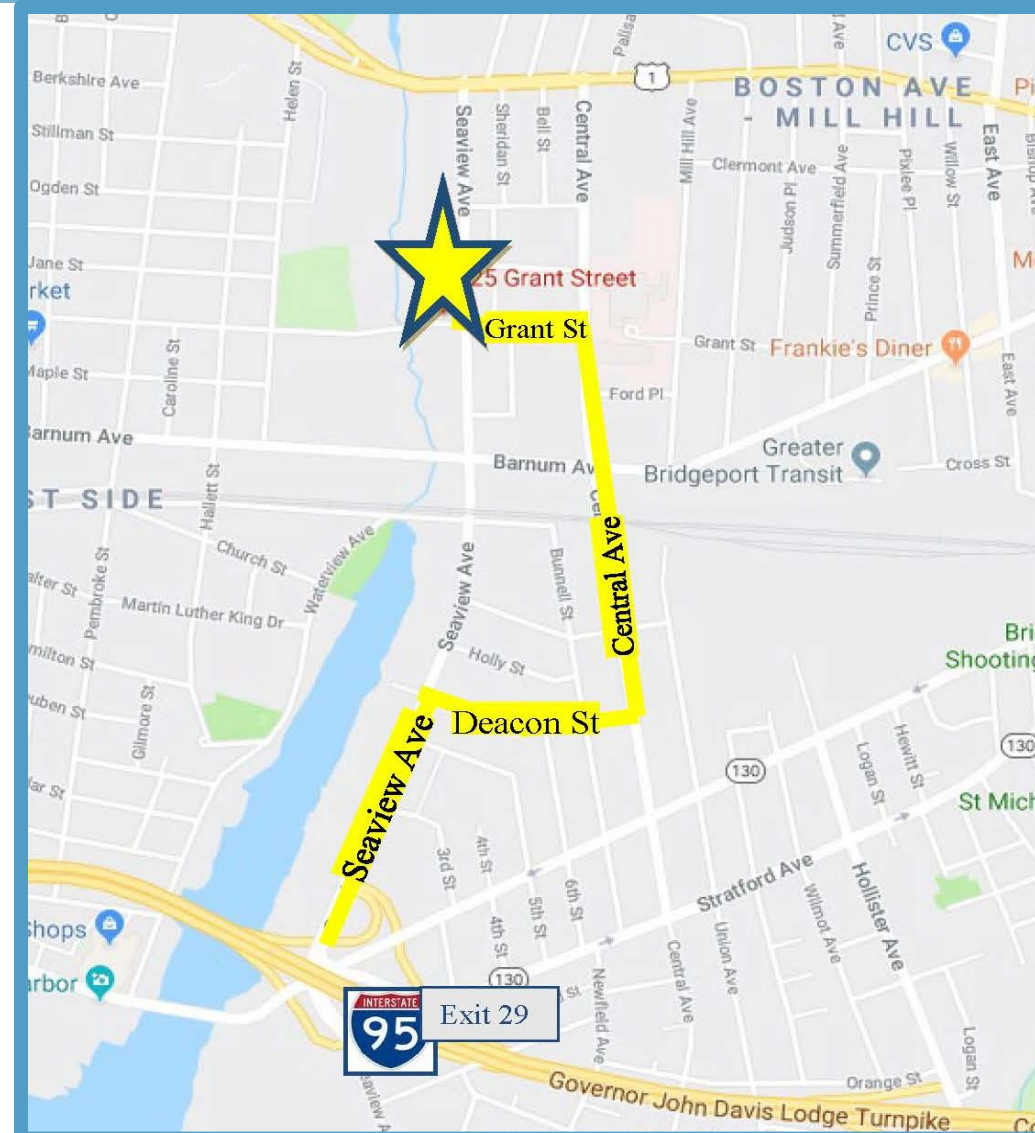
Scott@vidalwettenstein.com

Or

Silvester Garza

203-226-7101 Ext 8

Silvester@vidalwettenstein.com



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	N/A	258,172± SF		
Minimum Lot Width	N/A	—		
Primary Street Build-to-Zone	0' MIN / 25' MAX	9.0'		
Minimum Porch, Enclosed Porch, Bay Setback	N/A	N/A		
Non-Primary Street Setback	0' MIN / 25' MAX	N/A		
Minimum Side Setback	3'	4.9'		
Minimum Combined Side Setbacks	N/A	291.5'		
Minimum Space Between Adjacent Buildings	12'	10.9'		
Minimum Rear Setback	20'	147.9'		
Maximum Height From First Floor El. To Eave	N/A	20.0'		
Maximum Number of Stories Per Building	5.5	1		
Maximum Site Coverage Percentage	85%	78.2%		

