

JUST LISTED


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43 WORDIN AVENUE

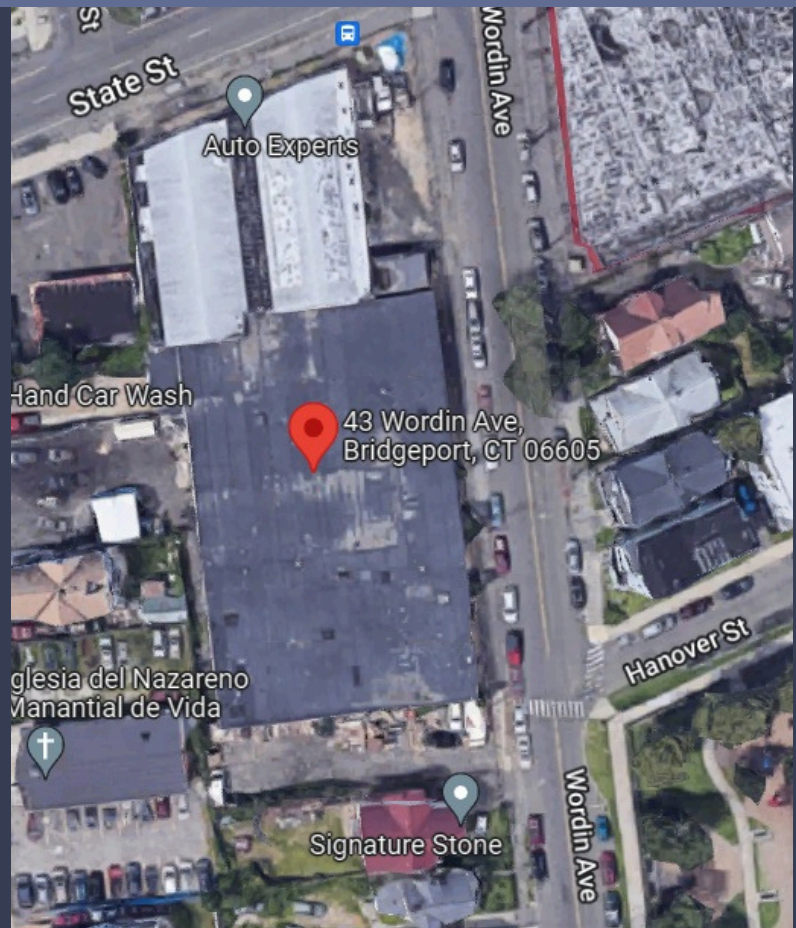
BRIDGEPORT CT



33,196 SF
INDUSTRIAL WAREHOUSE

IDEAL INDUSTRIAL WAREHOUSE /
MANUFACTURING
16,762 SF BASEMENT - VERY USEABLE -
ADDITIONAL STORAGE
DRIVE IN DOOR
FENCED LOT
AMPLE PARKING
EASY ACCESS TO I-95

**PRICE UPON
REQUEST**



PROPERTY FACTS

Total Building SF	33,916 SF
Available SF	33,916 SF
Year Built	1968
Construction	Masonry
Building Use	Warehouse
# of Floors	1
Overhead Doors	1
Ceiling Height	15'
Parking	Rear Lot
Zoning	ORS
HVAC	Heat/AC Packages
Taxes	\$40,139
Mill Rate	43.45
Taxes / SF	\$1.83

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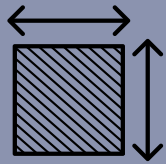
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THE OFFERING

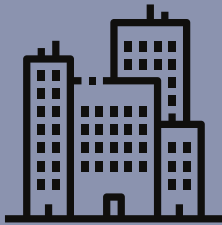


PRICING
UPON REQUEST

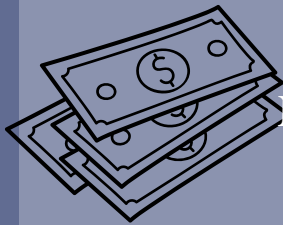


LAND

1.44 ACRES



33,916
TOTAL BUILDING
SQFT



INVEST
IDEAL FOR
MANUFACTURING,
DISTRIBUTION,
STORAGE, AND A
VARIETY OF FLEX-
SPACE USES

LOCATED IN THE HEART OF BRIDGEPORT'S WEST END—WEST SIDE INDUSTRIAL CORRIDOR, **43 WORDIN AVENUE** PRESENTS A PRIME OPPORTUNITY FOR USERS AND INVESTORS SEEKING VERSATILE INDUSTRIAL SPACE IN A STRATEGIC FAIRFIELD COUNTY LOCATION.

