

260-262 Smith Street, Bridgeport, Connecticut



Ideal for manufacturing, warehouse or light industrial. As well as all building and constructions trades including but not limited to electrical, plumbing and cabinet makers.

The building is very clean and in move in condition.

3 Minutes to Highway I-95.

For additional information please contact Silvester Garza
203- 226-7101 ext. 8
Silvester@vidalwettenstein.com

4,298± square feet

- Two offices and 2 lavatories
- .19 Acres
- RBB Zone & in an Opportunity Zone
- 15' Clear Ceiling Height
- One 12' x 12' drive in door
- One loading dock
- 400 Amps / 220 Volts
- Air conditioned / forced air
- City water, sewer, & natural gas
- Built in 1954
- Rubber roof replaced in 2012
- Sale Price: \$300,000
- Taxes: \$7,264.

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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Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

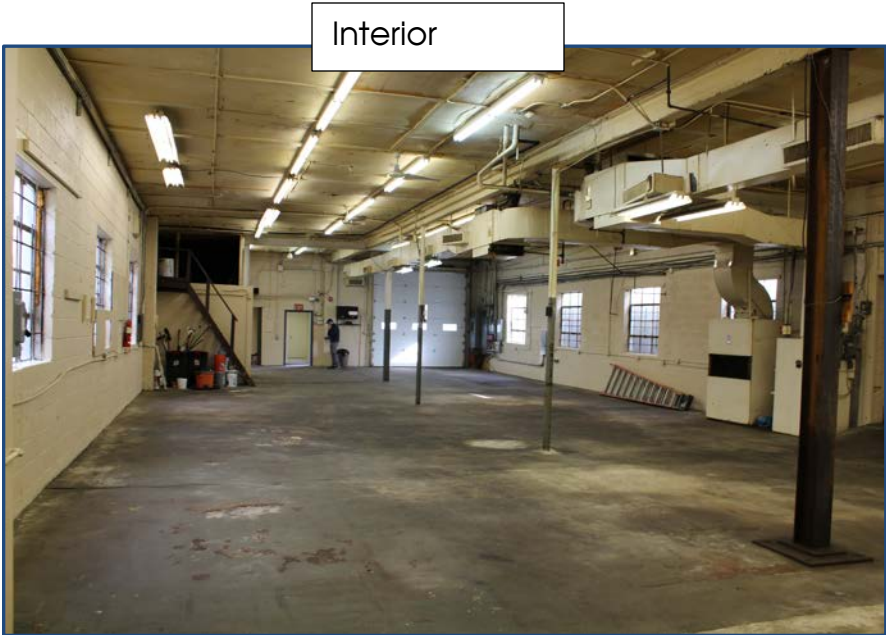
719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

260-262 Smith Street, Bridgeport, Connecticut



Front of Building



Interior

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Storage Area



Office Area



Office Area



Lavatories

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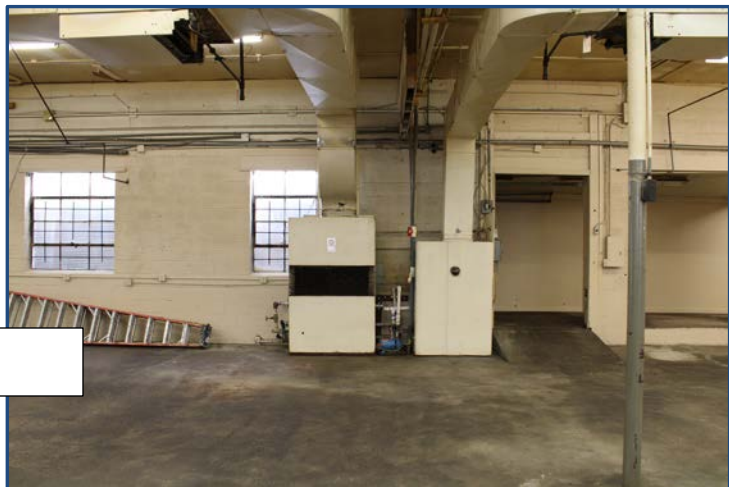
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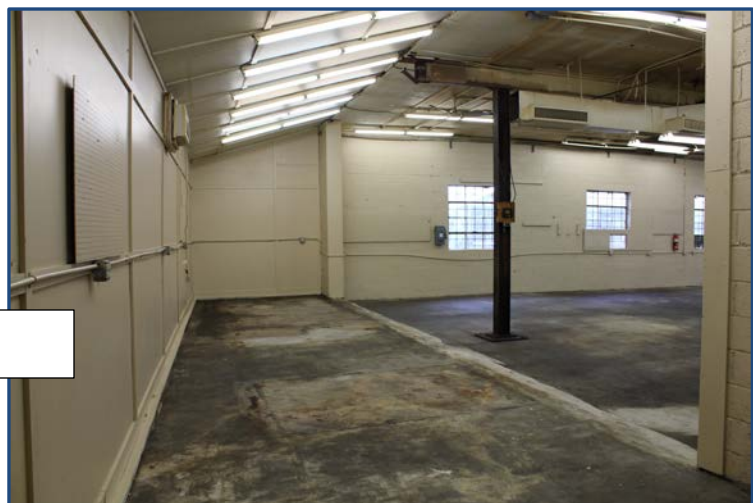
Loading Dock



