

# 10 ISLAND BROOK AVENUE BRIDGEPORT, CT 06606



**ANGEL**   
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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## ACQUISITION OPPORTUNITY: 47,876 SF Industrial Building with Full HVAC for Sale at \$6,950,000

Angel Commercial, LLC is pleased to present **10 Island Brook Avenue in Bridgeport, Connecticut**, for sale at **\$6,950,000**. This exceptional industrial property consists of a **47,876 SF** warehouse on a **2.4-acre gated lot** in an **Industrial (I) Zone**, providing excellent flexibility for a variety of industrial and commercial applications.

The building will be delivered vacant and features full HVAC, a wet sprinkler system, a security system, multiple racking systems, eight private offices, a breakroom, four restrooms, and a mezzanine used for additional storage. The building is equipped with multiple loading options allowing for efficient shipping and receiving operations. These include three dual-access loading docks: two enclosed docks with levelers on both sides and bumpers/seals on one side, and one open dock with a leveler on a single side. A secure, fully fenced perimeter enhances safety and provides controlled access. These features support a range of uses from warehousing and distribution to light manufacturing.

The Industrial (I) Zone provides broad flexibility for a variety of industrial and commercial operations. Permitted uses include light manufacturing, fabrication, and assembly; warehousing, storage, and distribution centers; wholesale trade and logistics operations; transportation and trucking facilities; packaging and processing operations; and ancillary office or maintenance spaces that support industrial activity. These permitted uses make 10 Island Brook Avenue ideal for businesses needing significant shipping and receiving capacity, large vehicle access, and secure on-site operations.

Strategically located one mile off Route 8 (Exit 2A), the property offers rapid access to major regional thoroughfares. The Bridgeport Train Station (Amtrak / Metro-North) is approximately two miles away, providing convenient commuter and intercity rail service. This combination of a prime location, modern infrastructure, and superior accessibility makes 10 Island Brook Avenue an outstanding investment opportunity for owner-users and investors alike.

### Financial Information

<b>Sale Price:</b>	\$6,950,000
<b>Real Estate Taxes:</b>	\$63,659.90 (2025)

### The Site

<b>Space Available:</b>	47,876 SF
<b>Total Building Size:</b>	47,876 SF
<b>Occupancy:</b>	Building will be Delivered Vacant
<b>Land:</b>	2.4 Acres
<b>Zoning:</b>	Industrial (I)
<b>Year Built:</b>	1977
<b>Construction:</b>	Pre-Finished Metal
<b>Stories:</b>	One
<b>Tenancy:</b>	Currently a Single Occupant

### Features

<b>Parking:</b>	Abundant
<b>Loading:</b>	3 Dual-Access Loading Docks: 2 Enclosed Docks with Levelers on Both Sides and Bumpers/Seals on One Side, and 1 Open Dock with a Leveler on a Single Side
<b>Ceiling Height:</b>	16' 10"
<b>Column Spacing:</b>	60' x 40'
<b>Amenities:</b>	Wet Sprinkler System, Mezzanine, Building Signage, Security System, Energy Efficient Lighting, Gated Lot, Eye Wash Station, High-Voltage Electrical Transformer, Multiple Racking Systems

### Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Gas
<b>Power:</b>	1,200 Amps, 600 Volts, 3-Phase, 4-Wire & 800 Amps, 600 Volts, 3-Phase, 4-Wire





## EXCEPTIONALLY EQUIPPED INDUSTRIAL PROPERTY



47,876 SF  
on 2.4 Acres



16' 10"  
Ceiling  
Height



Three Dual Access  
Loading Docks  
with Levelers



Abundant  
Parking





## MINUTES FROM ROUTE 8 & NEAR POPULAR AMENITIES



Amenities include restaurants, retail stores, and banks.



Minutes to Route 8, Exit 2A, and the Bridgeport Train Station.



