

AVAILABLE FOR SALE or LEASE

304 Seaview Avenue, Bridgeport, CT



To arrange a tour contact:
Bruce Wettstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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

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

304 Seaview Avenue, Bridgeport, CT

INDUSTRIAL PRODUCTION FACILITY FOR SALE OR LEASE

- ADDRESS: 304 Seaview Avenue, Bridgeport, Connecticut
- SIZE: 27,121 square feet, comprised of approximately 1,600 square feet of offices, and balance of production and machining area.
- DESCRIPTION: Property consists of industrial fabricating areas, warehouse and storage, a small 2nd level office area including a large conference room, multiple men's and ladies' rooms and lockers. A shower is in the large room used as a cafeteria, but easily convertible. A Bradley sink in in the men's locker room.
- ACREAGE: Property consists of 1.45 acres
- PARKING: 60 spaces, additional can be used on the DeKalb Ave side.
- CLEAR HEIGHT: Plant area clearance varies from 9' in bldg E to 12' I bldg. C.
- SAFETY DETAILS: The building is 100% sprinklered with a wet system. Smoke and fire sensors are in the industrial and office areas. Exterior doors are alarmed
- 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)

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.

304 Seaview Avenue, Bridgeport, CT

SPECIAL EQUIPMENT:

- Air compression lines throughout the assembly area.
- 2 compressor room, central processing unit 25 HP compressor w/Zeks.
- Energy efficient lighting throughout office & industrial area, T-8 bulbs.
- 2 Ton Jib Crane by o/h door
- Custodian closet with floor sink.
- Intercom in office and assembly area with speakers throughout facility.
- Men's locker area.
- Ladies' locker area.
- Networked with CAT 5 computer wiring throughout the offices.
- Kitchen & cafeteria with counters.
- Sink and water cooler in shop area.
- Trash dumpster area
- Dumbwaiter for 2nd level office area
- 3 roof exhaust fans, downdraft fans, and 2 wall fans in Bldg C

TELEPHONE: Broadband, 10 lines via phone company.

HVAC: Offices & cafeteria have A/C. Balance of a/c area are wall units.

FLOOR LOAD: All poured concrete on slab.

ELECTRICAL: Amps: 2,000 Volts: 240 Phase: 3 Wire: 4
Bus ducts throughout the production area.
Transformer on an exterior pad on DeKalb Avenue.

TRUCK ACCESS: 3 Drive in doors, additional can be added on DeKalb Avenue

MAJOR ACCESS: Only half mile from Exit 29 & entrance ramps of I-95

TAXES: \$31,987 or \$1.18 per sq/ft

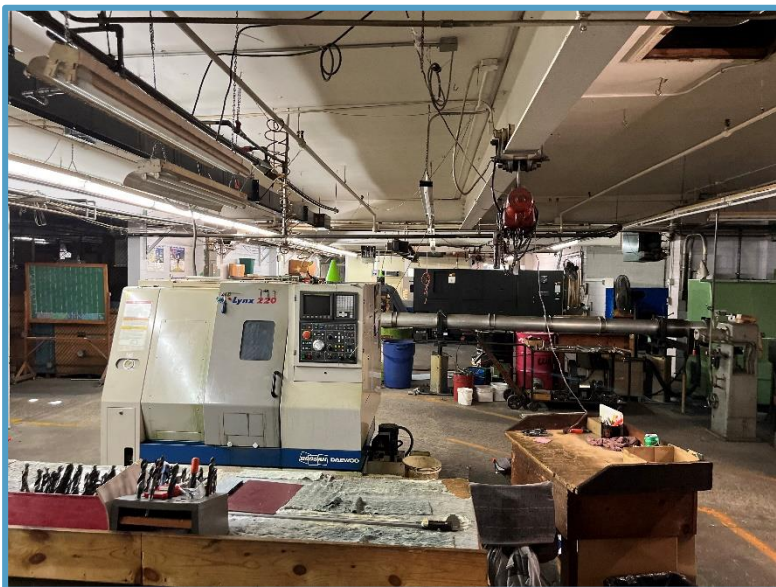
ZONING: IL-1, industrial

OCCUPANCY: TBD

PRICE: Listed for sale for \$1,950,000. Price to lease, negotiable.

