

NEW BUILDING AVAILABLE FOR LEASE

304 Seaview Avenue, Bridgeport, CT



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



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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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DETAILS

NEW CONSTRUCTION : 3,500± SF, dimensions 50 x 70± SF

Tenants to be given a vanilla box

Zoning: IL-1, industrial

Parking: Limited

Clear Height: 12' at the eaves, 14' center, single slope, clear span

Overhead Doors: 2 - 10 x 12'

Completion: 3rd QTR. 2026

Gas: Yes, natural gas

Water/ Sewer: City

Asking: \$13.00 PSF NNN

Occupancy 3rd Qtr. 2026

Property is situated just off the I-95 corridor and very close to the major Christoph development including apartments, new Marriott hotel, Bass Pro Shop, and much more. The property is across from the harbor and the future location of the Port Jefferson Ferry.



Location: Only half mile from Exit 29 & entrance ramps of I-95.

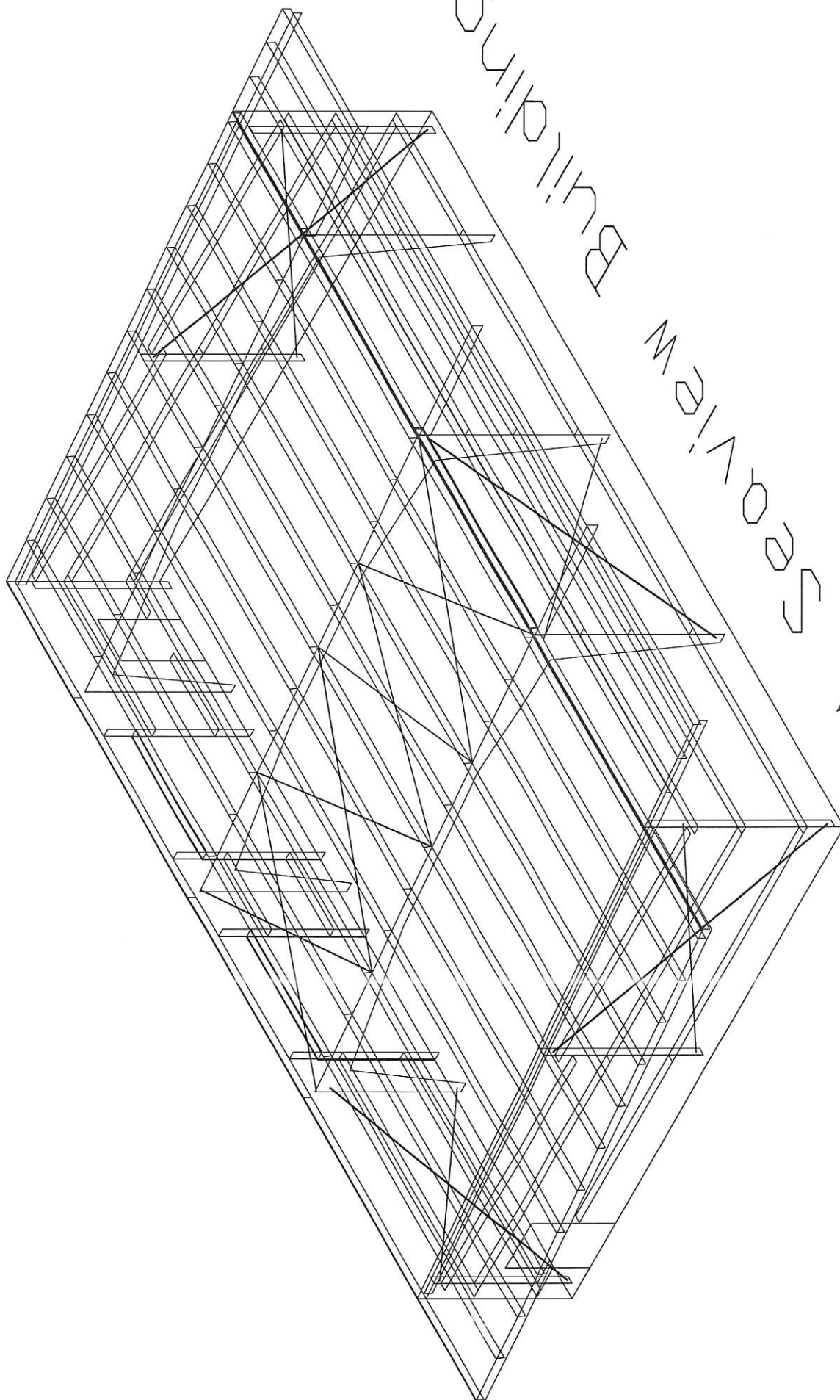
304 Seaview Avenue, Bridgeport, CT

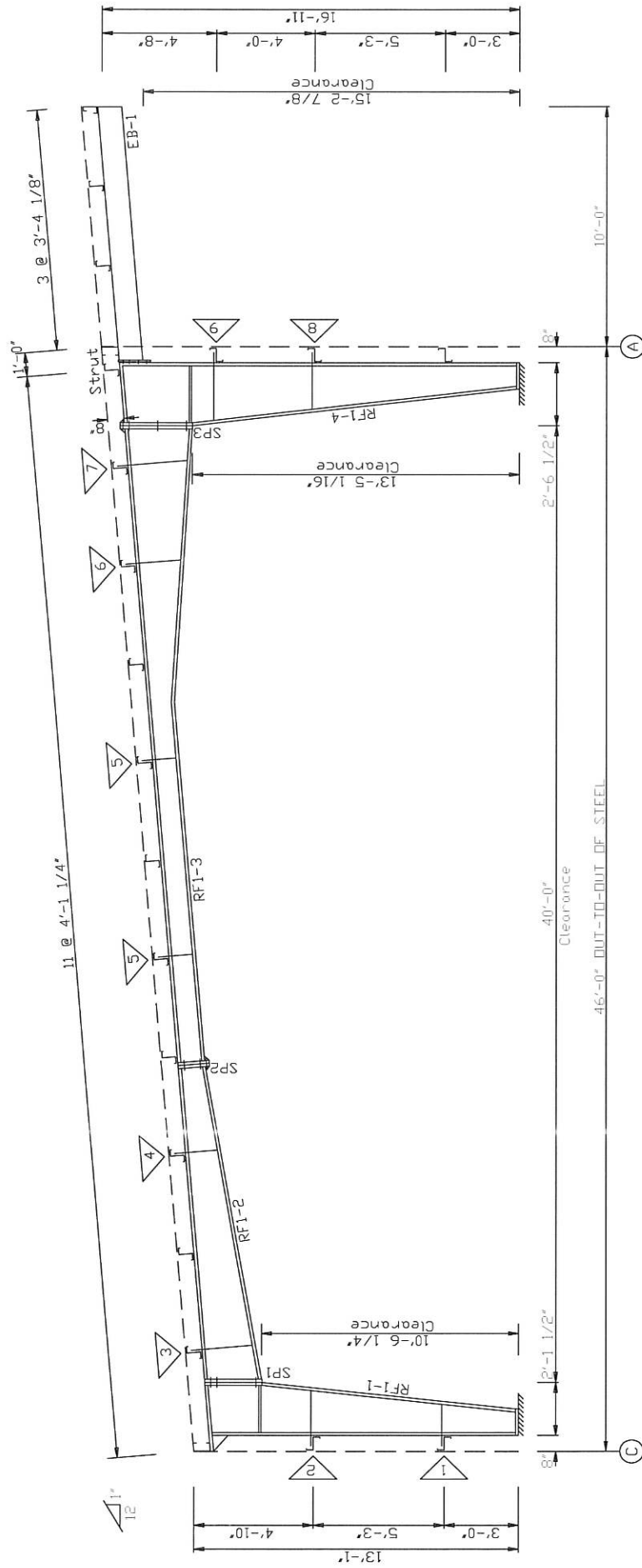


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An abstract geometric drawing featuring a complex arrangement of overlapping lines and shapes. The composition includes several parallel lines, some of which are intersected by other lines at various angles. There are also some small, irregular shapes and a few small circles scattered throughout the drawing. The overall effect is one of dynamic movement and geometric complexity.





