

**\$1 MILLION  
PRICE REDUCTION**

# 10 ISLAND BROOK AVENUE BRIDGEPORT, CT 06606



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**  
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# ACQUISITION OPPORTUNITY: \$1 MILLION PRICE REDUCTION 47,876 SF Industrial Building with Full HVAC for Sale Now at \$5,950,000

Angel Commercial, LLC is pleased to present **10 Island Brook Avenue in Bridgeport, Connecticut**, now offered at a repositioned price of **\$5,950,000**. This 47,876 SF facility is situated on 2.4 gated acres and is located entirely within the **Bridgeport Enterprise Zone**. This designation provides a significant competitive advantage for qualifying businesses, including a 5-year, 80% property tax abatement and a 10-year credit of up to 50% on the Connecticut corporate business tax.

## PROPERTY HIGHLIGHTS

The facility itself is designed for high-volume operations, featuring three dual-access loading docks with levelers and a spacious interior with **16' 10" clear ceiling heights**. To support modern industrial demands, the building is equipped with **full HVAC**, a wet sprinkler system, and **robust high-voltage electrical infrastructure (1,200 Amps & 800 Amps)**.

## SUPERIOR LOADING AND LOGISTICS

Designed for efficient shipping and receiving, the building features **three dual-access loading docks**. This includes two enclosed docks with levelers on both sides and one open dock with a single-side leveler. A **16' 10" clear ceiling height** and **60' x 40' column spacing** provide the necessary clearance for diverse industrial applications.

## MODERN FACILITY AMENITIES

The building is configured with eight private offices, a breakroom, and a mezzanine for additional storage. Delivered vacant and move-in ready, the property also includes comprehensive racking systems to facilitate an immediate transition for its new occupant.

## FLEXIBLE ZONING AND USES

The **Industrial (I) Zone** supports a wide range of commercial activities, including light manufacturing, fabrication, warehousing, distribution, and wholesale trade. The property's large-vehicle access and fully fenced perimeter make it an ideal hub for logistics and trucking operations.

## PRIME CONNECTIVITY

Strategically located just one mile from Route 8 (Exit 2A), the site provides rapid access to major regional thoroughfares. The property is also approximately two miles from the Bridgeport Train Station, offering convenient Amtrak and Metro-North rail service for commuters and intercity travel.

## Financial Information

**Sale Price:** ~~\$6,950,000~~ \$5,950,000

**Real Estate Taxes:** \$63,659.90 (2025)

**Eligibility:** Enterprise Zone

## The Site

**Space Available:** 47,876 SF

**Total Building Size:** 47,876 SF

**Occupancy:** Building will be Delivered Vacant

**Land:** 2.4 Acres (Based on Survey)

**Zoning:** Industrial (I)

**Year Built:** 1977

**Construction:** Pre-Finished Metal

**Stories:** One

**Tenancy:** Currently a Single Occupant

## Features

**Parking:** Abundant

**Loading:** 3 Dual-Access Loading Docks:  
2 Enclosed Docks with Levelers on Both Sides and Bumpers/Seals on One Side, and 1 Open Dock with a Leveler on a Single Side

**Ceiling Height:** 16' 10" Clear

**Column Spacing:** 60' x 40'

**Amenities:** Wet Sprinkler System, Mezzanine, Building Signage, Security System, Energy Efficient Lighting, Gated Lot, Eye Wash Station, High-Voltage Electrical Transformer, Multiple Racking Systems