For a tour or additional information, please contact Bruce Wettenstein, SIOR at 203-226-7101 or email at bruce@vidalwettenstein.com

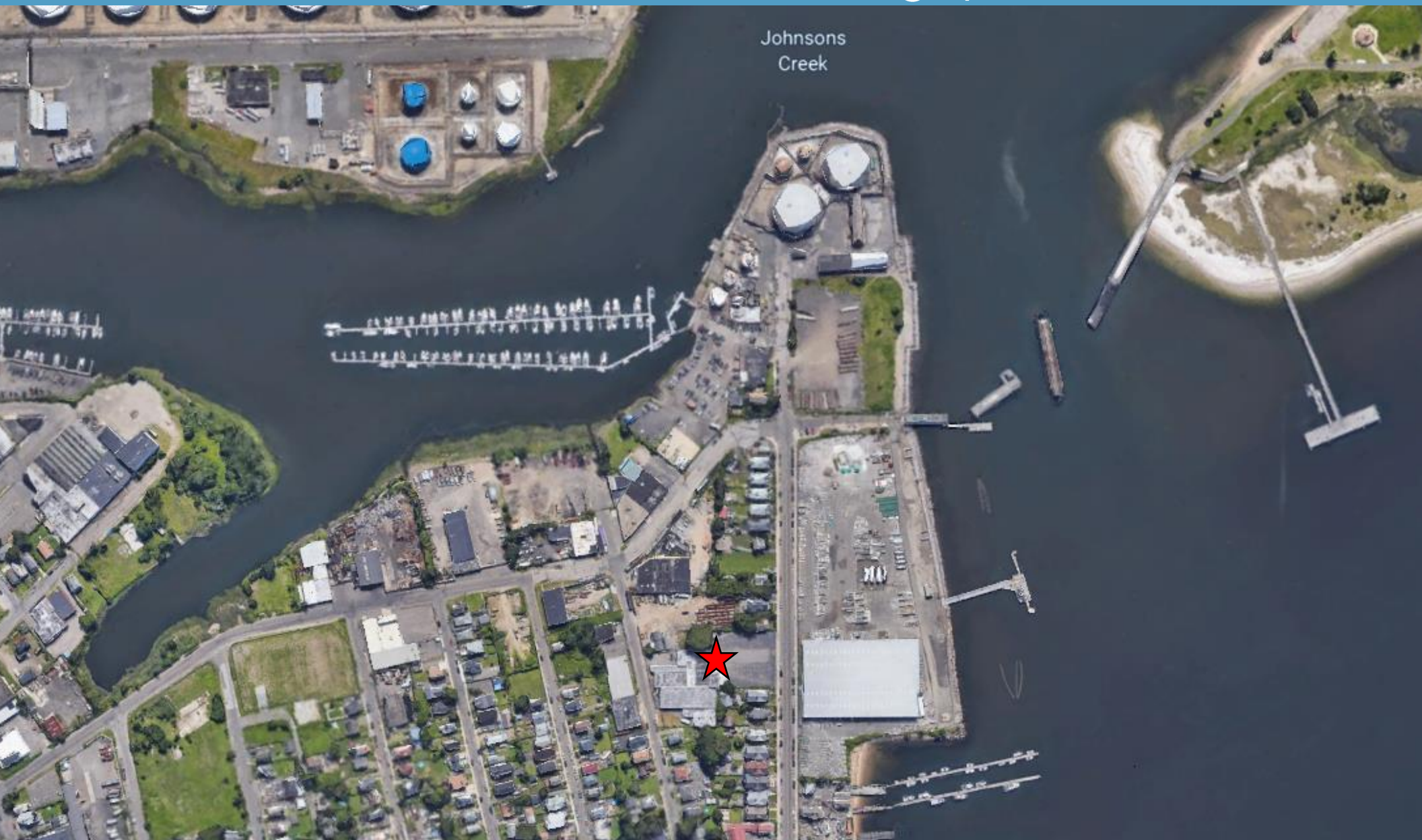
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