BUILDING ZONE: RX2 GENERAL BUILDING

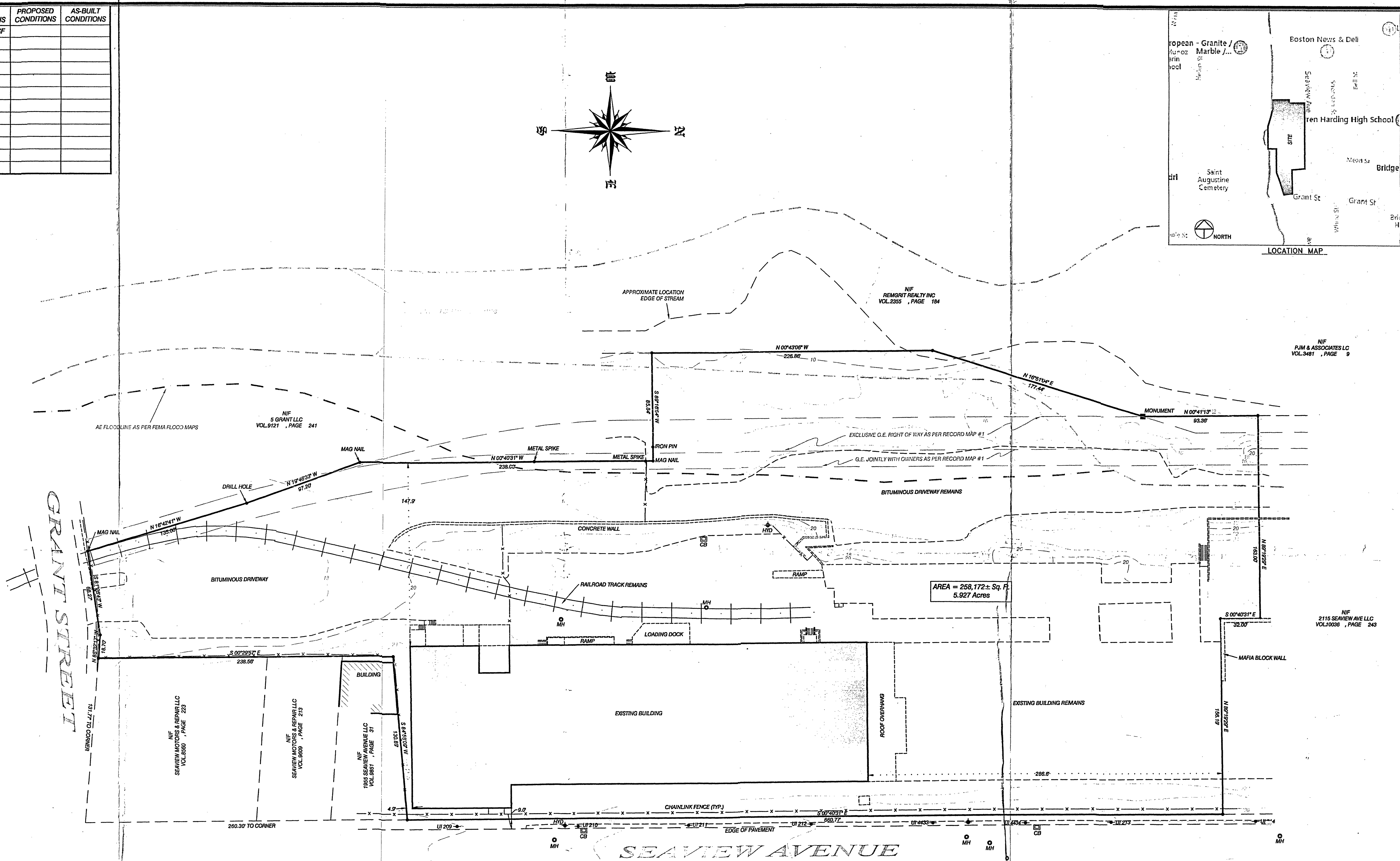
GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2 & Class T-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as they may exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Entire Subject Property Under Zone: AE 16.0' per Flood Insurance Rate Map, Community-Panel Number 09001C0433G Panel 433 OF 626, EFFECTIVE DATE: July 08, 2013.
- Bench Mark Provided by Bridgeport Engineering Department.
- Elevations are based on N.A.V.D. Datum 1988.
- Topography provided by Golden Aerial Survey Inc.

MAP REFERENCES:

- UTILITIES MAP OF SUBDIVISION BRIDGEPORT CONNECTICUT "PEMBROKE INDUSTRIAL PARK" DATED MAY 5, 1980, REVISED APRIL 1981. SCALE 1"=50'
- PLAN OF PROPERTIES IN BRIDGEPORT CONN. PREPARED FOR REMINGTON ARMS COMPANY INC. SCALE 1"=100' APRIL 4, 1986.

PIN SHEETS 2043, 2044, 2045, 1807, 1809, 1806, 1810, 1811, 1805, 1804, 1801, 1802



LAND SURVEYING SERVICES, LLC
 1275 POST ROAD, SUITE A-20
 FAIRFIELD, CONNECTICUT 06824
 TEL (203) 522-4177
 FAX (203) 615-0123
 EMAIL: info@A2survey.com

TITLE BLOCK
 ASSESSORS MAP # 49, PARCEL # 1804/31K
 APPLICANT: SAME AS OWNER
 DESCRIPTIVE TITLE: CLASS A-2 SURVEY
 To the best of my knowledge and belief this map is substantially correct as noted hereon:
 NEAL K. JAIN LS # 18159

DATE	DESCRIPTION	REVISIONS

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
25 GRANT STREET LLC
 25 GRANT STREET, BRIDGEPORT, CONNECTICUT
 SCALE: 1"= 40'
 DATE: AUG. 12, 2022



2019 Aerial Photograph

Phase I ESA
25 Grant Street
Bridgeport, Connecticut

FIGURE

3

90614

1/30/20