

SALE

1318 KOSSUTH ST

Bridgeport, CT 06608



PROPERTY DESCRIPTION

Located at 1318 Kossuth St, Bridgeport, CT, this exceptionally clean and updated 13,248 sq. ft. industrial building is currently home to a high-end cabinetry business and has undergone significant renovations under its current ownership. With features such as an office suite with five private offices and a reception area, two 10' overhead doors (one with a partial loading dock), a centralized dust collection system, an on-site paint booth with HEPA filters, and LED lighting throughout, this property is designed for efficiency. Recent upgrades include an 800-amp electrical service and newer hot water heater, reflecting the care and modernization invested into the space. With off-street parking and a well-maintained interior, this is a prime opportunity for similar businesses or other industrial and warehouse uses.

PROPERTY HIGHLIGHTS

- Location & Size: 13,248 sq. ft. industrial building at 1318 Kossuth St, Bridgeport, CT.
- Modernized Features: Includes a centralized dust collection system, on-site paint booth with HEPA filters, LED lighting, and two 10' overhead doors (one with a partial loading dock).
- Office Suite: Five private offices and a reception area.
- Recent Upgrades: 800-amp electrical service and newer hot water heater.
- Ideal Use: Exceptionally clean, well-maintained space suitable for industrial, warehouse, or similar businesses.

OFFERING SUMMARY

Sale Price:	\$1,899,000
Building Size:	13,248
Lot Size:	0.42 Acres
RE Taxes	\$19.137

Brandon Rush
(203) 915-3803



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SALE PRICE

\$1,899,000

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Current Land Use	Limited Industrial
Zone	NX2 (Neighborhood Mix)
Lot Size	0.42 Acres
Power	Yes

LOCATION INFORMATION

Street Address	Bridgeport, CT 06608
City, State, Zip	Bridgeport, CT 06608
County	Fairfield

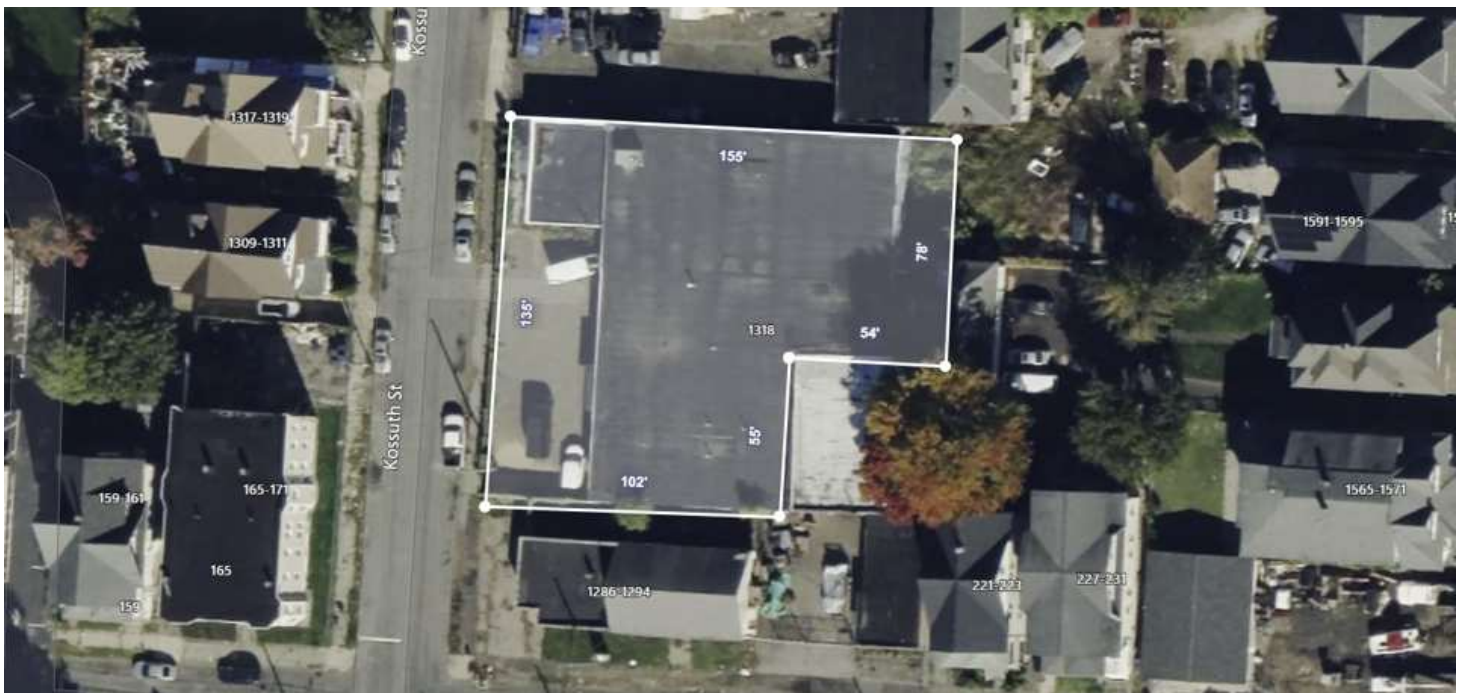
BUILDING INFORMATION

Building Size	13,248 SF
Tenancy	Single
Clear Ceiling Height	11.6 ft
Office Space	+/- 1,000 SF
Number of Floors	1
Year Built	1956
Number of Buildings	1