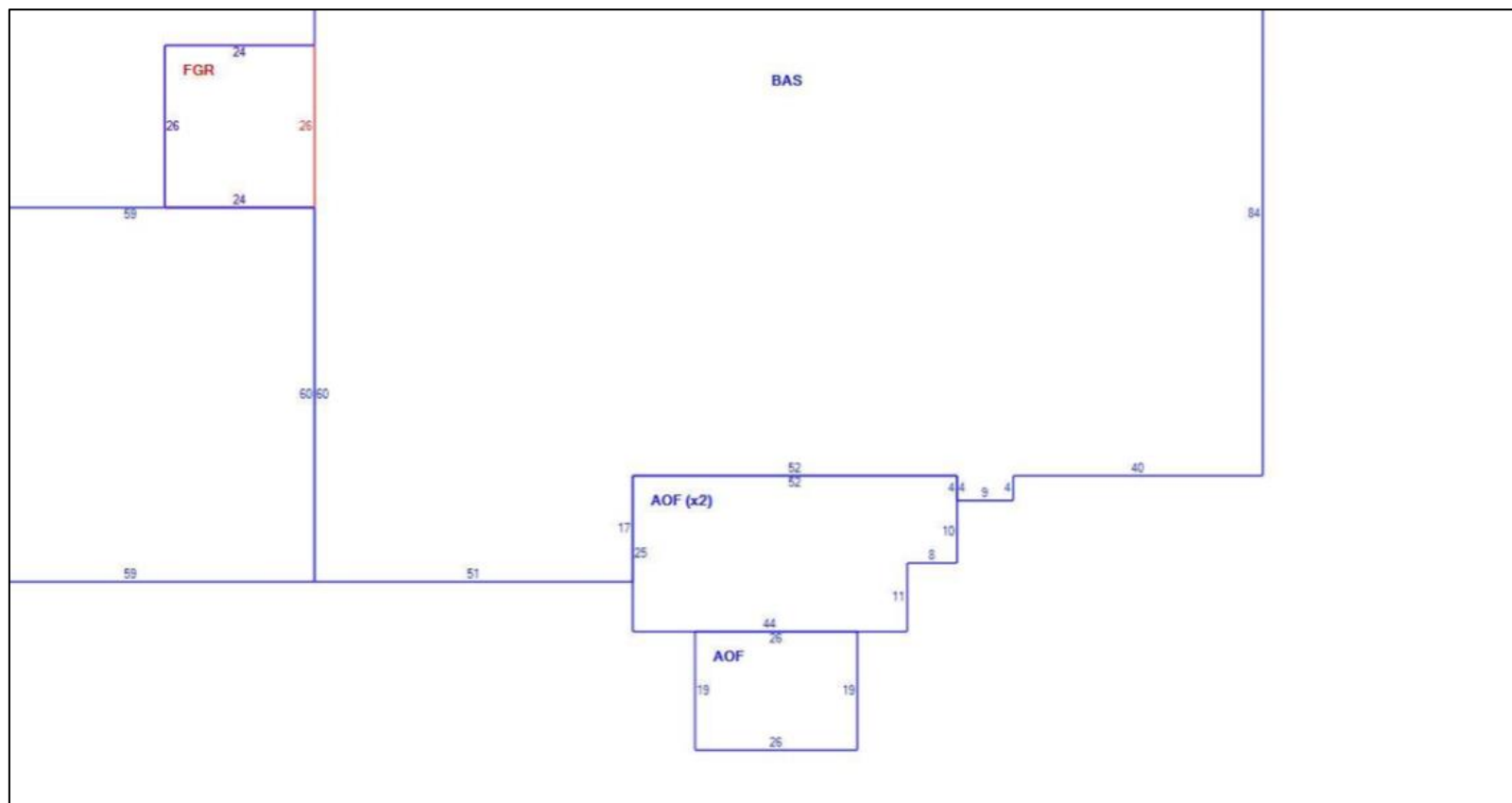
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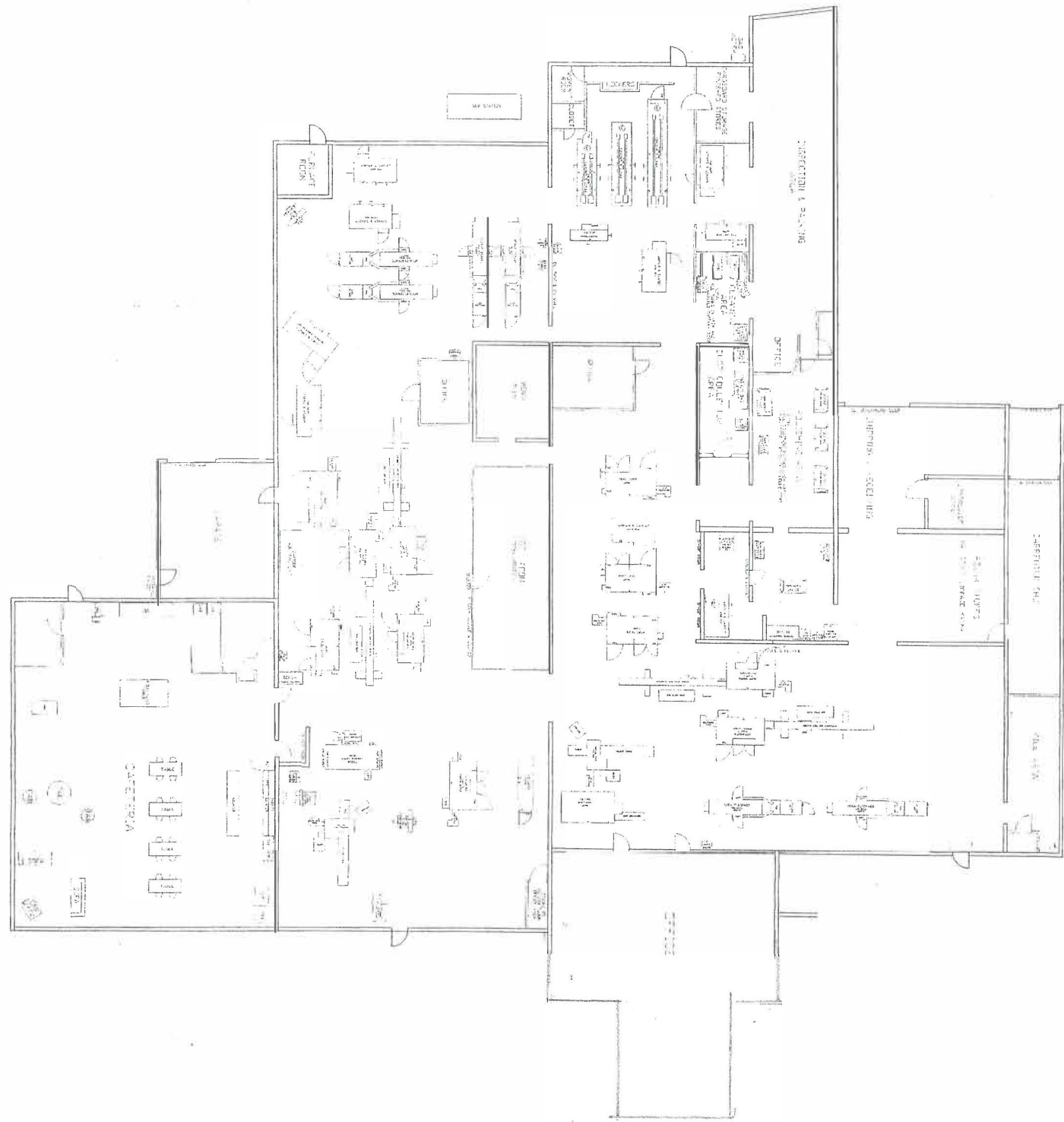
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SEAVIEW

