

OFFERING MEMORANDUM

Warehouse & Yard For Sale

5 & 13 Roosevelt Street, Bridgeport, CT

FC FEBBRAIO
COMMERCIAL



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

 COMMERCIAL DIVISION™

OVERVIEW



Sale: \$995,000

- SF: 10,920
- Land: .87 Acres
- Taxes: \$14,092
- Access: 3 Overhead Doors
- Ceiling: 12-17"
- Zone: ILI - Light Industrial
- Power: 3 Phase

5 & 13 Roosevelt Street, Bridgeport, CT 06608

Febbraio Commercial is proud to present this industrial warehouse on just shy of an acre of land. Owned and operated by a construction company for 25 years while being used for heavy equipment storage and more. Here is a rare opportunity to take over a construction yard in Bridgeport that is well located and only 5 minutes from the I-95 connector.

The site consists of 4 warehouse sections with ceiling heights ranging from 12' - 17' and just under 1,000 SF of office space on two levels. This can be a great property for a user to come in and use the property the way it has been or renovate and clean the buildings up. As the photos show, the current owner has been able to store heavy equipment outside, piles of fill and stone. Seller financing available.



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AERIAL



CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

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Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



ABOUT CHRISTOPHER

Christopher Lara (also known as Chris or CJ) is a seasoned professional in Commercial Real Estate, boasting over a decade of experience. Chris started his career in industrial buildings and quickly fell in love with the range of businesses they can accommodate. Priding himself on understanding the unique features and limitations that an industrial building or site offers, allows clients to see firsthand why he chose this as a specialty.

Originally from New York, Chris has been a resident of Connecticut for over 20 years. As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past 2 years, he now plays a pivotal part overseeing all deals while focusing on investment sales.

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Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation