

Knowlton St

72-116 Knowlton St, Bridgeport, CT 06608



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Property Details

Mixed-Use Industrial Park in Bridgeport, CT discover the diverse opportunities at Knowlton Street Industrial Park, conveniently located at 68–124 Knowlton Street in Bridgeport, CT. This thriving industrial park features two buildings with a total of 11 versatile units designed to accommodate a wide range of uses, including warehouse, industrial, and office spaces. Building 1, 72-76 Knowlton St: 6 Units, 28,200 leasable square feet Building 2, 116 Knowlton St:6 Units 15,505 leasable square feet. Unit Sizes: Flexible layouts to meet tenant needs. Each unit is available on a gross lease structure, with real estate taxes included in the rent. Utilities are reimbursable and billed separately. This industrial park offers an ideal location for businesses seeking adaptable spaces in a dynamic and well-maintained setting. For more information or to schedule a tour, contact us today!

Price: \$10.05 - \$12.00 /SF/YR

- High Ceiling
- Well Lit

View the full listing here: <https://www.loopnet.com/Listing/72-116-Knowlton-St-Bridgeport-CT/30044304/>

Rental Rate:	\$10.05 - \$12.00 /SF/YR
Total Space Available:	3,500 SF
Max. Contiguous:	2,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	14,778 SF
Walk Score ®:	76 (Very Walkable)
Transit Score ®:	61 (Good Transit)
Rental Rate Mo:	\$0.84 /SF/MO

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Listing spaces

1st Floor Ste 2A

Space Available: 2,000 SF
Rental Rate: \$10.05 /SF/YR
Date Available: March 01, 2026
Service Type: [object Object]
Space Type: New
Space Use: Industrial
Lease Term: 1 - 20 Years

Unit 2A is a 2,000 SF versatile industrial garage space located on the 1st floor of Building 2, 116 Knowlton St. The unit features high ceilings and a private restroom (toilet/sink). Total monthly cost is \$2,125, broken down as: \$1,675 Base Rent plus a fixed \$450 monthly utility/maintenance fee (covers electric, gas, water, sewer, fire suppression, and general maintenance). Dedicated parking lot spaces are available for an additional \$25/space/month. High-visibility location in a well-maintained industrial park.

1st Floor Ste 2B

Space Available: 750 SF
Rental Rate: \$12.00 /SF/YR
Date Available: March 01, 2026
Service Type: [object Object]
Space Type: New
Space Use: Industrial
Lease Term: 1 - 20 Years

Unit 2B is a 750 SF versatile industrial/studio space located on the 1st floor of Building 2, 116 Knowlton St. The unit features 9 ft ceilings and a private restroom (toilet/sink). Total monthly cost is \$965, broken down as: \$750 Base Rent plus a fixed \$215 monthly utility/maintenance fee (covers electric, gas, water, sewer, fire suppression, and general maintenance). Dedicated parking lot spaces are available for an additional \$25/space/month. High-visibility location in a well-maintained industrial park.

2nd Floor Ste 2C

Space Available: 750 SF
 Rental Rate: \$12.00 /SF/YR
 Date Available: March 01, 2026
 Service Type: [object Object]
 Space Type: New
 Space Use: Industrial
 Lease Term: 1 - 20 Years

Unit 2C is a 750 SF versatile industrial/studio space located on the 2nd floor of Building 2, 116 Knowlton. The unit features 9 ft ceilings and a private restroom (toilet/sink). Total monthly cost is \$965, broken down as: \$750 Base Rent plus a fixed \$215 monthly utility/maintenance fee (covers electric, gas, water, sewer, fire suppression, and general maintenance). Dedicated parking lot spaces are available for an additional \$25/space/month. High-visibility location in a well-maintained industrial park.