AVE

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	N/A	63,168 ± SF		
Minimum Lot Width	N/A	N/A		
Primary Street Build-to-Zone	0' MIN / 25' MAX	128.9'		
Minimum Porch, Enclosed Porch, Bay Setback	N/A	N/A		
Non-Primary Street Setback	0' MIN / 25' MAX	8.6'		
Minimum Side Setback	3'	0.1'		
Minimum Combined Side Setbacks	N/A	0.3'		
Minimum Space Between Adjacent Buildings	12'	32.5'		
Minimum Rear Setback	20'	N/A		
Maximum Height From First Floor El. To Eave	N/A	12.9'		
Maximum Number of Stories Per Building	5.5'	1		
Maximum Site Coverage Percentage	85%	80.8%		

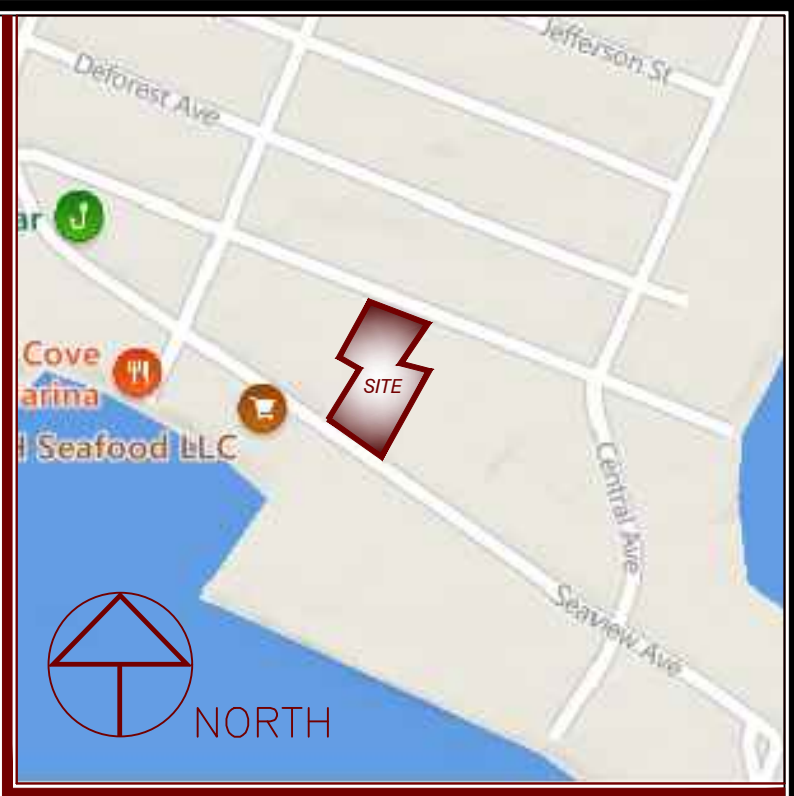
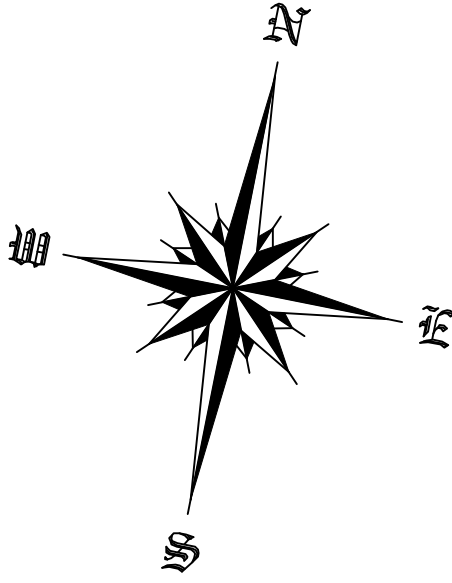
BUILDING ZONE: RX2 GENERAL BUILDING

