

AVAILABLE FOR LEASE

304 Seaview Avenue, Bridgeport, CT



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



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.

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INDUSTRIAL PRODUCTION FACILITY FOR LEASE

Multiple Spaces Available

- 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. Fenced lot. Outdoor storage is available.
- ACREAGE: Property consists of 1.45 acres
- PARKING: Fenced in. 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.
- Located in an Opportunity Zone: <https://portal.ct.gov/ChooseCT/Opportunity-Zones>

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SPECIAL EQUIPMENT:

- 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
- 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: 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 overhead doors will be installed

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

TAXES: \$1.18± per sq/ft

ZONING: IL-1, industrial

OCCUPANCY: Immediate

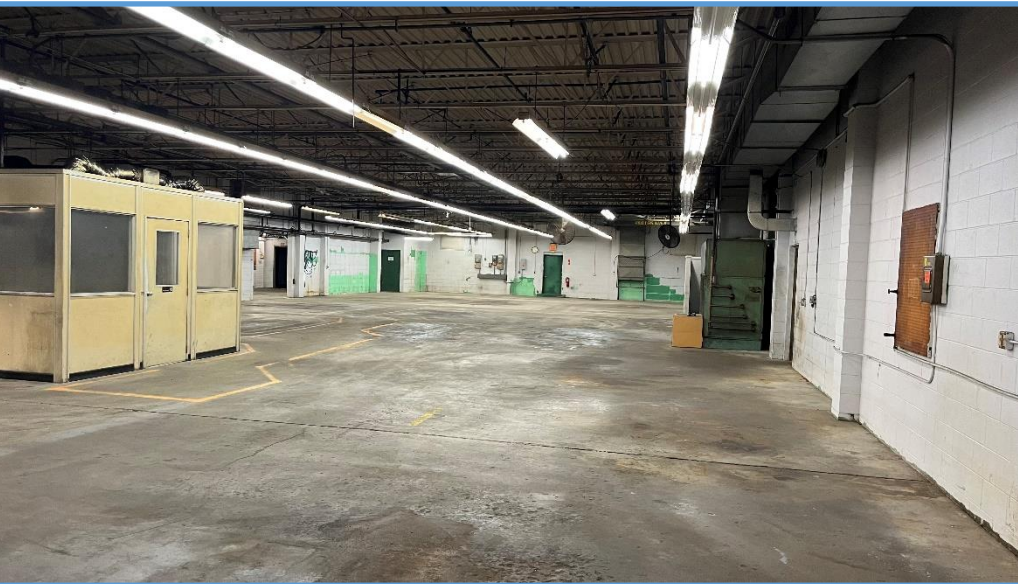
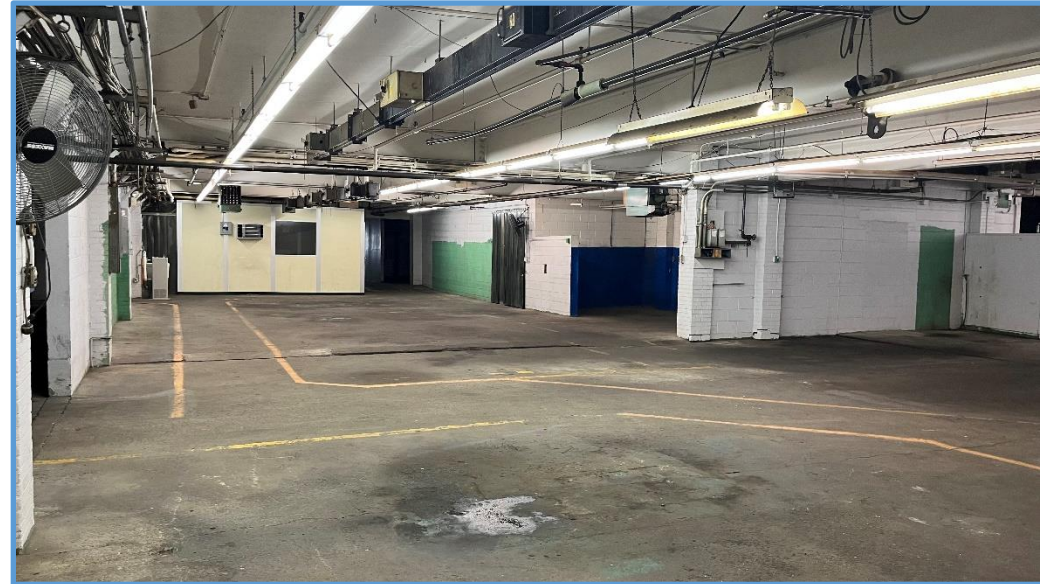
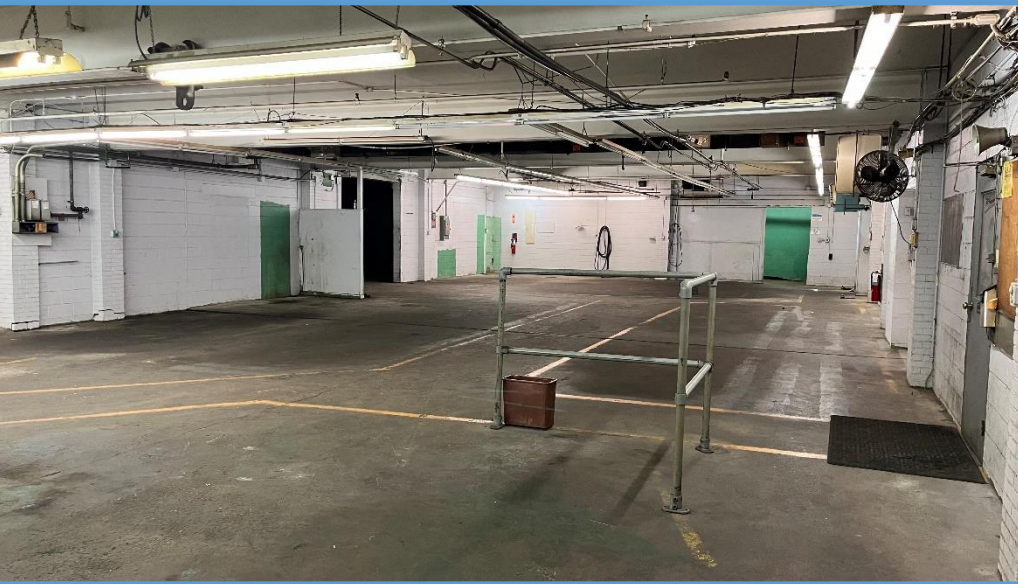
LEASE PRICE: \$8.00 per sq/ft NNN