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	2
Gas / Natural	Yes



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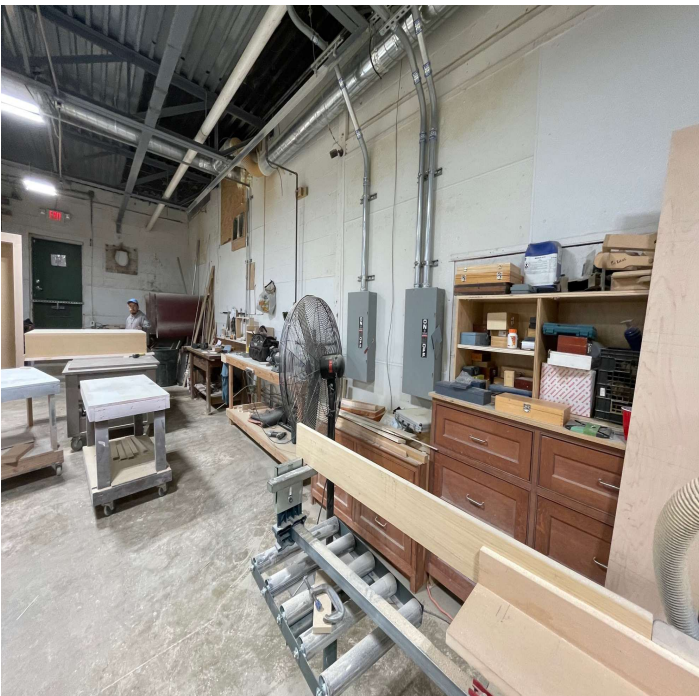
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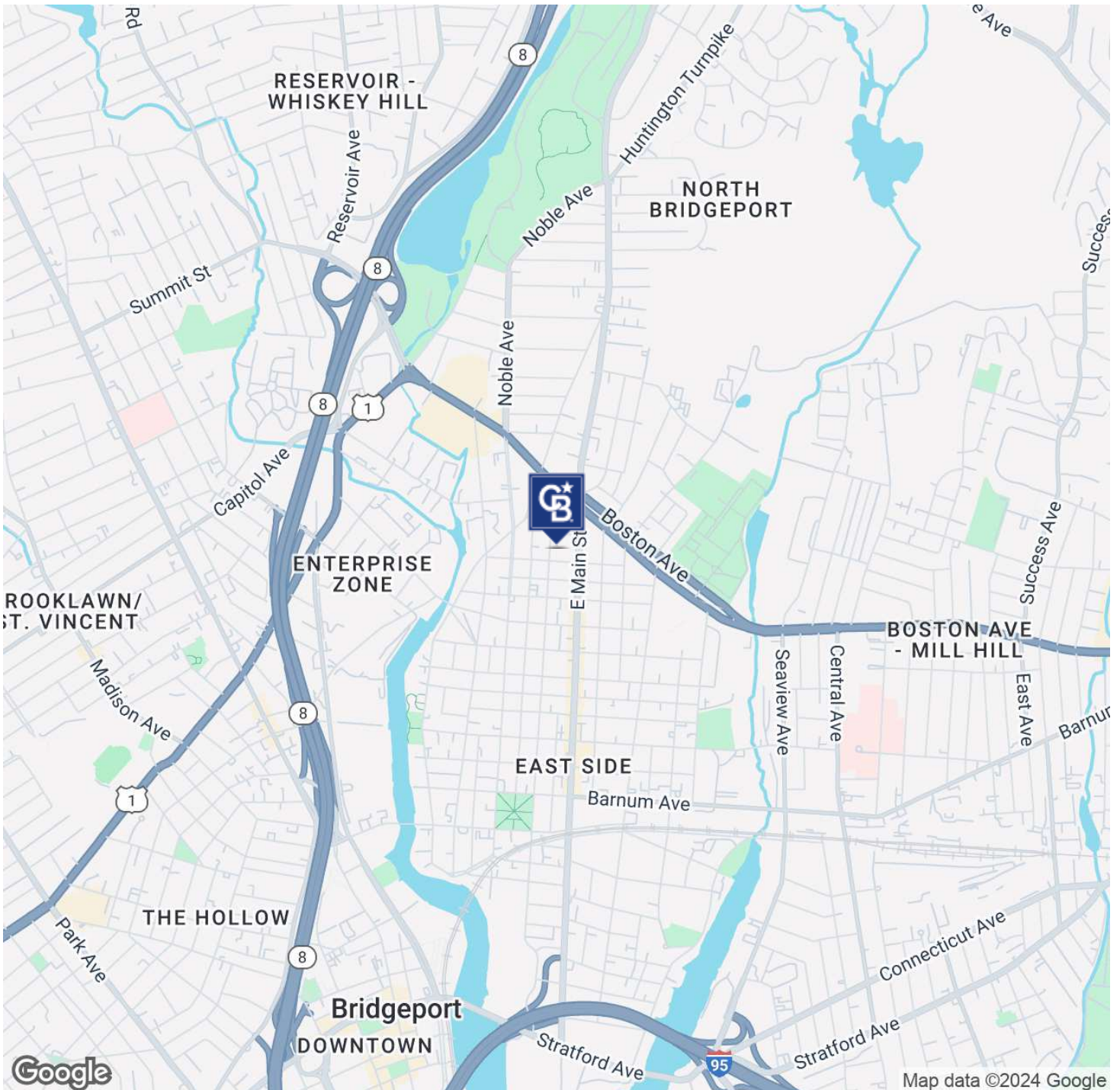
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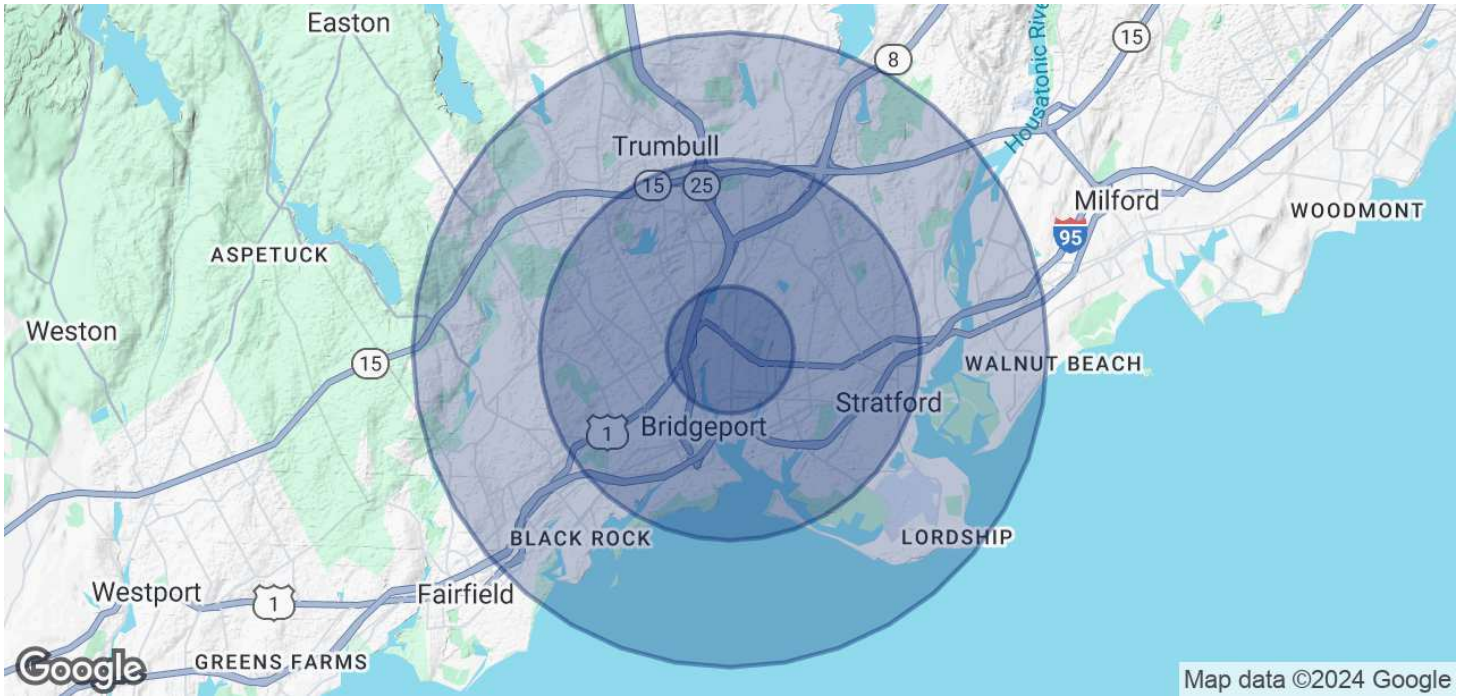
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,781	186,903	270,669
Average Age	37	39	40
Average Age (Male)	36	37	38
Average Age (Female)	38	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,317	67,818	98,530
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$65,095	\$88,061	\$112,827
Average House Value	\$266,483	\$304,422	\$384,270

Demographics data derived from AlphaMap

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