GENERAL NOTES:

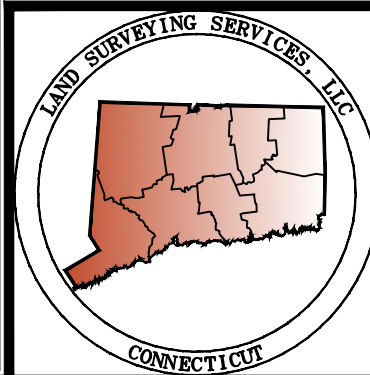
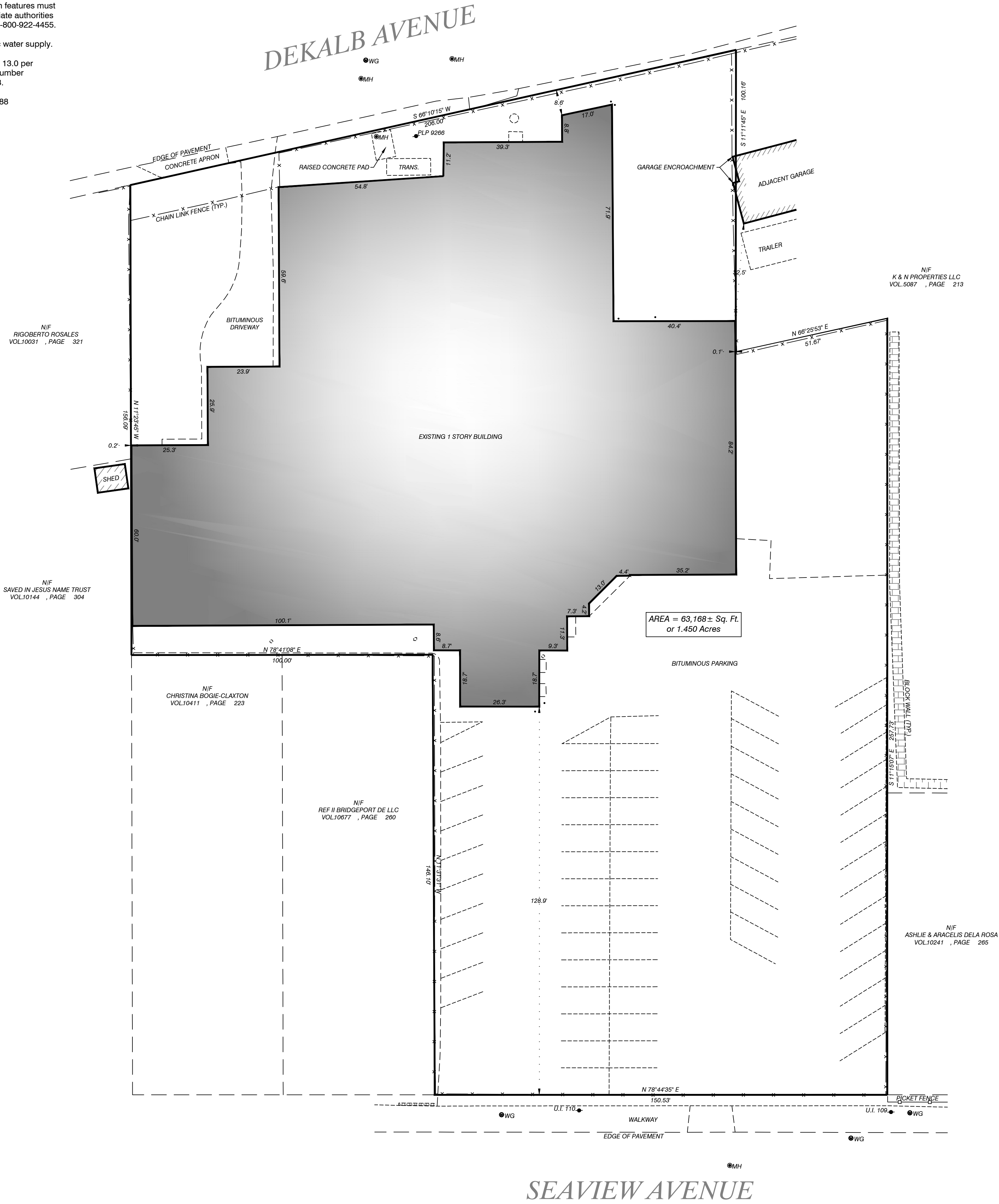
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- 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.
- 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 EL. 13.0 per Flood Insurance Rate Map, Community-Panel Number 09001C0441G. EFFECTIVE DATE: July 08, 2013.
- Elevations are based on N.A.V.D. Datum 1988

