

88-92 Howard Ave

88 Howard Ave, Bridgeport, CT 06605



88-92 Howard Avenue offers a highly functional heavy industrial property in Bridgeport, Connecticut with two buildings, open yard/lot area, high-bay industrial work areas, substantial electrical capacity, and an optional working marina component. The facility is built for operators who need real industrial utility, including 2,500 Amp electrical service, 6 overhead drive-in doors, 1 internal loading dock, high-bay clear-span areas, and a 1.5-year-old 3 Ton crane with both wired and wireless remotes. The property also includes an approximately 1,500 SF newly renovated office component, allowing office, administration, shop, and yard operations to be consolidated at one site.

Owner-provided plans identify Building A at 20,767 SF and Building B at 4,600 SF, for 25,367 SF of total building area. Building B includes garage and office layouts, and the property includes a recently improved office area suitable for an owner-user or operating business. The roof is reported to be less than 5 years old and to include structural improvements. The yard/lot area is open and clear, with grading designed for drainage, supporting equipment movement, material staging, vehicle circulation, and contractor or industrial operations.

The optional marina component is a separately fenced working marina with 26 boat slips for 35 ft boats. Owner reports that each slip has more than 10 ft of water at dead low tide. Because the marina is already fenced off from the industrial building/yard area, the property provides flexibility for buyers and users who want either a combined industrial and marine facility or a more traditional industrial building and yard configuration.

The immediate area is a compatible heavy industrial setting with low-maintenance neighboring uses. The current site owner also owns the only adjacent property and uses it for heavy construction equipment and material staging, which supports the industrial character of the immediate location.

This property is well suited for heavy construction companies, marine contractors, fabrication, industrial service, equipment staging, storage, trades, boat and marine service, and owner-users requiring power, crane service, drive-in access, yard functionality, and optional waterfront/marina utility in one Bridgeport location.

Price: Upon Request

- Heavy Industrial Area
- Waterfront
- Open Floor Plan

View the full listing here: <https://www.loopnet.com/Listing/88-Howard-Ave-Bridgeport-CT/40738959/>

Rental Rate:	Upon Request
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	26,432 SF
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Year Built:	1905 / 2023
Rental Rate Mo:	Upon Request

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Listing space

1st Floor	Space Available:	25,367 SF
	Rental Rate:	Upon Request
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Office Size:	1,500 SF
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	Negotiable

6 Drive In Doors & 1 Internal Dock

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bridgeport Industrial Parc LLC	-	
Pretty Marbles & Stone LLC	-	

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Location



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Property Photos



Google Earth



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88 Howard Ave

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Property Photos



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Property Photos



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Property Photos



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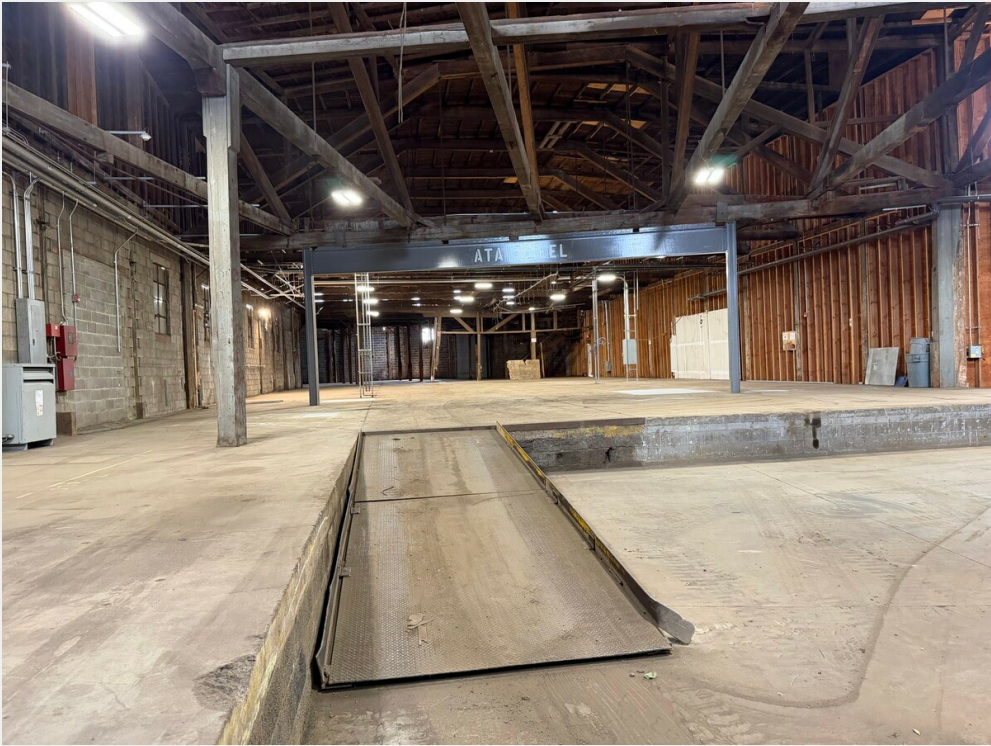
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Property Photos



