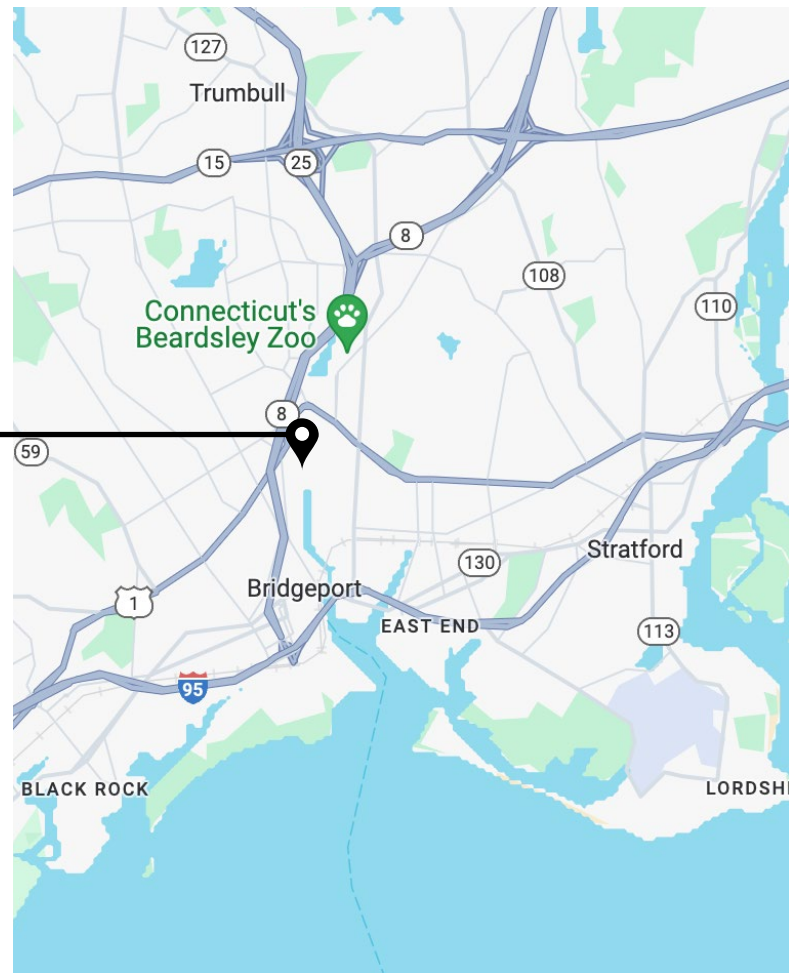


# 73 RIVER ROAD BRIDGEPORT CT



EAC Properties is proud to present 73 River St in Bridgeport. Situated in the heart of Bridgeport, this property offers a prime location in the state's industrial hub currently being used for storage. This stand-alone building is a testament to functionality and versatility. With ample space to accommodate a fleet of vehicles, heavy machinery, or storage needs, catering to a wide range of industries. Whether you're in manufacturing or logistics, this building offers convenient access to major transport arteries. The warehouse provides ideal space to optimize your operations with over 36,000 SF and being subdivisible.



## PROPERTY AVAILABLE FOR LEASE

Price available on request.

- .89 Acre Lot in Heavy Industrial Zone
- 36,462 Sf Building Available Oct
- 18,231 2nd Floor Available ASAP
- Owner Open to Subdivision, Flexible Use, and Terms
- 2 Loading Dock Doors with Levelers
- 1 Freight Elevator
- 1 Fenced Parking Lot + 1 Additional Lot
- Easy Access to I-95, Route 8, Route 15 & Public Transit

## DEMOGRAPHICS

Population 2023:

06604: 28,521 • Fairfield County: 965,140

Average Household Income:

06604 2023: \$63,349 • 06604 2028: \$71,909 (projected)

Average Disposable Income 2023:

06604: \$48,448 • Fairfield County: \$108,789

## CONTACT

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Amin@EAC-properties.com  
RES.0820201

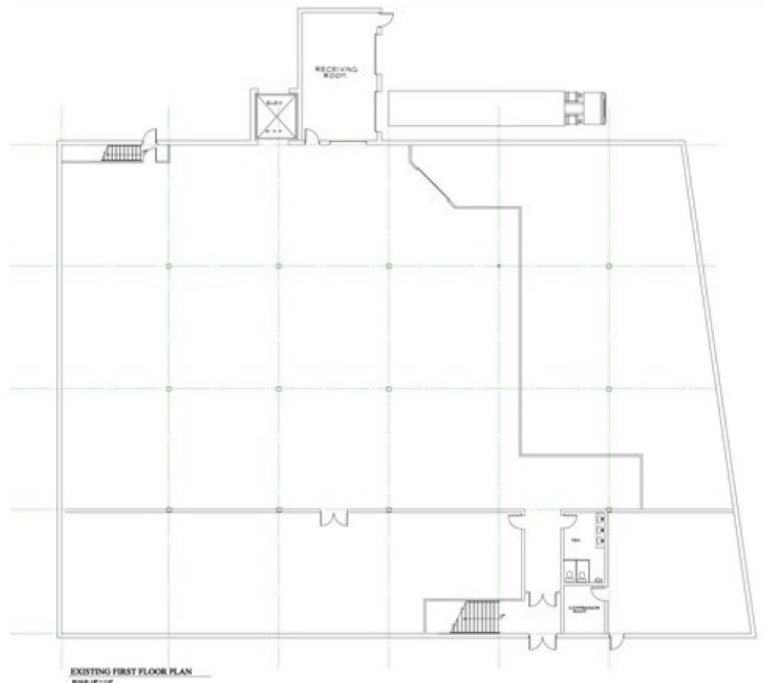
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# 73 RIVER ROAD, BRIDGEPORT, CT

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