MAP REFERENCES:

- RECORD MAP #10/43
- RECORD MAP #15/47
- RECORD MAP #41/181
- RECORD MAP #3/10
- RECORD MAP #15/52



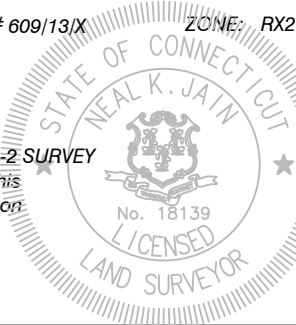
LOCATION MAP



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

RES:KK SKT:HZ PL:WJ MAP:AB DWG: 22396

TITLE BLOCK
ASSESSORS MAP # 23 , PARCEL # 600130X ZONE: RX2
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 L.S. # 18139



DATE:	DESCRIPTION
	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
MICHAEL CARUGATI
304 SEAVIEW AVENUE, BRIDGEPORT, CONNECTICUT
SCALE: 1"= 20'
DATE: SEPT. 30, 2022

304 SEAVIEW AV

Location 304 SEAVIEW AV

Mblu 23/ 609/ 13/X /

Acct# R--0003305

Owner ALLOY ENGINEERING CO INC

Assessment \$736,190

Appraisal \$1,051,710

PID 3524

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$783,710	\$268,000	\$1,051,710
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$548,590	\$187,600	\$736,190

Owner of Record

Owner	ALLOY ENGINEERING CO INC	Sale Price	\$0
Co-Owner		Certificate	
Address	304 SEAVIEW AVE BRIDGEPORT, CT 06607	Book & Page	0000/0000
		Sale Date	
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ALLOY ENGINEERING CO INC	\$0		0000/0000		

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	27,121
Replacement Cost:	\$1,173,039
Building Percent Good:	60

Replacement Cost
Less Depreciation: \$703,820

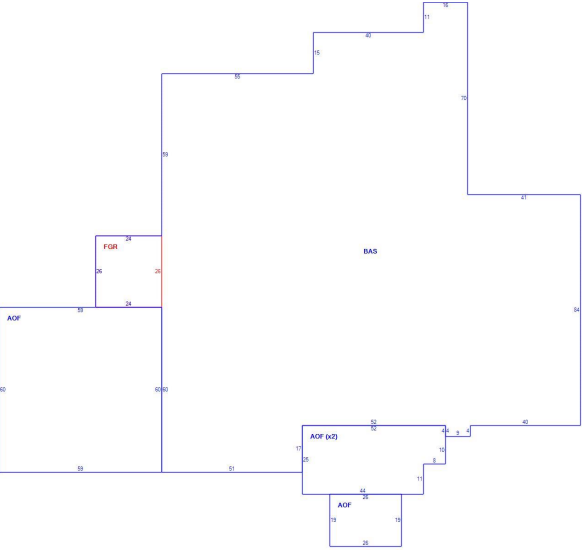
Building Attributes	
Field	Description
STYLE	Industrial
MODEL	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1.00
Exterior Wall 1:	Vinyl/Aluminum
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Flat
Roof Cover:	T+G/Rubber
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Hot Air-No Duc
AC Type:	None
Struct Class	
Bldg Use:	Ind/Whs Mdl 96
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	None
Rooms/Prtns:	Average
Wall Height:	13.00
% Comn Wall:	

Building Photo



(https://images.vgsi.com/photos2/BridgeportCTPhotos//0105\IMG_0906_1

Building Layout



(ParcelSketch.ashx?pid=3524&bid=3524)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	20,195	20,195
AOF	Office	6,458	6,458
FGR	Garage	624	468
		27,277	27,121

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

SPR1	Sprinklers-Wet	26053.00 SF	\$43,770	1
A/C	Air Conditioning	3540.00 SF	\$5,520	1

Land

Land Use		Land Line Valuation	
Use Code	340	Size (Acres)	1.34
Description	Ind/Whs Mdl 96	Frontage	0
Zone	ILI	Depth	0
Neighborhood	SEAV	Assessed Value	\$187,600
Alt Land Appr Category	No	Appraised Value	\$268,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			12000.00 SF	\$18,600	1
FN1	Fence, Chain	5	5 ft	2000.00 LF	\$12,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$783,710	\$268,000	\$1,051,710
2020	\$783,710	\$268,000	\$1,051,710
2019	\$760,050	\$268,000	\$1,028,050