THIS **33,916-SQUARE-FOOT** MASONRY WAREHOUSE SITS ON A 1.44-ACRE SITE AND BENEFITS FROM ML (LIGHT INDUSTRIAL) ZONING, MAKING IT **IDEAL FOR MANUFACTURING, DISTRIBUTION, STORAGE, AND A VARIETY OF FLEX-SPACE USES.**

BUILT IN 1935 AND WELL MAINTAINED, THE FACILITY FEATURES CLEAR CEILING HEIGHTS RANGING FROM 12 TO 20 FEET, MULTIPLE LOADING DOCKS AND DRIVE-IN DOORS, EXTENSIVE OFFICE BUILDOUT, **NEWLY RENOVATED BATHROOMS, AND A NEW ROOF WITH UPDATED INSULATION** — ENSURING OPERATIONAL EFFICIENCY AND MINIMIZING DEFERRED MAINTENANCE CONCERNS.

FOR MORE INFORMATION OR TO SCHEDULE A SITE VISIT, CONTACT US TODAY!



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MARKET OVERVIEW

43 WORDIN AVENUE

IS A NOTABLE INDUSTRIAL PROPERTY LOCATED IN BRIDGEPORT'S WEST END-WEST SIDE NEIGHBORHOOD. THIS AREA IS CHARACTERIZED BY A MIX OF INDUSTRIAL AND COMMERCIAL DEVELOPMENTS, MAKING IT A STRATEGIC LOCATION FOR VARIOUS BUSINESS OPERATIONS

THE WEST END-WEST SIDE NEIGHBORHOOD IS UNDERGOING VARIOUS DEVELOPMENTS, INCLUDING PLANS FOR A MINOR LEAGUE SOCCER STADIUM AND THE TRANSFORMATION OF THE DECOMMISSIONED BRIDGEPORT STATION INTO A MIXED-USE AREA WITH HOUSING, RESTAURANTS, AND PUBLIC WATERFRONT ACCESS

ONGOING DEVELOPMENTS AND STRATEGIC INVESTMENTS ARE POISED TO SHAPE THE CITY'S COMMERCIAL LANDSCAPE IN THE COMING YEARS.



KEN GINSBERG
BROKER

(203)376-6266
KEN@KNGREALTY.COM

377 MAIN STREET
WEST HAVEN, CT 06516



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43 WORDIN
AVENUE

BRIDGEPORT CT

MARKET OVERVIEW

ACCESSIBILITY IS A MAJOR STRENGTH: THE PROPERTY IS LOCATED JUST MINUTES FROM INTERSTATE 95, OFFERING SEAMLESS TRANSPORTATION LINKS THROUGHOUT CONNECTICUT AND TO MAJOR METROPOLITAN CENTERS INCLUDING NEW YORK CITY AND BOSTON. WITH A WALK SCORE OF 79, EMPLOYEES AND VISITORS ALIKE BENEFIT FROM NEARBY AMENITIES AND SERVICES.

POSITIONED IN AN AREA UNDERGOING TRANSFORMATIVE DEVELOPMENT — INCLUDING A PLANNED MINOR LEAGUE SOCCER STADIUM AND WATERFRONT REDEVELOPMENT AT THE FORMER BRIDGEPORT STATION — **43 WORDIN AVENUE** STANDS TO FURTHER APPRECIATE IN VALUE AS THE NEIGHBORHOOD REVITALIZES.

THIS ASSET OFFERS A **COMPELLING VALUE PROPOSITION** FOR OWNER-OCCUPIERS SEEKING A HEADQUARTERS LOCATION, AS WELL AS FOR INVESTORS TARGETING STABLE INDUSTRIAL PROPERTIES WITH FUTURE UPSIDE POTENTIAL IN THE GROWING BRIDGEPORT MARKET.



