



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

# Commercial Industrial Warehouse Building FOR SALE

15,944 SF on 0.14 acres

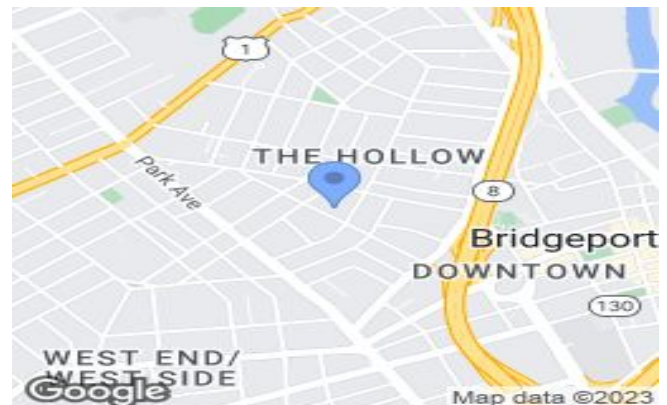
368-370 Coleman Street, Bridgeport CT, 06604



Price Reduced to \$550,000  
2 Interior loading docks

15,944 SF / 1000 SF Parking  
Industrial Use Property

- Industrial Use Building
- Three overhead doors
- Two Interior Loading Docks
- Excellent Exposure
- Multi-Levels for Storage
- Single or Multi-Tenant Possibilities





HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

### Property Information

Total Building SF	15,944 SF
Available SF	15,944 SF
Year Built	1910
Ceiling Height	10/12'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	YES
Overhead Door	4
Construction	Masonry
HVAC	None
Electric Service	400 Amp Single Phase
Heat	Oil
Column Spacing	Unknown
# of Floors	3
Parking	4 off street
Bathrooms	2
Frontage	110' +/-
Zoning	RC
Acreage	0.14 acres
Mil Rate	43.45
Taxes	\$4,562.00
Taxes / SF	\$0.29/SF

### 368 Coleman Street, Bridgeport, CT 06604

**Comments:**

**PERFECT FOR CONTRACTORS, LANDSCAPERS AND SMALL BUSINESS OWNERS AT A BARGAIN PRICE. LARGE BAY DOORS W INDOOR LOADING DOCKS AND MULTI LEVELS FOR STORAGE. USE PORTION OF THE BUILDING FOR OWNER OPERATIONS AND POSSIBILITY TO RENT THE OTHER SPACE OUT FOR INCOME POTENTIAL! A BARGAIN AT \$41/SF!!**

**Ken Ginsberg**  
Broker  
(203) 376-6266  
ken@kngrealty.com



174 Cherry Street  
Milford CT 06460  
(203) 701-4848

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.



