

## 461 Broad Street, Bridgeport, CT

Industrial Building for Lease: \$5.00/SF Lower level - Gross plus Utilities  
 \$6.00 SF First floor - Gross plus Utilities



60,000 SF industrial building for lease on .87 acres. Two stories plus full basement with freight elevator and conveyor system. Fenced parking. Close to Ferry Terminal, Rail, I-95, Routes 8, 25 and 15 (Merritt Parkway). Near Harbor Yard Arena, Baseball Stadium, planned transportation center, short walk to Downtown Bridgeport.

### The Site

<b>Space Available:</b>	60,000 SF
<b>Space 1:</b>	30,000 SF (First Floor)
<b>Space 2:</b>	30,000 SF (Lower Level)
<b>Total Building Size:</b>	60,000 SF
<b>Land:</b>	.87 acres
<b>Real Estate Taxes:</b>	Included
<b>Year Built:</b>	1941, Renovated 1998
<b>Construction:</b>	Concrete/Block
<b>Stories:</b>	2
<b>Floor:</b>	Both
<b>Tenancy:</b>	Single

### Features

<b>Parking:</b>	Fenced
<b>Ceiling Height:</b>	16' First floor - 11' Lower level
<b>Loading:</b>	Four docks, two drive in doors

### Utilities

<b>Water/Sewer:</b>	City
<b>A/C:</b>	100%
<b>Heating:</b>	Gas
<b>Power:</b>	240 Volts, 400 Amps

### Contact

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