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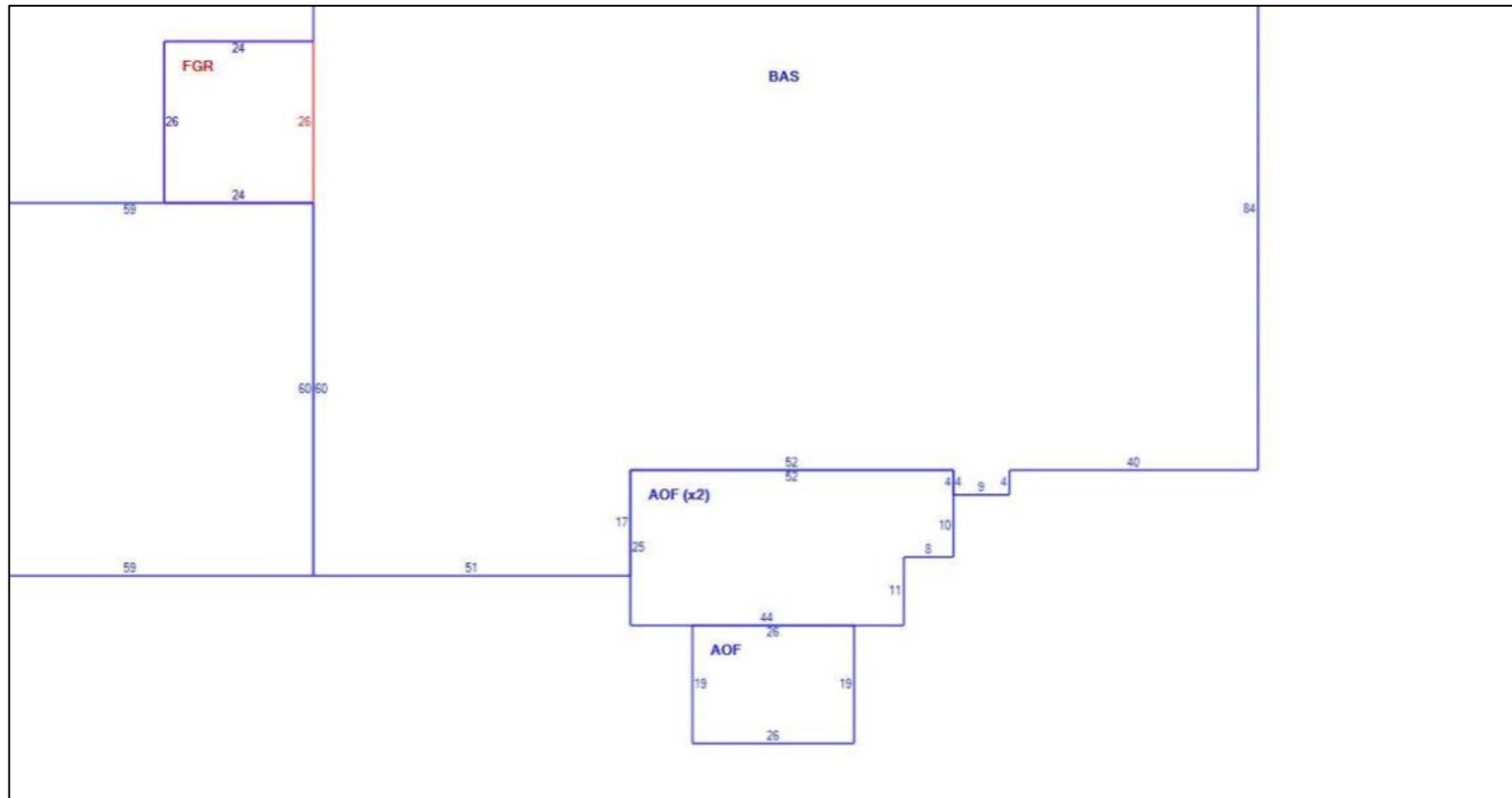
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SIOR Individual Members
Society of Industrial & Office Realtors

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