

# AVAILABLE FOR LEASE

304 Seaview Avenue, Bridgeport, CT



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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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## INDUSTRIAL PRODUCTION FACILITY

5,000- 6,000 SF Available for Lease

PROPERTY:	1.45 acres
PARKING:	Limited. Street parking on DeKalb Ave.
CLEAR HEIGHT:	9' clear
SAFETY DETAILS:	The building is 100% sprinklered with a wet system. Smoke and fire sensors.
COLUMN SPACE:	There are virtually no columns, all walls are supported by block.
WATER:	City water, Bridgeport Hydraulic Company (Aquarion)
SEWER:	City sanitary sewer
GAS:	Natural gas, Southern Connecticut Gas Company (UI Company)
FLOOR LOAD:	Concrete on slab.
ELECTRICAL:	Amps: 2,000   Volts: 240   Phase: 3   Wire: 4 Transformer on an exterior pad on DeKalb Avenue.
TRUCK ACCESS:	Drive in doors.
MAJOR ACCESS:	Only half mile from Exit 29 & entrance ramps of I-95
ZONING:	IL-1, industrial
OCCUPANCY:	Immediate
LEASE PRICE:	\$8.00 per sq/ft NNN Tax & CAM, \$2.25 psf

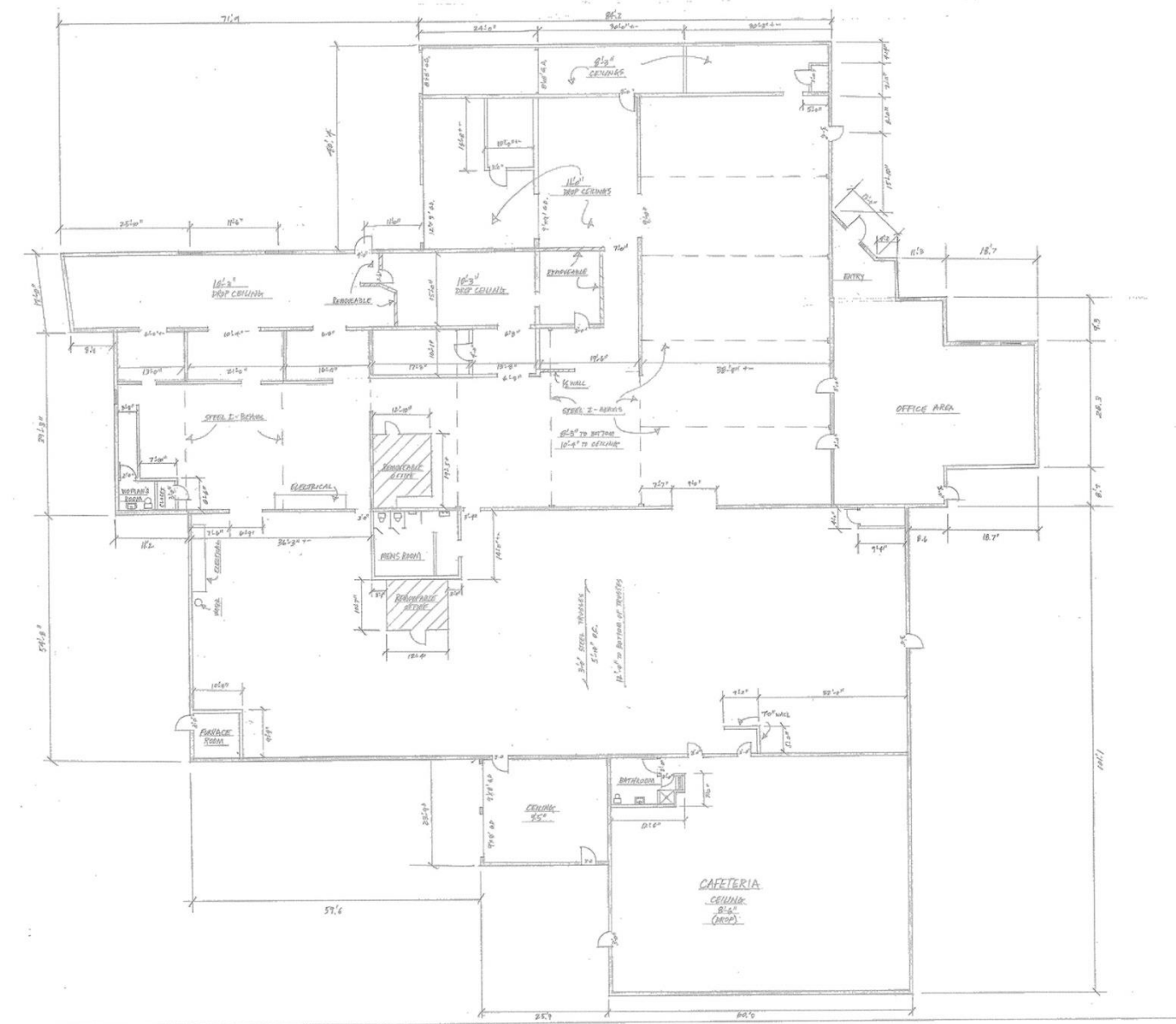
COMMENTS: Property is situated just off the I-95 corridor and very close to the major Christoph development including apartments, hotel, Bass Pro Shop, and much more. The property is across from the harbor and the future location of the Port Jefferson Ferry.

Located in an Opportunity Zone: <https://portal.ct.gov/ChooseCT/Opportunity-Zones>

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