## Utilities

**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

**Heating:** Gas

**Power:** 1,200 Amps, 600 Volts, 3-Phase, 4-Wire & 800 Amps, 600 Volts, 3-Phase, 4-Wire



## EXCEPTIONALLY EQUIPPED INDUSTRIAL PROPERTY



47,876 SF  
on 2.4 Acres



16' 10" Clear  
Ceiling  
Height



Three Dual Access  
Loading Docks  
with Levelers



Abundant  
Parking



## MINUTES TO POPULAR DESTINATIONS



Restaurants  
& Fast Food



Retail  
Stores

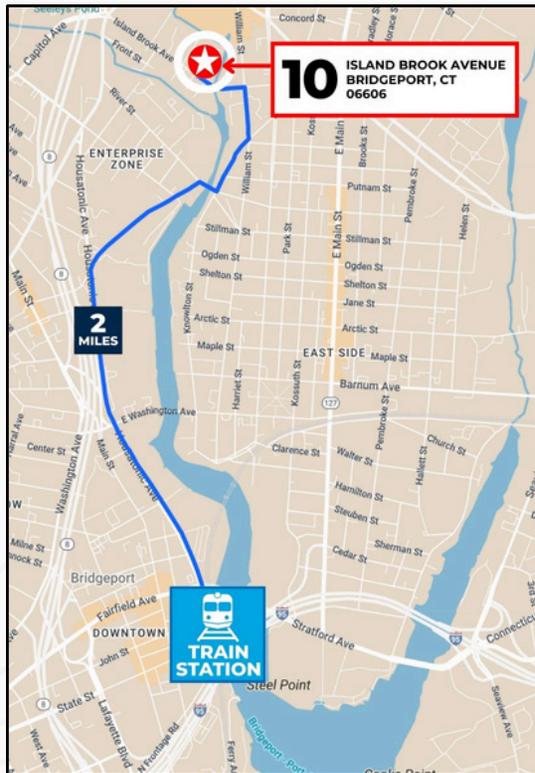


Financial  
Institutions

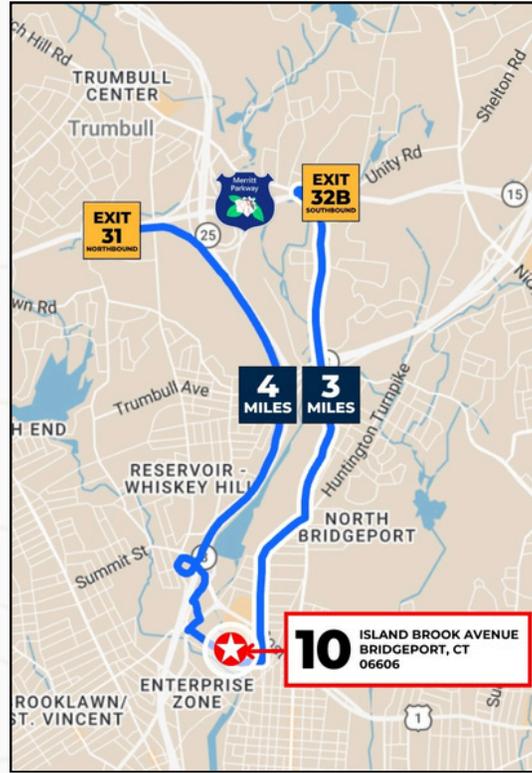


Medical  
Center

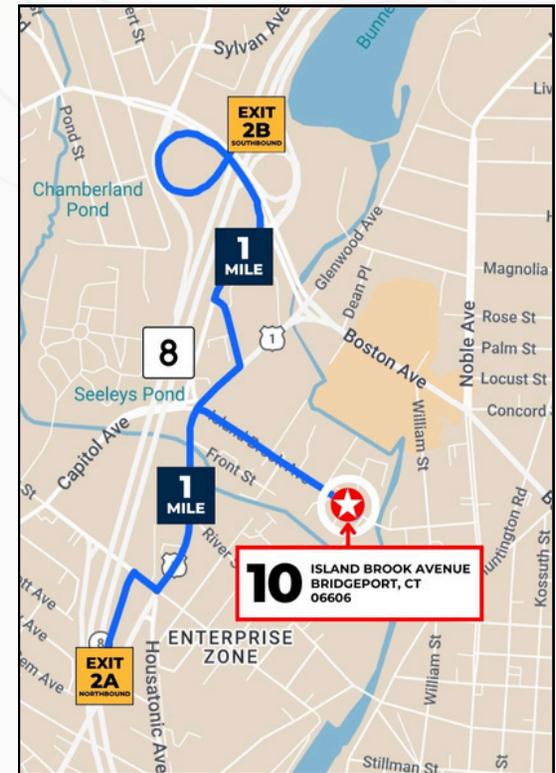
# CENTRALLY LOCATED & EASILY ACCESSIBLE



Two Miles from the  
Bridgeport Train Station



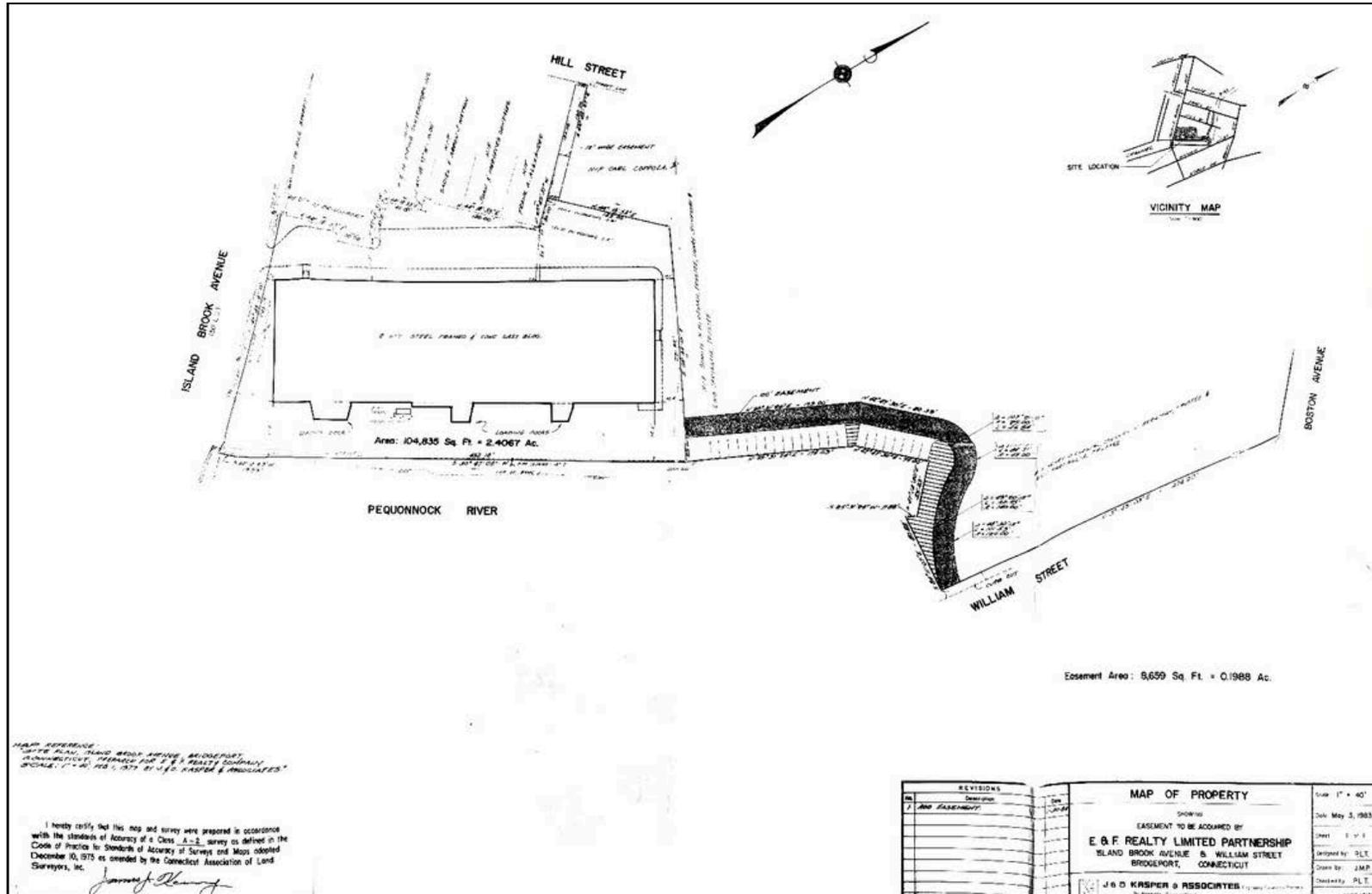
Four Miles from  
the Merritt Parkway - Exit 31  
(Northbound) &  
Three Miles from the Merritt  
Parkway - Exit 32B (Southbound)