FRAME CROSS SECTION: FRAME LINE 2 3

NORTHERN BUILDING SYSTEMS		New England Metal Buildi	
PROJECT	304 Seaview Building	FRAME CROSS SECTION	
ID	2508-115	PRELIM. - NOT FOR CONSTRUCTION	
PROJECT	304 Seaview Avenue	CSR:---	
ADDRESS	Bridgeport, CT 06607	DATE: 9/ 2/25 DRAWING: FRXS-1	



File: V:\PROJECTS\WY17\097526.000\09 DESIGN DRAWINGS\01 SHEETS\097526 STP.DWG

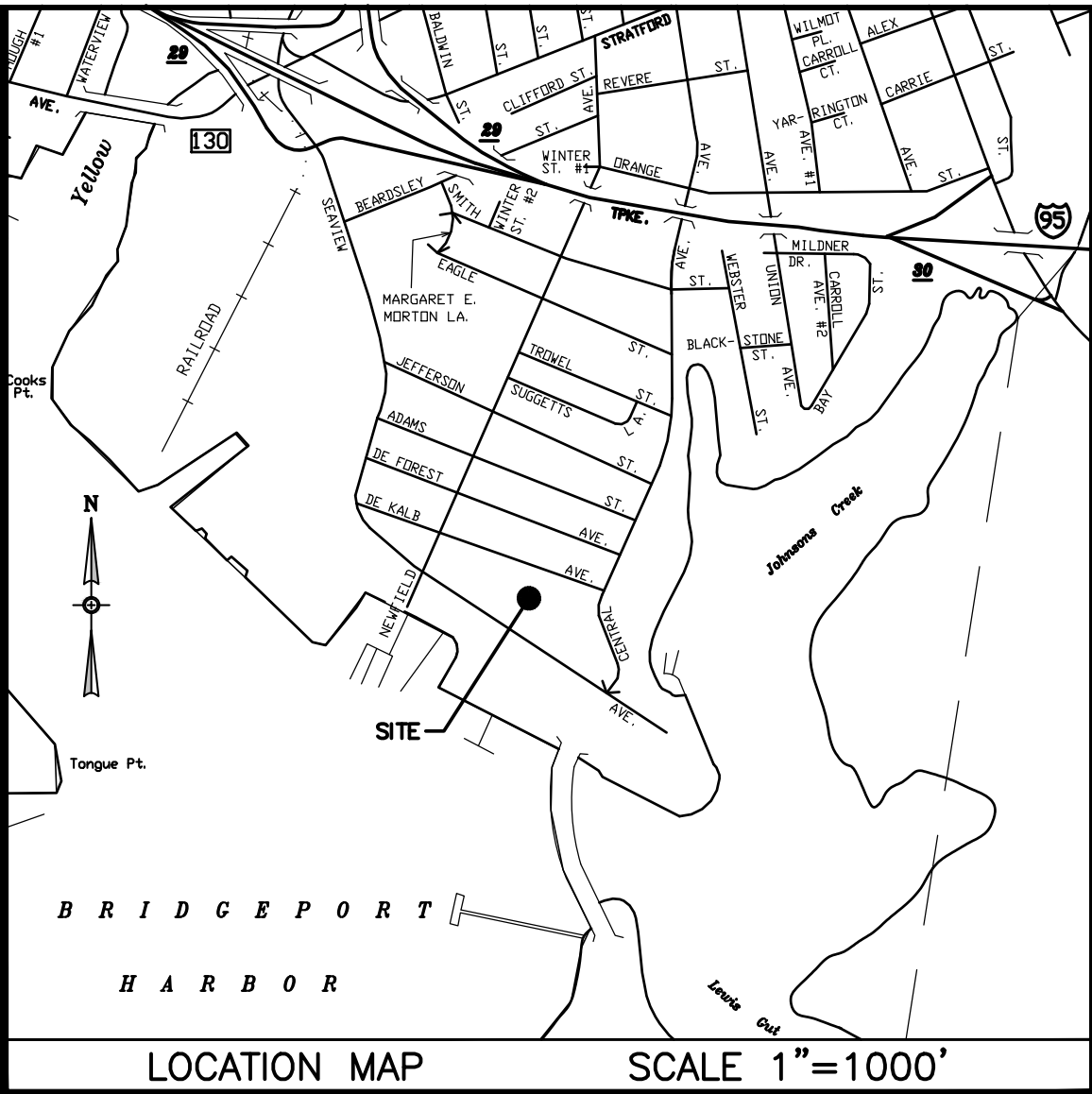
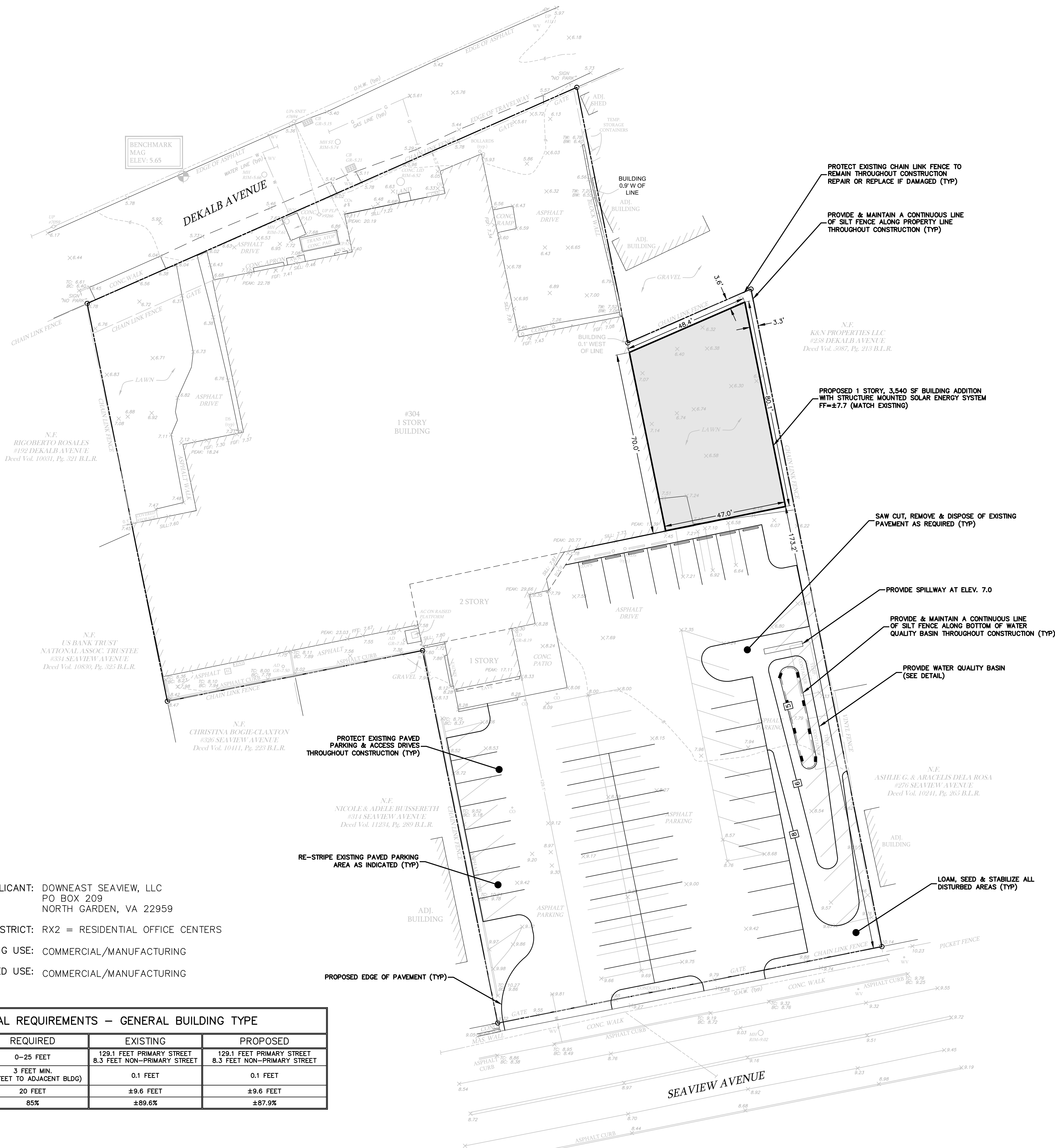
PROPERTY OWNER & APPLICANT: DOWNEAST SEAVIEW, LLC
PO BOX 209
NORTH GARDEN, VA 22959