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Property Photos



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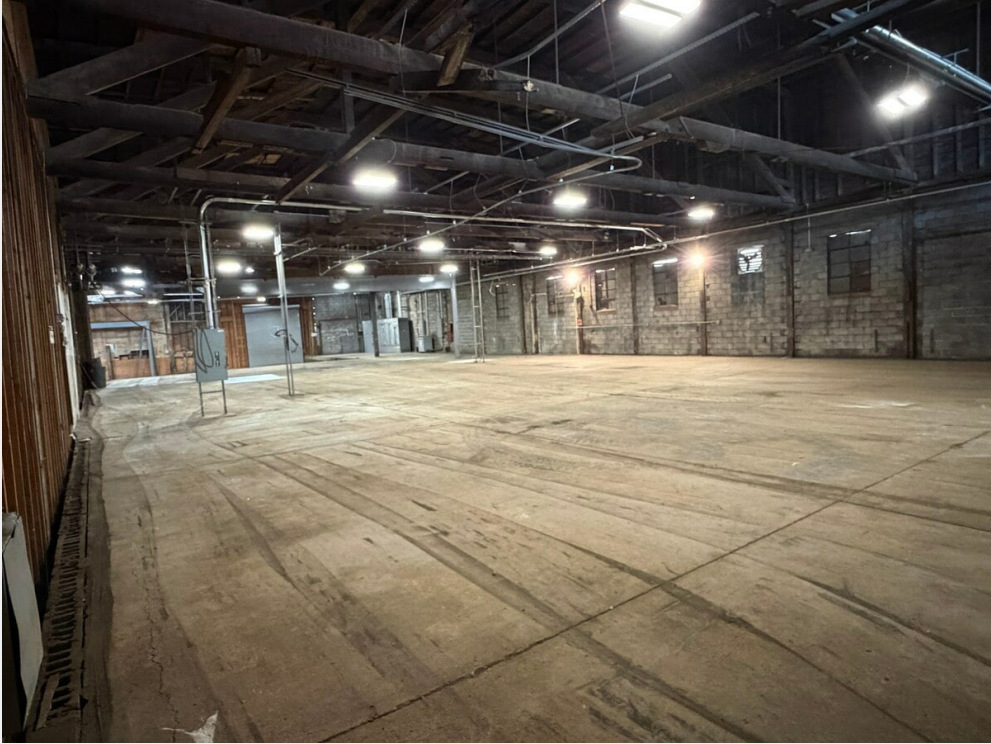
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Property Photos



