

COMMERCE DRIVE BUSINESS PARK

1730 COMMERCE DRIVE
BRIDGEPORT, CT
06605



Investment / Value-Add Opportunity:

Bridgeport Industrial Building on 3.79 Acres for Sale for \$5,000,000

Angel Commercial, LLC, as the exclusive real estate broker, is pleased to present a value-add investment opportunity for sale at \$5,000,000, located in the **Commerce Drive Business Park at 1730 Commerce Drive, Bridgeport, CT**. At the signalized intersection of Commerce Drive, Fairfield Avenue and State Street, the Commerce Drive Business Park is a multi-tenanted industrial building on a fully-fenced 3.79-acre plot strategically positioned near the Fairfield line at the gateway to the vibrant Black Rock neighborhood.

Situated in an Industrial (I) Zone, the 84,000 SF mostly one-story building features ceiling heights ranging from 13' to 15'. There are a total of 13 drive-in doors, some with drive-thru access, a loading platform, a wet sprinkler system, and over 77 striped parking spaces. Beacon Roofing, a credit-rated tenant since 2011, occupies 60% of the building and has exercised its fourth lease extension option, extending occupancy until 2030. The remaining tenants operate on month-to-month leases, providing new owners with flexible leasing options.

Commerce Drive Business Park spans an entire city block and features five curb cuts for optimal visibility and accessibility. It is conveniently located steps from a Bridgeport Transit Bus Stop, half a mile from I-95 (Exit 25), and 2 miles from the Fairfield Metro Train Station. The surrounding area is home to various retailers and amenities, including McDonald's, Starbucks, Wendy's, Chase Bank, Chaves Bakery, and a multitude of high-end dealerships including Land Rover Fairfield and Devan Infiniti of Fairfield, enhancing the property's appeal and convenience.

The Commerce Drive Business Park presents a unique opportunity for the discerning investor seeking to enhance their commercial real estate portfolio. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

COMMERCE DRIVE BUSINESS PARK

1730

COMMERCE DRIVE
BRIDGEPORT, CT
06605

FINANCIAL INFORMATION

Sale Price: \$5,000,000
Real Estate Taxes: \$57,677 (2024)

THE SITE

Gross Building Size: 84,000 SF
Net Rentable Area: 82,104 SF
SF Available: 7,705 SF (5,600 SF & 2,105 SF)
Occupancy: Over 90%
Building Type: Industrial Multi-Tenant
Land: 3.79 Acres
Zoning: Industrial (I)
Year Built: 1898 - Renovated 1999
Construction: Brick, Wood & Steel
Stories: One to Two
Tenancy: Multiple

FEATURES

Traffic Count: 11,100 Average Daily Volume
Parking: Over 77 Striped Spaces
Loading: 13 Drive-In Doors, Loading Platform, Drive-Thru Access
Ceiling Height: 13' to 15'
Amenities: Wet Sprinkler System, Fenced Lot, Skylights

UTILITIES

Water/Sewer: City/City
A/C: Central A/C in all Suite Office Areas
Heating: Gas

DEMOGRAPHICS 3 MILES 5 MILES

Population: 194k 291k
Median HH Income: \$66k \$77.9k



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

COMMERCE DRIVE BUSINESS PARK

1730 COMMERCE DRIVE
BRIDGEPORT, CT
06605

SPECIFICATIONS

SITE DATA

Total Land Area:	165,111 SF or 3.79 Acres
Street Frontage:	104.96 LF (N/A Commerce Drive) 161.82 LF (NW/S Fairfield Avenue) 546.92 LF (NE/S Bedford Avenue) 295.13 LF (E/S Ash Street) 803.83 LF (S/S Stillman Avenue)
Configuration:	Generally Rectangular
Typography:	Generally Level
% of Inland/Wetlands:	None Based on Available Maps
Features:	25,000 SF of Asphalt Paving, Concrete Sidewalk, Asphalt Curbing, Storm drains, Exterior (Building Mounted) lighting, Chain Link Fencing

MECHANICAL EQUIPMENT

HVAC:	Gas Fired Furnaces & Heat Pumps, Central Air Conditioning (Office Space Only)
Plumbing:	Copper Piping for Water and PVC for Waste

CONSTRUCTION/EXTERIOR DESCRIPTION

Foundation:	Reinforced Poured Concrete
Structural Support:	Masonry
Exterior Walls:	Brick, Wood & Steel
Roof Style:	Flat, Gable, Pitched
Roof Surface:	Composition, Asphalt Shingle, Metal, Rubberized Membrane
Windows:	Fixed (Casement) & Double Hung, Skylights

INTERIOR LAYOUT/FINISH

Interior Walls:	Gypsum Board, Concrete Block, Exposed Brick, Wood Paneling
Ceilings:	Acoustic Tile, Gypsum Board, Open Truss
Floor Coverings:	Carpeting, Hardwood, Asphalt/Ceramic Tile and Poured Concrete
Lighting:	Recessed/Suspended Strip Fluorescent, Sodium Decorative