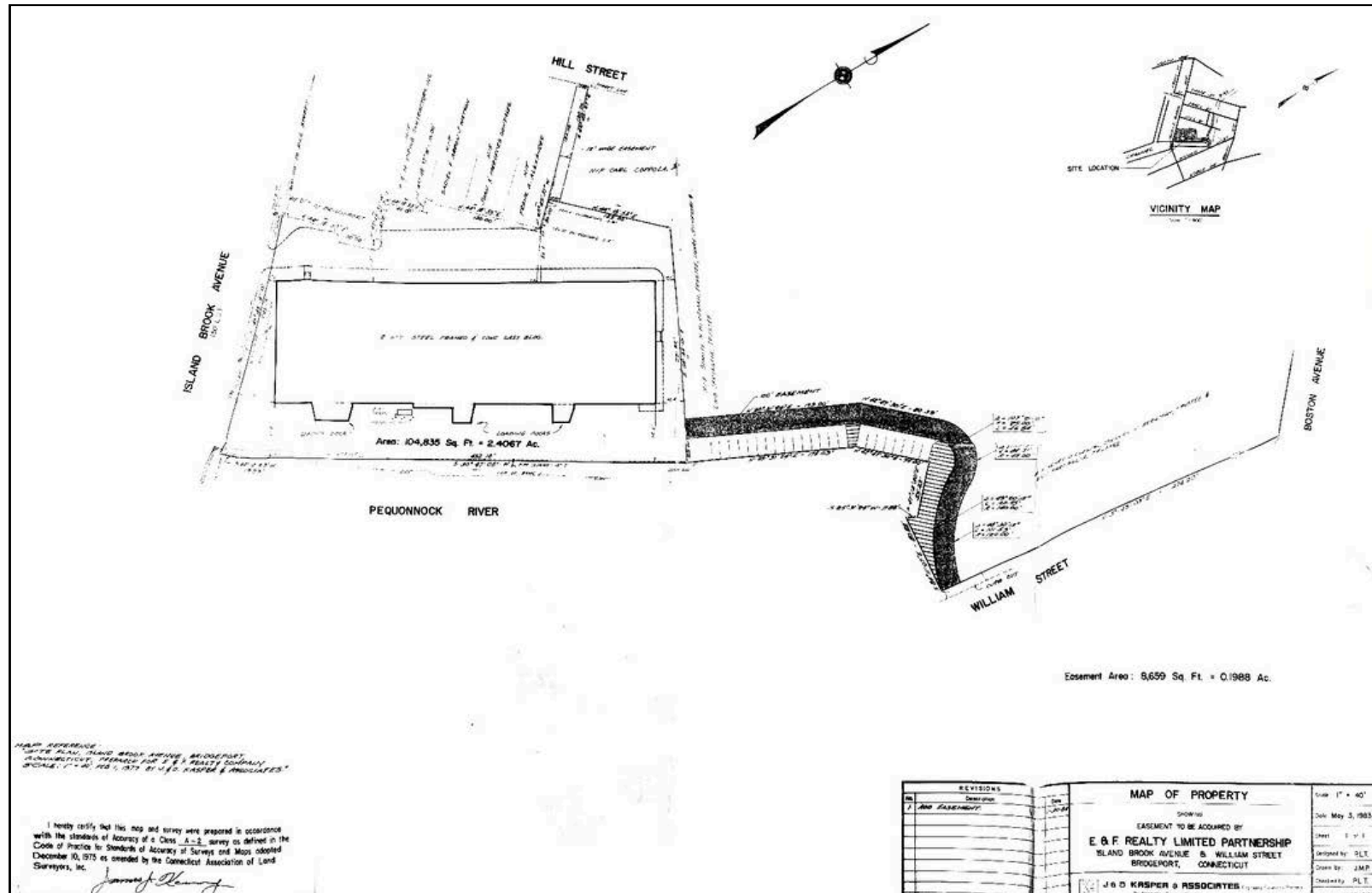
## PARCEL PLAN

2.4 Acres



# SITE PLAN

# 2.4 Acres

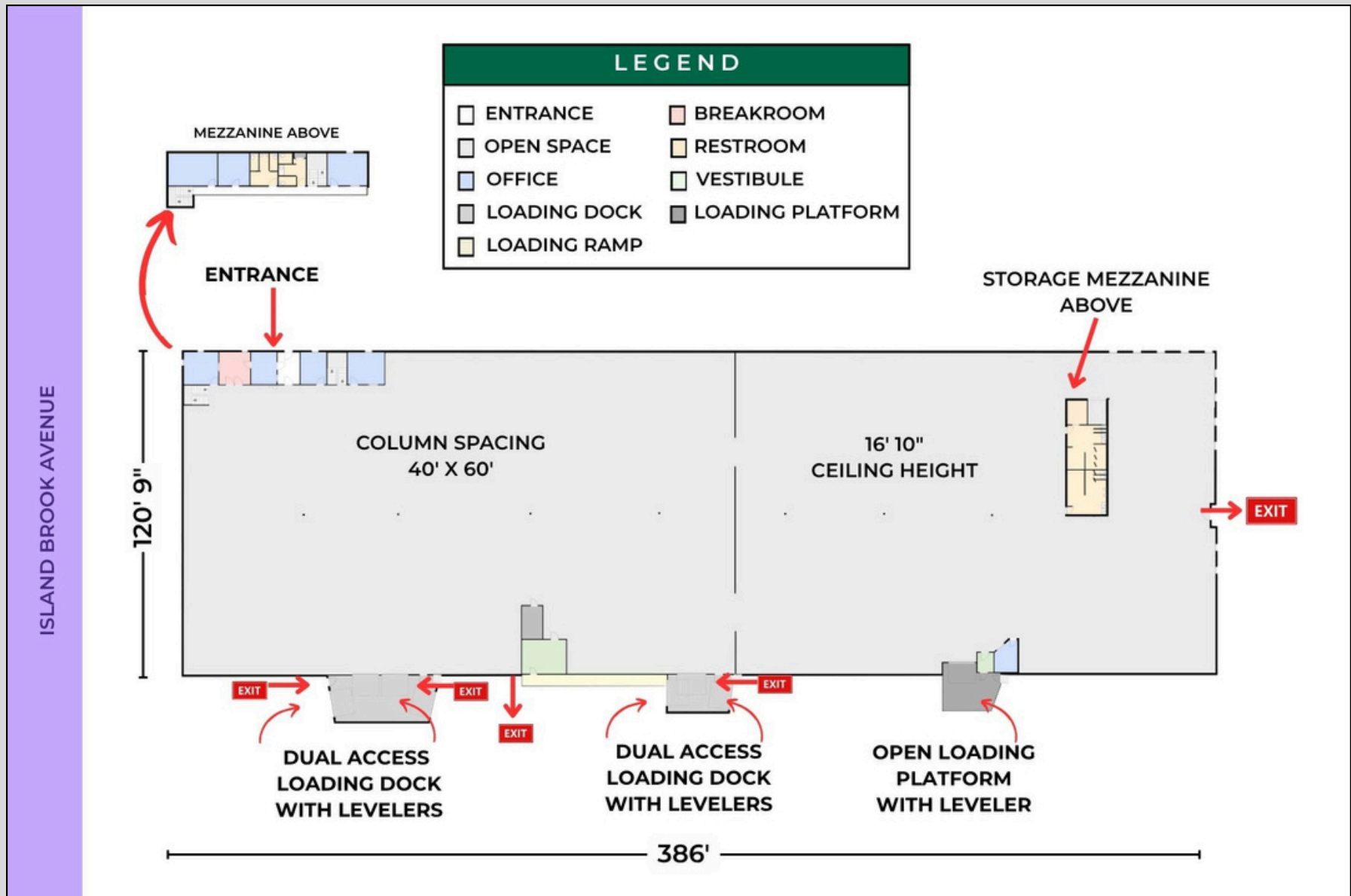


Please note that the acreage on the field card does not match the site plan.