One Mile from Route 8  
Exit 2A (Northbound) &  
Exit 2B Southbound)

# SITE PLAN: 2.4 ACRES

While the municipal field card indicates 2.89 acres, the property consists of 2.4067 deeded acres as verified by this professional A-2 Boundary Survey.

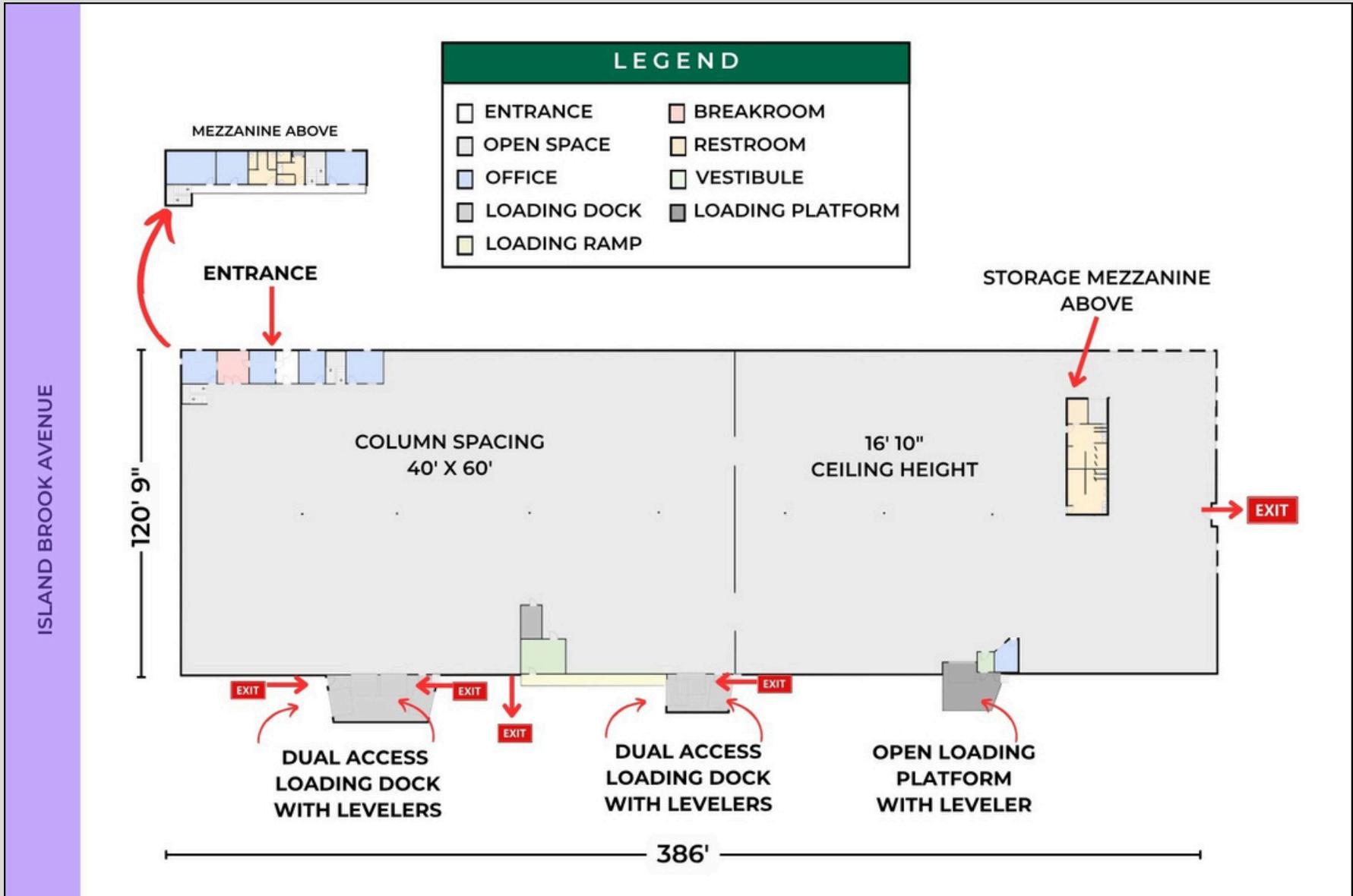




# FLOOR PLAN

47,876 SF

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.



**MAIN ENTRANCE**



**BACK ENTRANCE**

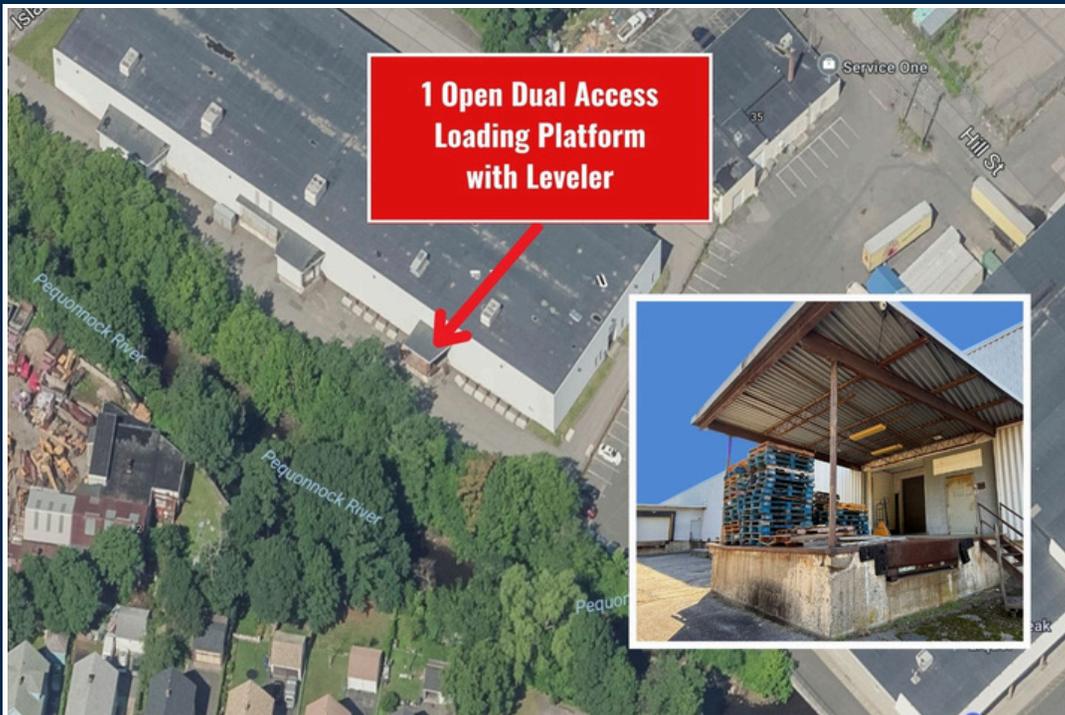
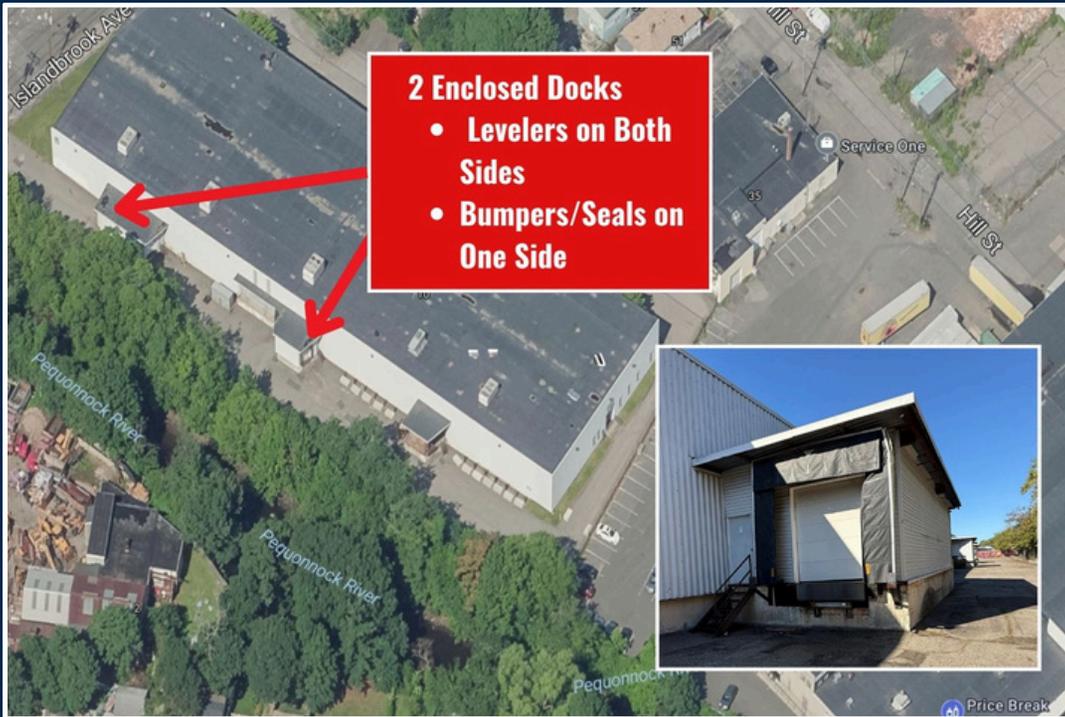