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

COMMERCE DRIVE BUSINESS PARK

1730 COMMERCE DRIVE
BRIDGEPORT, CT
06605

APPROXIMATELY \$2 MILLION OF SITE IMPROVEMENTS SINCE 1998

- Reconfigured for 15 separate units each with its own heating, A/C, and electrical services.
- Interior finishes recently completed by tenants as they have taken occupancy.
- New Roofing - Approximately 80% of roof surface has been replaced and/or repaired within the past 5 years
- New HVAC Equipment
- New Windows
- New Brick Repointing
- New Asphalt Pavement

EXPANSION POTENTIAL: SUBJECT TO PLANNING & ZONING APPROVAL

- Current Land to Building Ratio: 2.0:1
- Current Floor Area Ratio: 51%
- Maximum Building Coverage Allowed: 85%

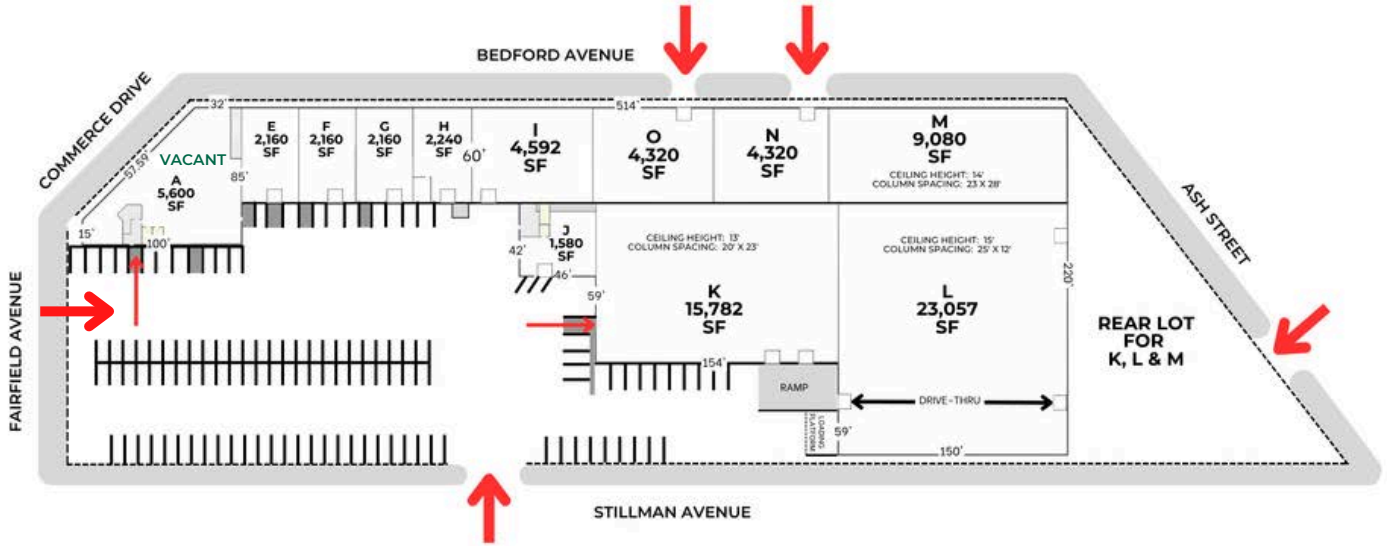
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

COMMERCE DRIVE BUSINESS PARK

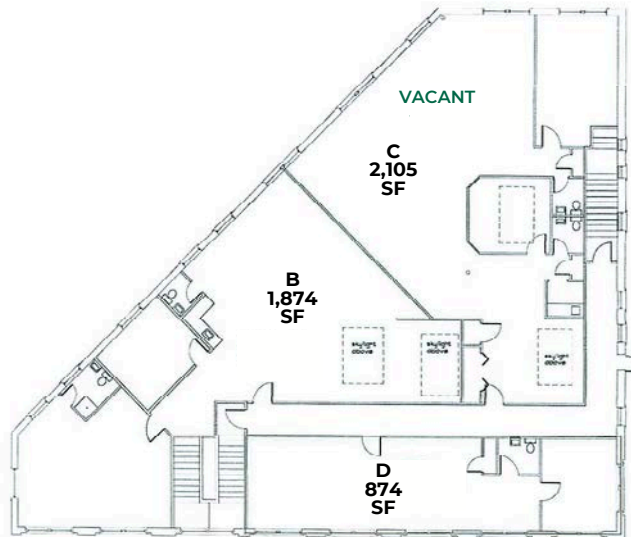
1730

COMMERCE DRIVE
BRIDGEPORT, CT
06605

SITE PLAN | FLOOR PLAN: FIRST FLOOR - 77,252 RSF



FLOOR PLAN: SECOND FLOOR



NOT TO SCALE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.