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$548,590	\$187,600	\$736,190
2020	\$548,590	\$187,600	\$736,190
2019	\$532,040	\$187,600	\$719,640

Bridgeport, Connecticut

145,639

General

ACS, 2015–2019	Bridgeport	State
Land Area <i>mi</i> ²	16	4,842
Population Density <i>people per mi</i> ²	9,120	738
Number of Households	50,638	1,370,746
Median Age	34.3	41.0
Median Household Income	\$46,662	\$78,444
Poverty Rate	22%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	12,485	344	\$54,338
2 Local Government	4,382	28	\$71,226
3 Manufacturing	3,317	161	\$56,314
4 Retail Trade	3,144	308	\$41,856
5 State Government	2,399	28	\$72,931
All Industries	42,048	2,752	\$58,806

SOTS Business Registrations

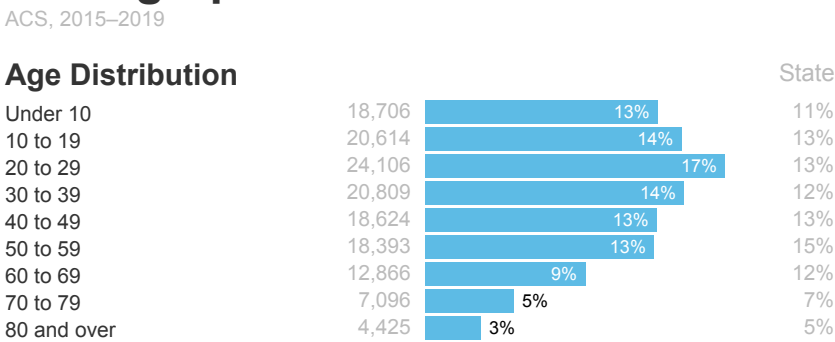
Secretary of the State, June 2021

Total Active Businesses		16,587					
New Business Registrations by Year							
2001	429	2006	831	2011	858	2016	1,172
2002	531	2007	795	2012	944	2017	1,168
2003	528	2008	774	2013	885	2018	1,218
2004	626	2009	767	2014	942	2019	1,476
2005	721	2010	686	2015	1,000	2020	1,737

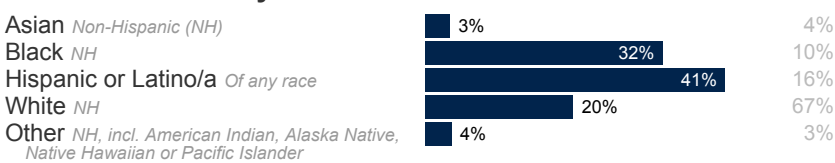
Key Employers

Data from municipalities, 2021				
1 Trefz Corp				
2 People's United Financial Inc				
3 Bridgeport Hospital				
4 Connecticut Post				
5 St. Vincent'S Medical Center				