**FULLY GATED LOT**



**ABUNDANT PARKING**

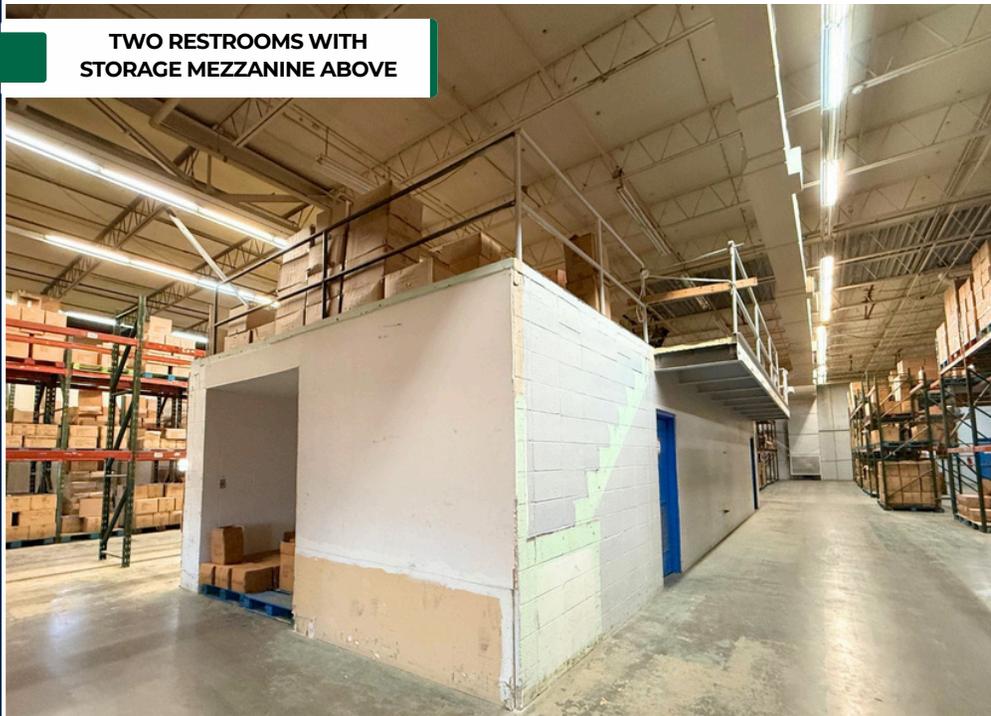




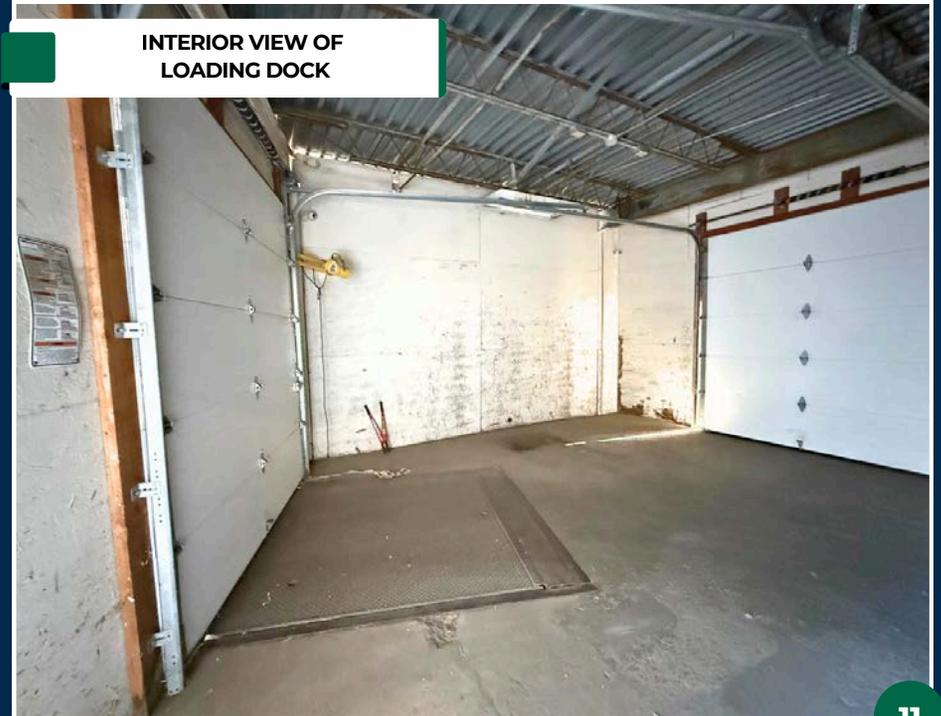
**PRIVATE OFFICES, BREAKROOM  
& RESTROOMS**