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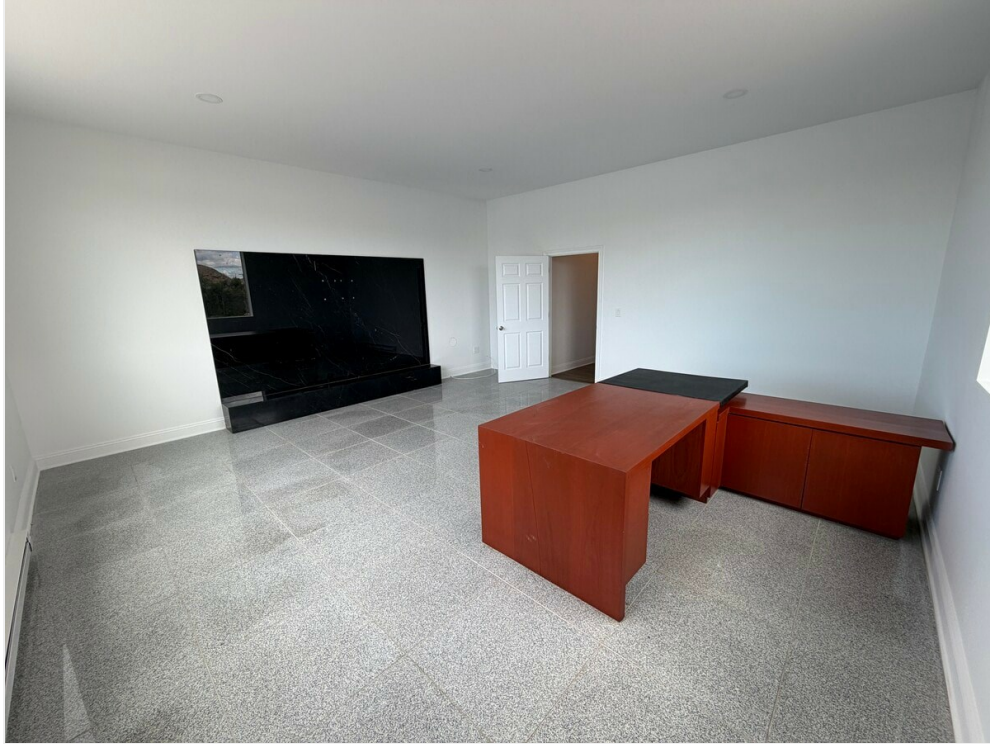


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Property Photos



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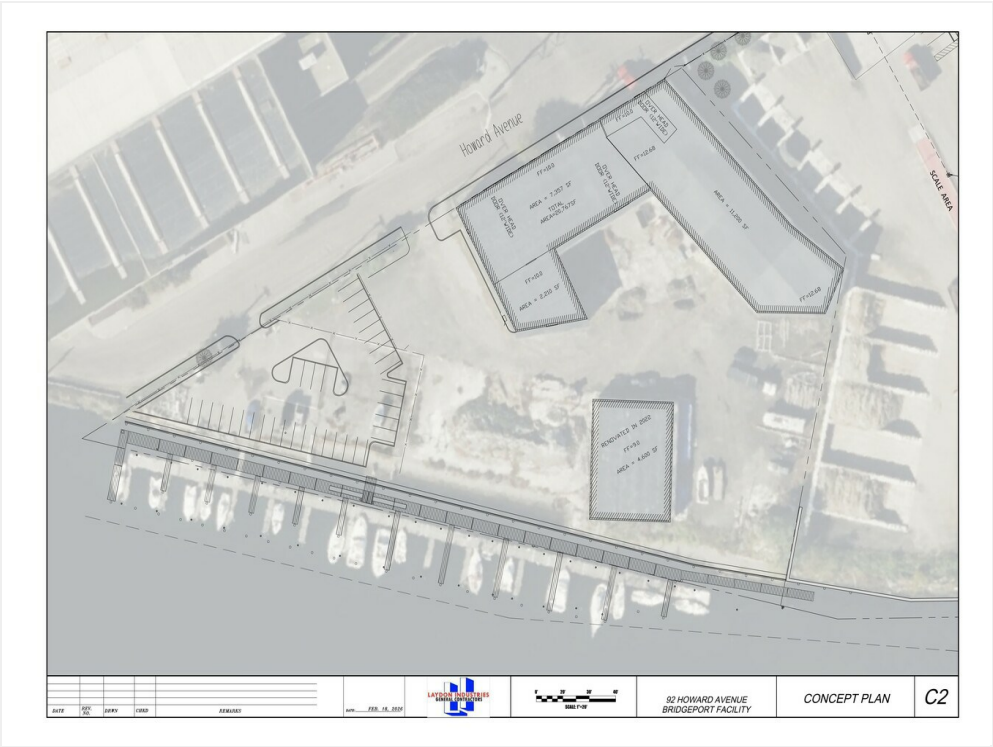


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Property Photos



88-92 Howard Ave Site & 2D Plans

Contact Info:
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FOR LEASE BY OWNER