HVAC



Walk out Entrance



Interior

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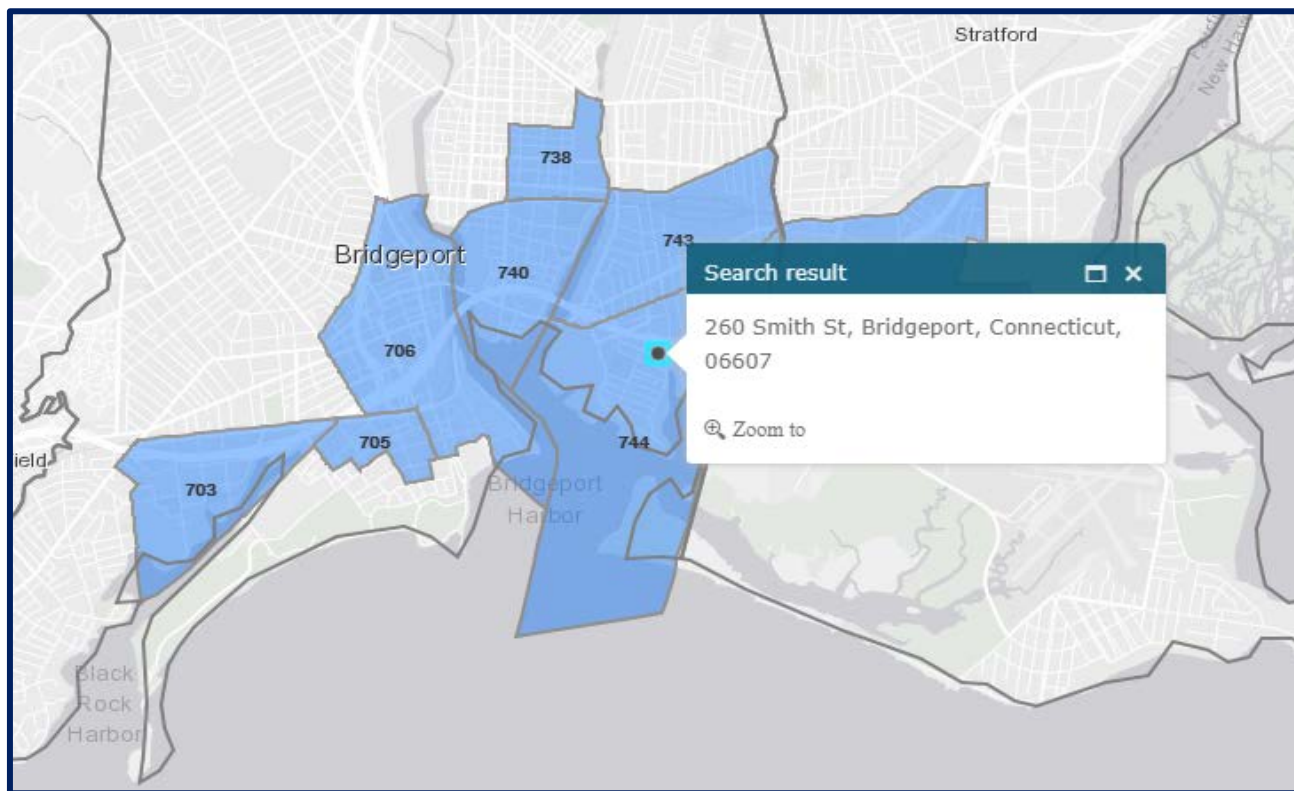
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[CT Opportunity Zones](#)- click to find out more information.