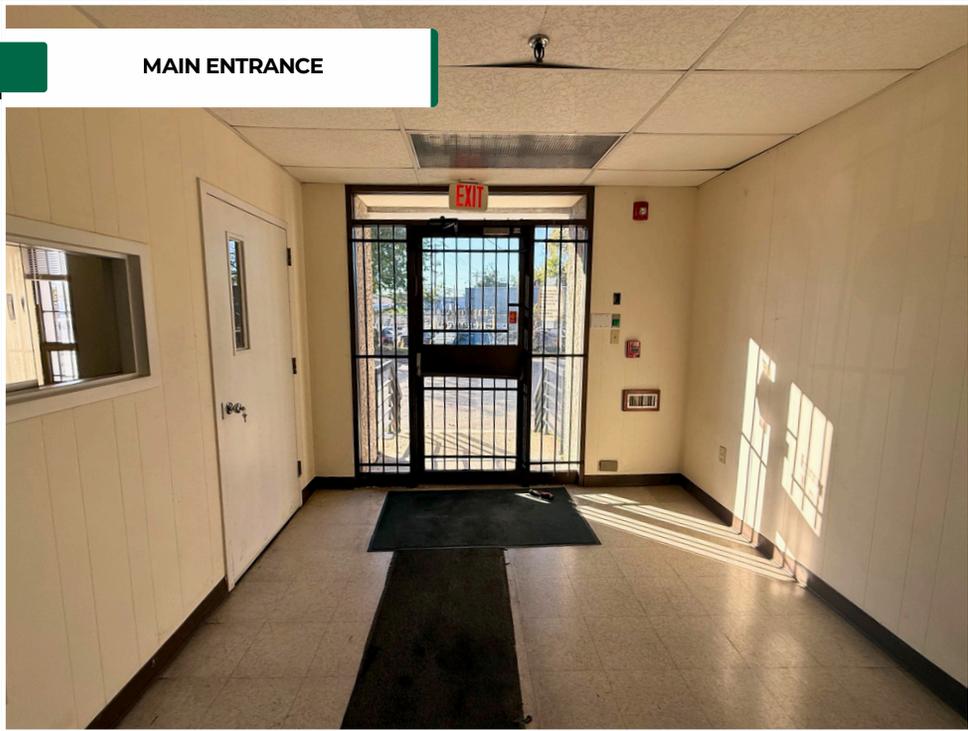
**TWO RESTROOMS WITH  
STORAGE MEZZANINE ABOVE**