ZONING DISTRICT: RX2 = RESIDENTIAL OFFICE CENTERS

EXISTING USE: COMMERCIAL/MANUFACTURING

PROPOSED USE: COMMERCIAL/MANUFACTURING

DIMENSIONAL REQUIREMENTS – GENERAL BUILDING TYPE			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
STREET BUILD TO ZONE	0-25 FEET	129.1 FEET PRIMARY STREET 8.3 FEET NON-PRIMARY STREET	129.1 FEET PRIMARY STREET 8.3 FEET NON-PRIMARY STREET
SIDE YARD SETBACK	3 FEET MIN. (12 FEET TO ADJACENT BLDG)	0.1 FEET	0.1 FEET
REAR YARD SETBACK	20 FEET	±9.6 FEET	±9.6 FEET
SITE COVERAGE	85%	±89.6%	±87.9%



MAP REFERENCE

1.) PROPERTY & TOPOGRAPHIC SURVEY DEPICTING 304 SEAVIEW AVENUE, BRIDGEPORT, CT, PREPARED FOR DOWNEAST SEAVIEW, LLC, DATED: 8/28/2024, SCALE: 1"=20', PREPARED BY BERECKZY SURVEYING & MAPPING, FAIRFIELD, CT.

NOTES

- 1.) TOTAL AREA OF PROPERTY = 1.45± ACRES (63,166± SQUARE FEET).
- 2.) BASE FOR ELEVATIONS IS NAVD 88 PER MAP REFERENCE.
- 3.) SITE IS IN ZONE RX2.
- 4.) SUBJECT PARCEL LIES WITHIN SPECIAL FLOOD HAZARD ZONES AE (EL 13) AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 09001C0441G MAP EFFECTIVE JULY 08, 2013.
- 5.) THIS PLAN IS VOID AND THE ENGINEER SHALL BE HELD HARMLESS IF THE PROJECT IS CONSTRUCTED BY A CONTRACTOR, NOT PROPERLY LICENSED BY STATE AND LOCAL AUTHORITIES TO PERFORM THE WORK.
- 6.) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- 7.) PURSUANT TO SECTION 7.10.2.A OF THE ZONING CODE, THE PROPOSED EXPANSION OF THE EXISTING BUILDING IS LESS THAN 5,000 SF, THEREFORE THE SITE DESIGN REQUIREMENTS OF SECTION 7 DO NOT APPLY.

STORMWATER CALCULATIONS:

THE EXISTING ±1.45 ACRE SITE IS NEARLY 90% IMPERVIOUS AND IS LOCATED WITHIN 500' OF TIDAL WETLANDS. BASED ON THE 2024 CT STORMWATER MANUAL THIS WOULD REQUIRE A RETENTION VOLUME OF ±5,860 CF (100% OF THE TOTAL SITES WOV). GIVEN THE LIMITED AREA AVAILABLE FOR STORMWATER TREATMENT FACILITIES, AND THE LACK OF ELEVATION TO DISCHARGE UNDERGROUND SYSTEMS, STORMWATER MANAGEMENT STANDARDS ARE PROPOSED TO BE MET TO THE MAXIMUM EXTENT ACHIEVABLE.

THE PROPOSED DESIGN RECONFIGURES THE EXISTING PARKING TO ALLOW FOR THE REMOVAL OF EXCESS PAVED AREA WHICH WILL OFFSET THE NEW ROOF AREA AND ALLOW FOR THE CONSTRUCTION OF A SMALL WATER QUALITY BASIN.

NEW IMPERVIOUS AREA:
ROOF ±3,540 SF
IMPERVIOUS AREA TO BE REMOVED:
PAVED PARKING ±4,630 SF
NET DECREASE IN IMPERVIOUS AREA = ±1,090 SF

THE OVERALL DECREASE IN IMPERVIOUS AREA WILL MAINTAIN OR REDUCE PEAK DISCHARGE RATES FROM THE SITE TO THE ADJACENT PROPERTY TO THE EAST.

THE PROPOSED WATER QUALITY BASIN WILL RETAIN APPROXIMATELY 1,700 CF OF RUNOFF FROM ±12,500 SF OF THE ADJACENT PARKING AREA, PROVIDING WATER QUALITY TREATMENT (±1,300 CF REQUIRED) FOR THIS CURRENTLY UN-TREATED IMPERVIOUS AREA.

THE MAJORITY OF THE SITE DEVELOPMENT EXISTS WITHIN SOILS MAPPED AS URBAN LAND AND WITH MINIMAL VERTICAL SEPARATION TO ANTICIPATED SEASONAL HIGH GROUNDWATER ELEVATIONS (ASSUMED TO BE TIDALLY INFLUENCED AT ±ELEVATION 3 GIVEN THE PROXIMITY TO THE COAST LINE. THEREFORE, SIGNIFICANT INFILTRATION OF STORMWATER IS NOT FEASIBLE TO ACHIEVE.

SITE DEVELOPMENT PLAN
PREPARED FOR

DOWNEAST SEAVIEW, LLC
304 SEAVIEW AVENUE
BRIDGEPORT, CT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	App'd.	By	Date

PROPOSED SITE PLAN

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 10/10/2024	Project No: 097526	Scale: 1" = 20'

Drawing No.:

SHEET 1