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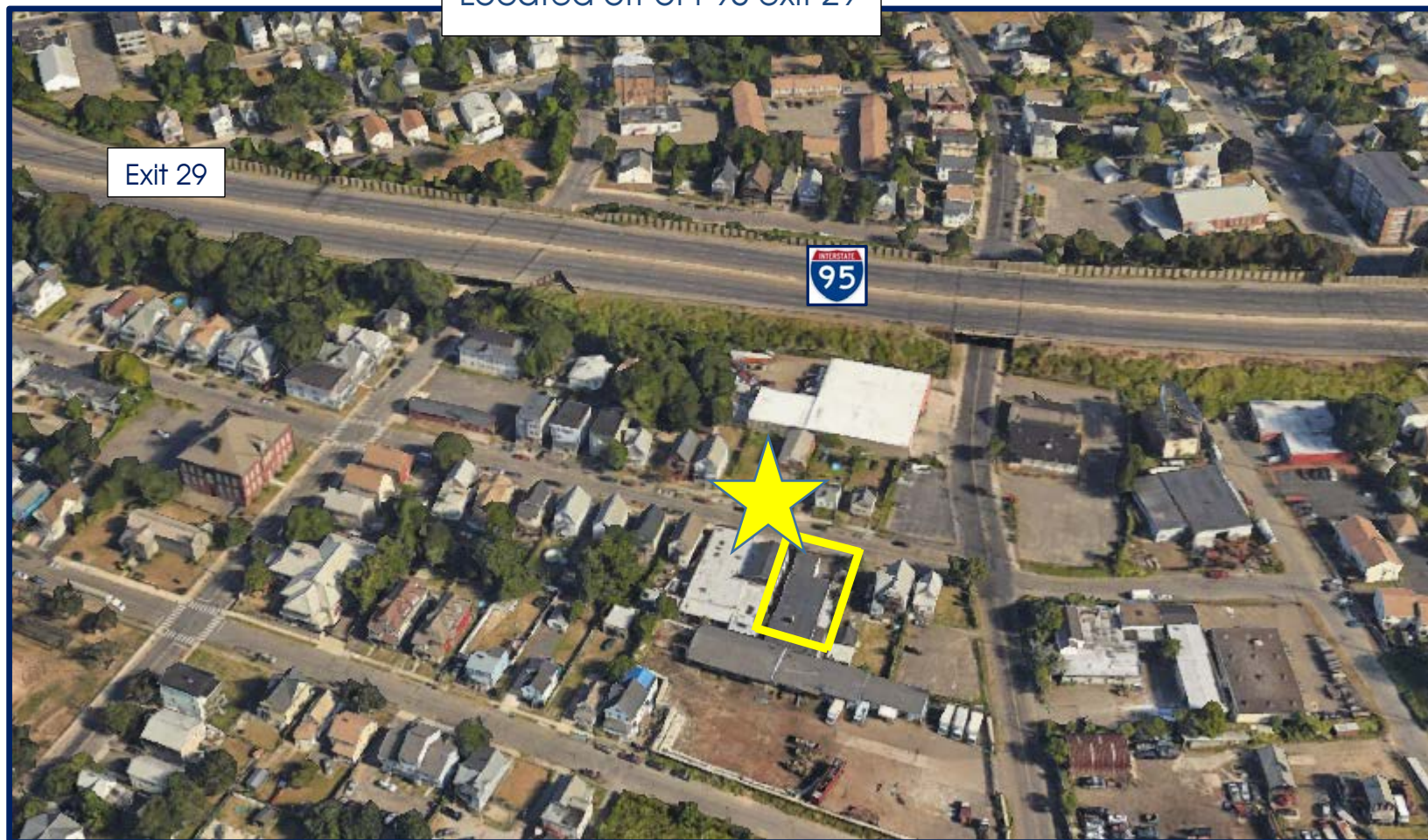
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Located off of I-95 exit 29



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