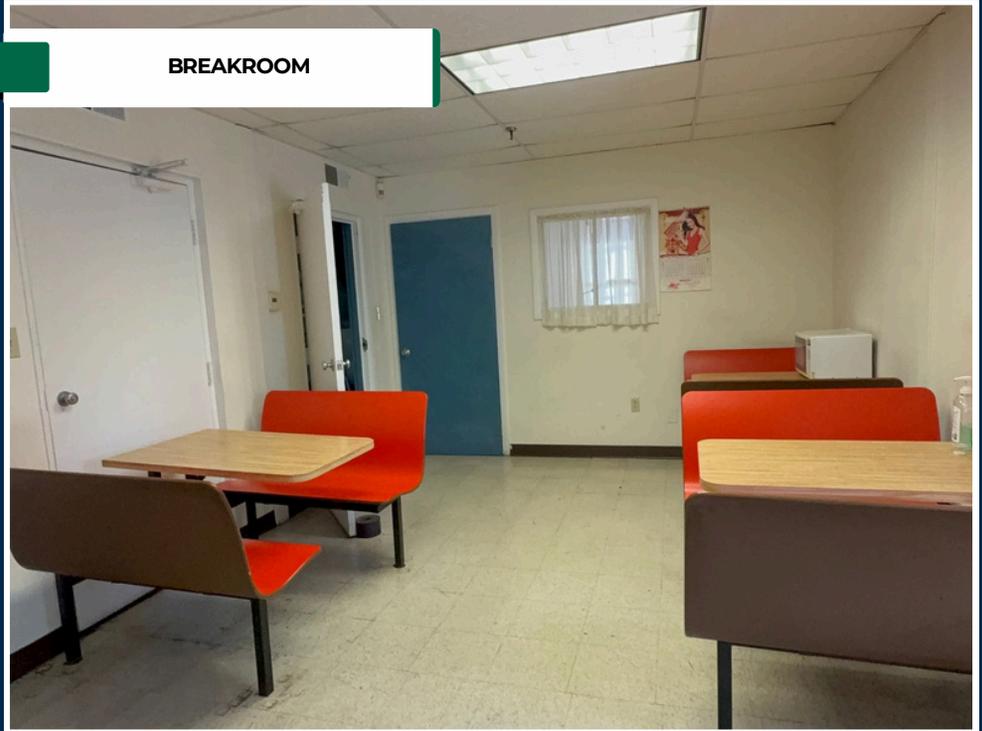
**INTERIOR VIEW OF  
LOADING DOCK**



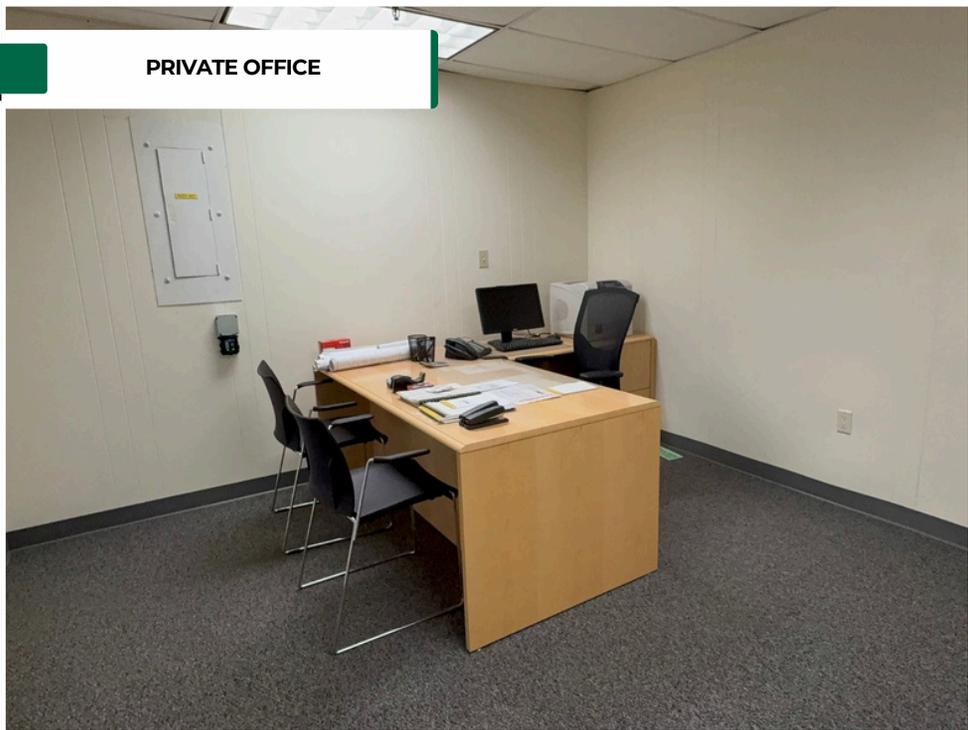
**MAIN ENTRANCE**



**BREAKROOM**



**PRIVATE OFFICE**



**TWO SETS OF MEN'S & WOMEN'S RESTROOMS**



# UNLOCK EXCEPTIONAL TAX INCENTIVES IN BRIDGEPORT, CT



## Invest in a Property Located in an Enterprise Zone

Bridgeport, Connecticut offers powerful **state tax advantages** for qualifying investments—making it one of the most compelling markets for developers, investors, and business owners.

