

902 Crescent Avenue, Bridgeport, CT

Industrial Property for Sale at \$2,000,000.00 OR for Lease: \$10,000.00/month



Industrial space for sale or lease in subdividable three story building. Features a clean room, office space, warehouse and manufacturing areas. 25 x 20 column spacing. Subdivides easily (minimum subdivide is negotiable.) Great corner location on planned Seaview Avenue Corridor. Corporate neighbors include Rotair Industries, Lacey Manufacturing & Syntex. Easy access to I-95, Exit 29 (Seaview Avenue).

The Site

Space Available:	90,000 SF
Total Building Size:	90,000 SF
Land:	2.3 Acres
Real Estate Taxes:	\$60,268.26 (2011 Taxes)
Zoning:	L-Industrial
Year Built:	1870, additions 1990
Construction:	Block/Steel/Brick
Stories:	3
Tenancy:	Single

Features

Parking:	Ample
Ceiling Height:	Varies 10'-18'
Loading:	Three docks

Utilities

Water/Sewer:	Public/Sewer
A/C:	60% Main Building
Heating:	Gas
Power:	6000 amps / 240 volts / 3-phase

Contact

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