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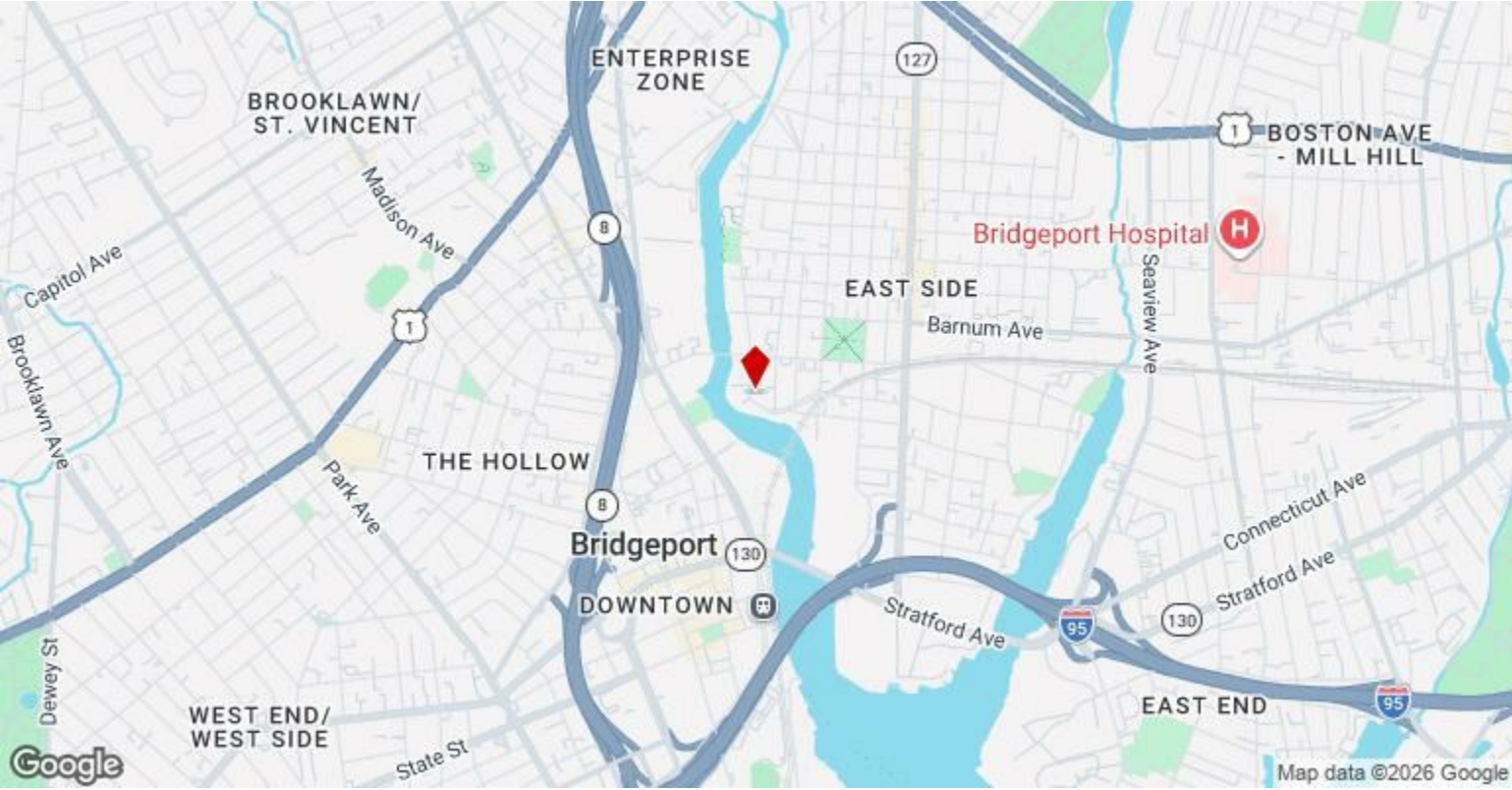
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Yankee Metals	14,100 SF	2028

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Location



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Property Photos



116 Front 2



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72 Knowlton St



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Property Photos



72 Knowlton St

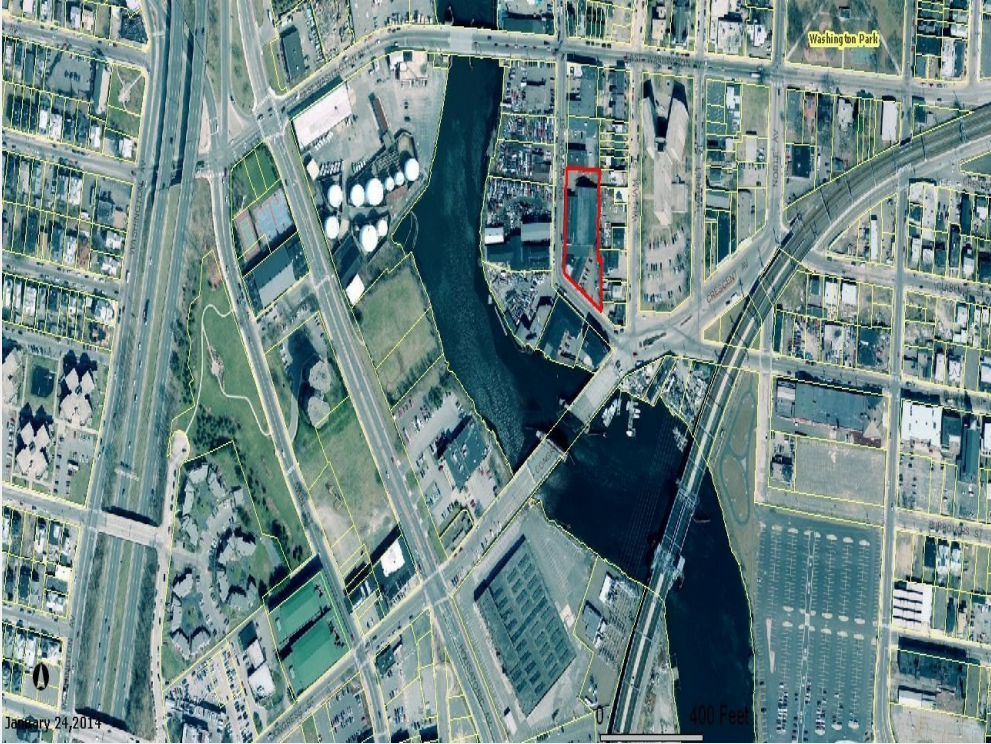


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Property Photos



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Jon Ball

jball1@costar.com

(203) 401-8505 Ext: 2091

501 S 5th St

Richmond, VA 23219