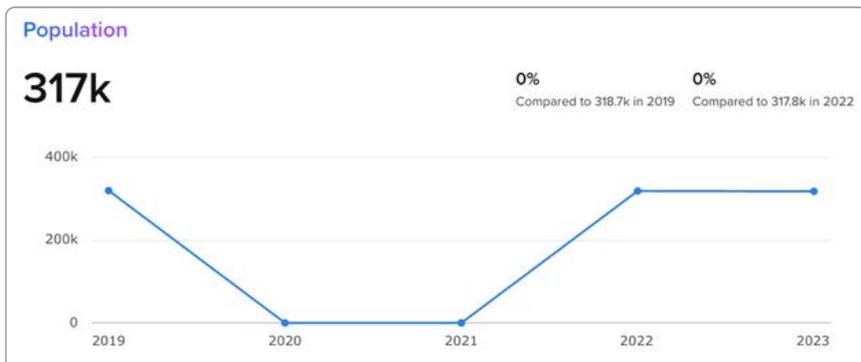
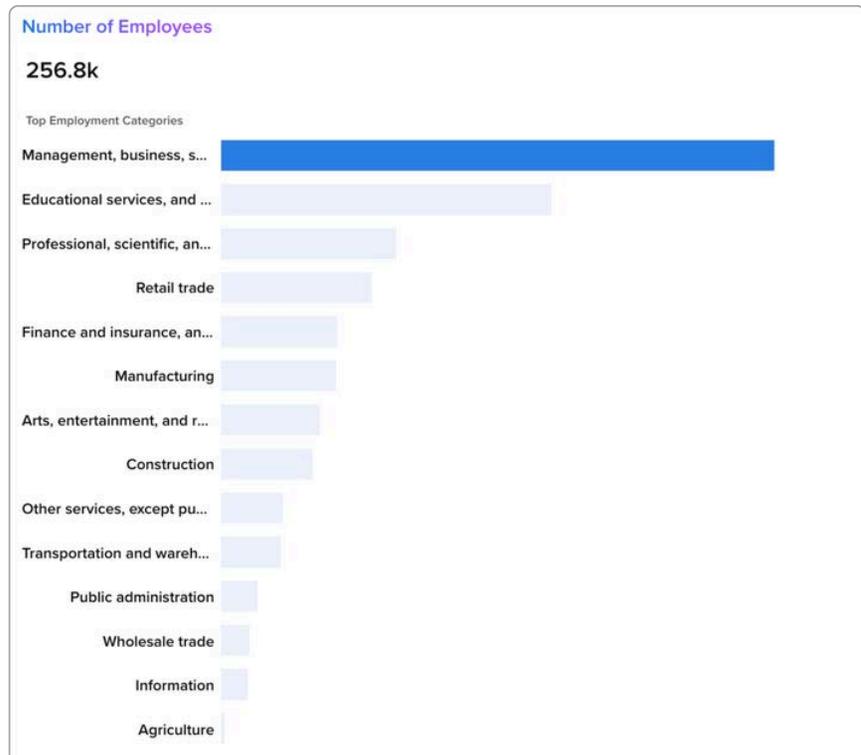
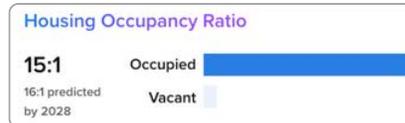
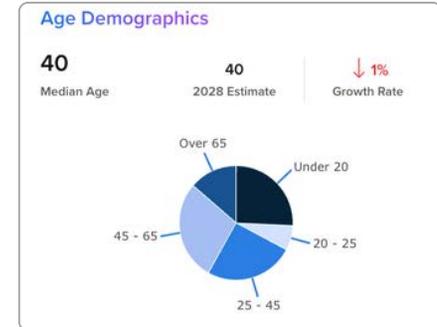
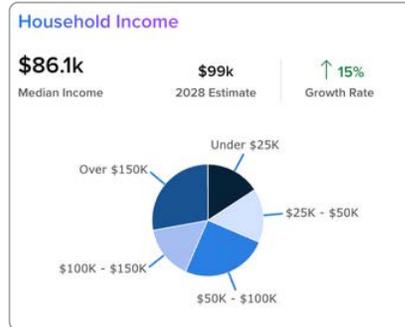
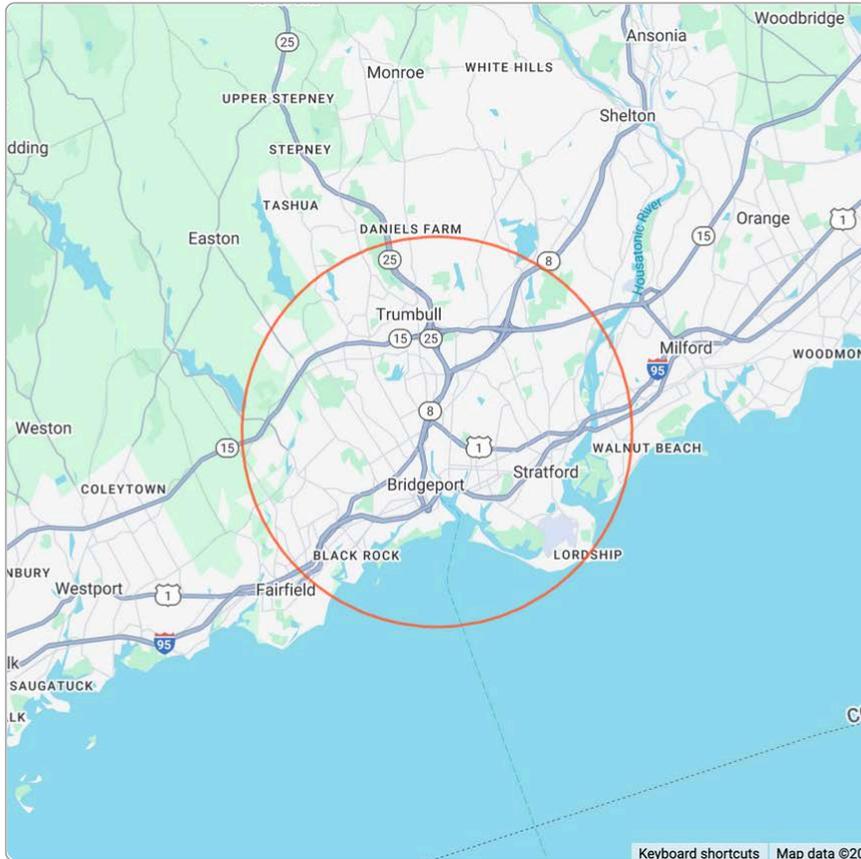


### STATE OF CONNECTICUT ENTERPRISE ZONE PROGRAM

- **Up to 80% Property Tax Abatement for 5 Years** - Qualifying improvements or newly constructed buildings may be eligible for major municipal property tax savings.
- **Corporate Business Tax Credits** - Eligible businesses may receive up to a 25% corporate business tax credit for 10 years.
- **Sales Tax Exemptions** - Certain machinery, equipment, and construction materials may qualify for sales tax relief.
- **Job Creation Incentives** - Businesses creating jobs in the zone may receive additional hiring incentives and state support.

*Investors should consult with a tax advisor to understand how these rules apply to their specific situation, as timing and compliance are critical for maximizing benefits.*

# DEMOGRAPHICS: FIVE MILES



# NEXT STEPS

# 10 ISLAND BROOK AVENUE BRIDGEPORT, CT 06606



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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