

# 380 HORACE STREET BRIDGEPORT, CT



PRIME INDUSTRIAL  
PROPERTY FOR LEASE

**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

# 380 HORACE STREET BRIDGEPORT, CT

## PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present an exceptional opportunity for lease at 380 Horace Street, Bridgeport, CT — a rare industrial gem now available for immediate occupancy.

This premier commercial facility offers approximately 27,000 square feet of flexible industrial space, fully vacant and ready to accommodate a wide array of business operations. Nestled in a quiet neighborhood yet strategically located with easy access to Interstate 95 and other major transit routes, the property combines convenience with operational efficiency.

Impeccably maintained, the building features impressive ceiling heights throughout, making it an ideal choice for businesses seeking expansive storage, logistics capabilities, light manufacturing, or automotive services. Its versatile layout provides a blank canvas for customization, while robust infrastructure supports a broad range of industrial uses.

With its prime location, high-quality facility, and operational amenities, 380 Horace Street stands out as a rare and valuable offering in the Bridgeport industrial market.

### Property Highlights:

- 27,000 SF of gross leasable industrial space
- Asking Rent: \$7.75/SF NNN
- Strategic location with quick access to I-95 and major highways
- Multiple loading docks for efficient operations
- Ample on-site parking for staff and visitors
- Elevator/lift access to multiple levels
- Heavy-duty electric capacity ideal for various business needs



 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

# 380 HORACE STREET BRIDGEPORT, CT PROPERTY PHOTOS



**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

# 380 HORACE STREET BRIDGEPORT ,CT



**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



10 Middle Street Bridgeport, CT 06604

# 380 HORACE STREET BRIDGEPORT, CT

## CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 380 Horace Street Bridgeport, CT 06604 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604