Demographics



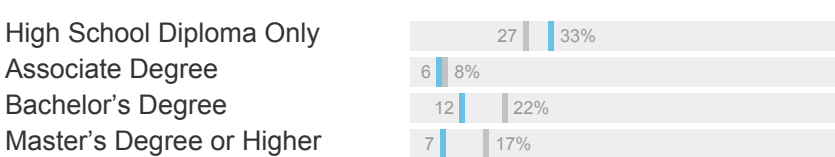
Race and Ethnicity



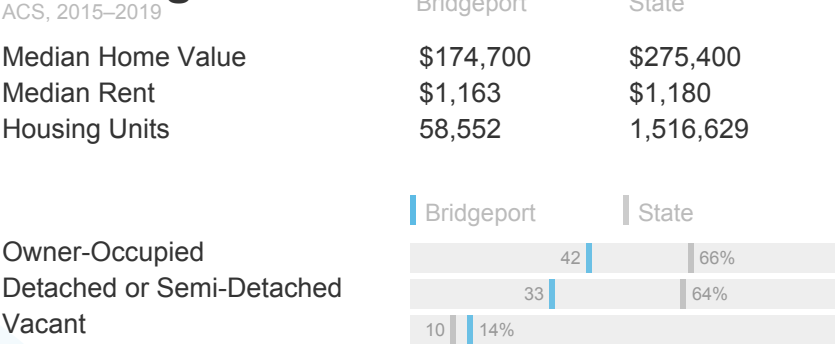
Language Spoken at Home



Educational Attainment



Housing



Schools

CT Department of Education, 2020-21	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Achievement First Bridgeport Academy	1-12	1,127	0	87%
Bridgeport School District	PK-12	19,449	766	76%
Capital Preparatory Harbor School	1-12	785	0	68%
Great Oaks Charter School District	6-12	670	0	
New Beginnings Inc Family Academy	PK-8	502	55	
Park City Prep Charter School	5-8	360	0	
The Bridge Academy District	7-12	281	0	74%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19	Math	ELA
Achievement First Bridgeport Academy	53%	64%
Bridgeport School District	16%	27%
Capital Preparatory Harbor School	25%	31%
Great Oaks Charter School District	12%	20%
New Beginnings Inc Family Academy	22%	34%
Park City Prep Charter School	33%	48%
The Bridge Academy District	13%	33%
Statewide	48%	56%

Bridgeport, Connecticut

145,639

Labor Force

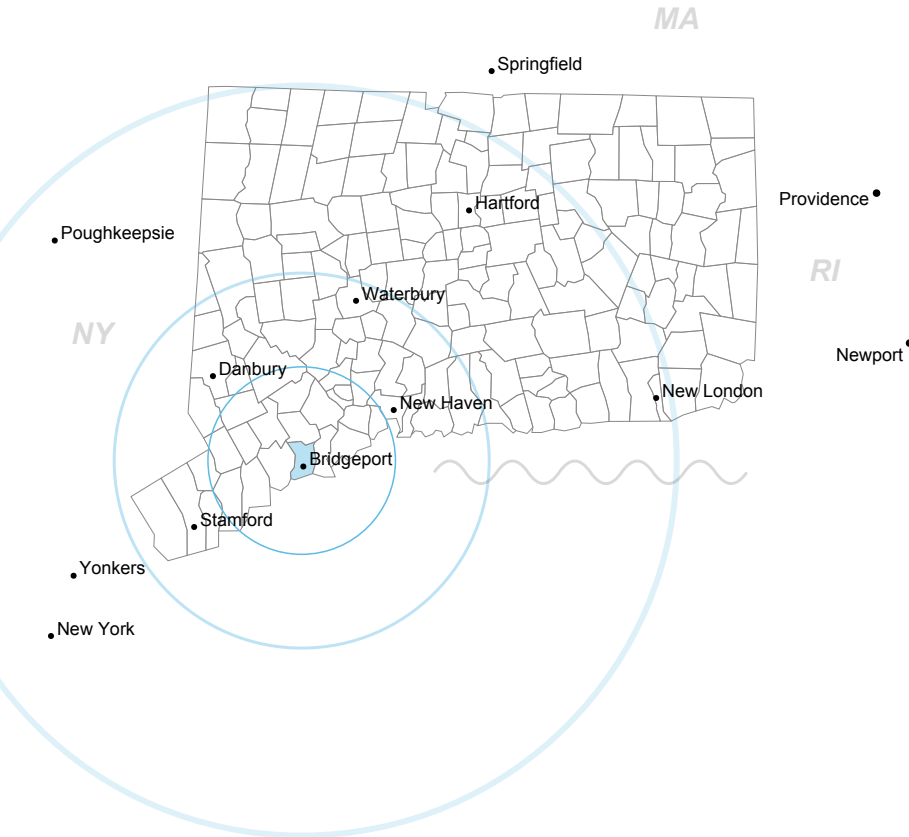
CT Department of Labor, 2020

Employed	60,340	1,724,621
Unemployed	8,141	148,010

Unemployment Rate	8	12%
Self-Employment Rate*	9	10%

*ACS, 2015–2019

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2015–2019

Mean Commute Time <i>Pre-Covid</i>	28 min	26 min
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No Access to a Car	9	20%
No Internet Access	12	18%

Commute Mode

Public Transport	5	11%
Walking or Cycling	3	4%
Driving	82	86%
Working From Home <i>Pre-Covid</i>	3	5%

Public Transit

CTtransit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Amtrak, Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$607,730,220
Property Tax Revenue	\$311,378,677
per capita	\$2,162
per capita, as % of state av.	71%
Intergovernmental Revenue	\$272,473,344
Revenue to Expenditure Ratio	86%

Boston*

Municipal Expenditure

Total Expenditure	\$706,559,843
Educational	\$302,605,027
Other	\$403,954,816

Grand List

Equalized Net Grand List	\$9,430,537,961
per capita	\$65,083
per capita, as % of state av.	42%
Comm./Indust. Share of Net Grand List	21%

Actual Mill Rate	54.37
Equalized Mill Rate	33.22

Municipal Debt

Moody's Rating	Baa1
Total Indebtness	\$763,760,607
per capita	\$5,271
per capita, as % of state av.	204%
as percent of expenditures	108%

Annual Debt Service	\$76,804,705
as % of expenditures	11%

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ctdata.org/sitefinder

About Town Profiles

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