KEN GINSBERG
BROKER

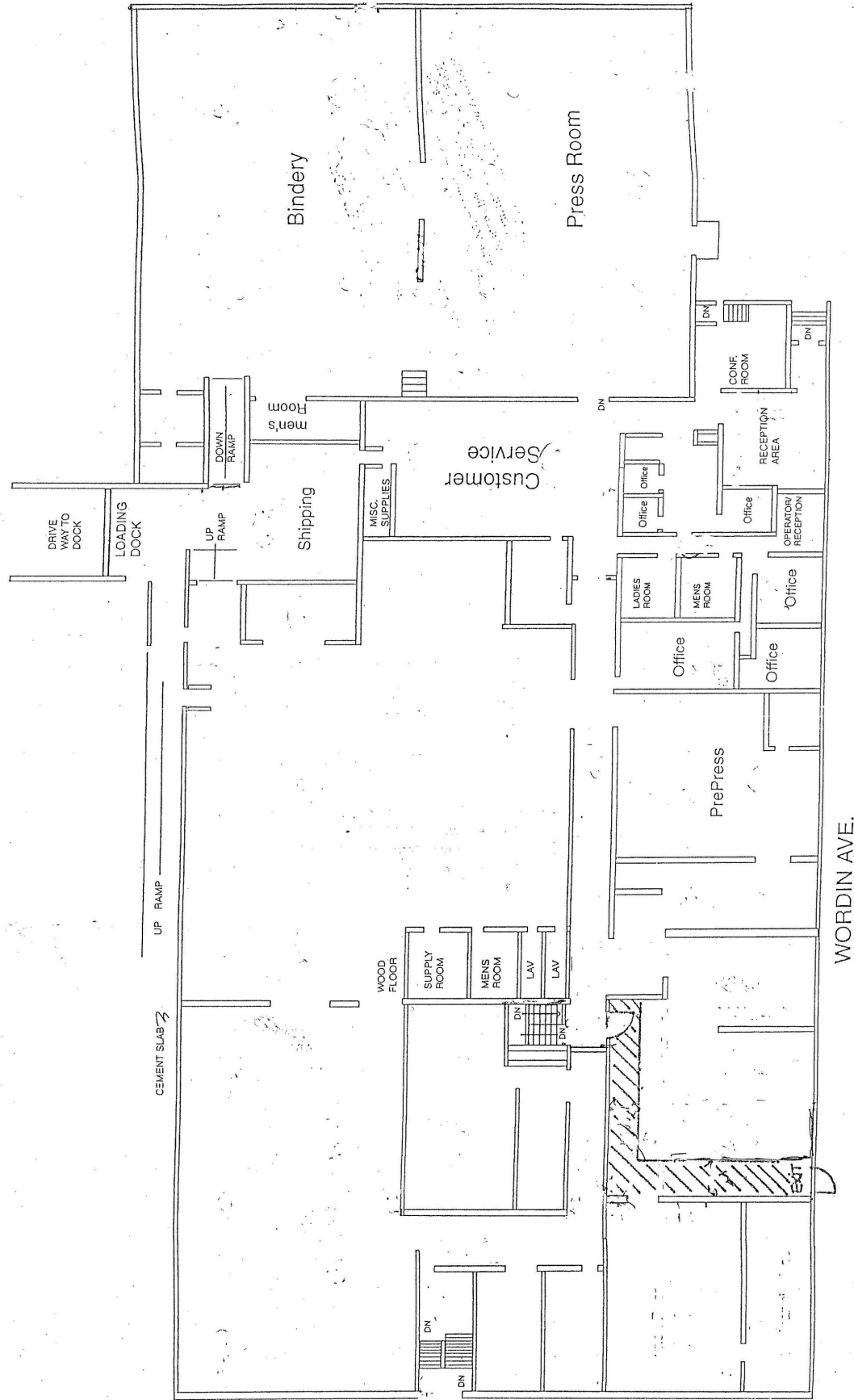
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