# FLOOR PLAN

47,876 SF

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.





**MAIN ENTRANCE**



**BACK ENTRANCE**



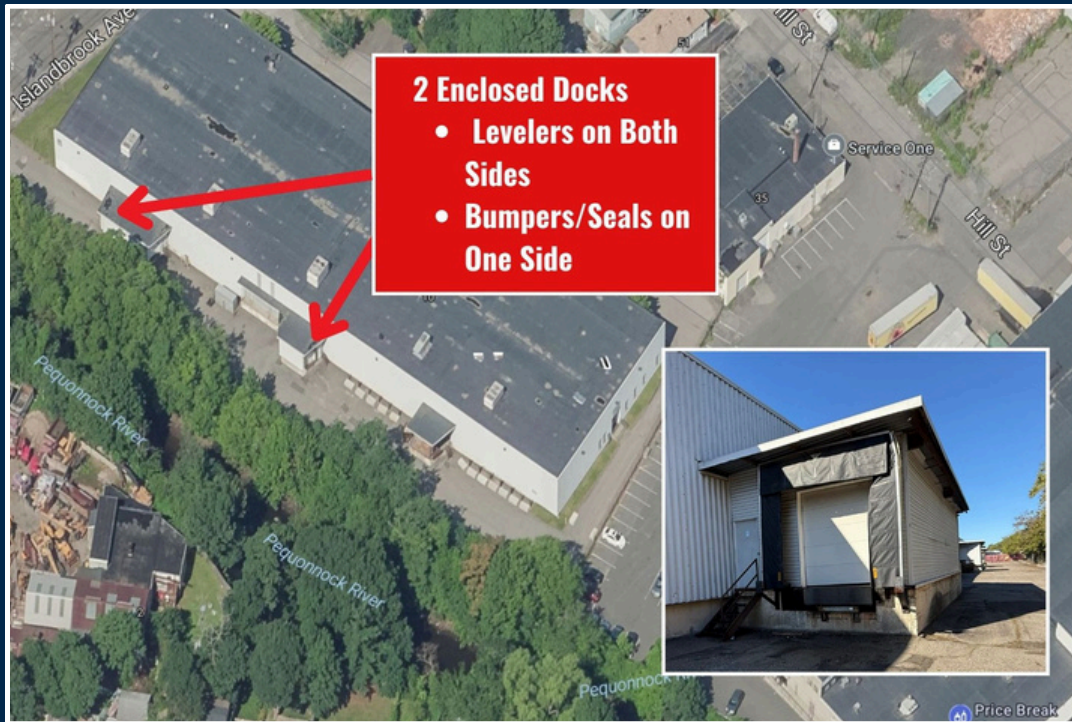
**FULLY GATED LOT**



**ABUNDANT PARKING**

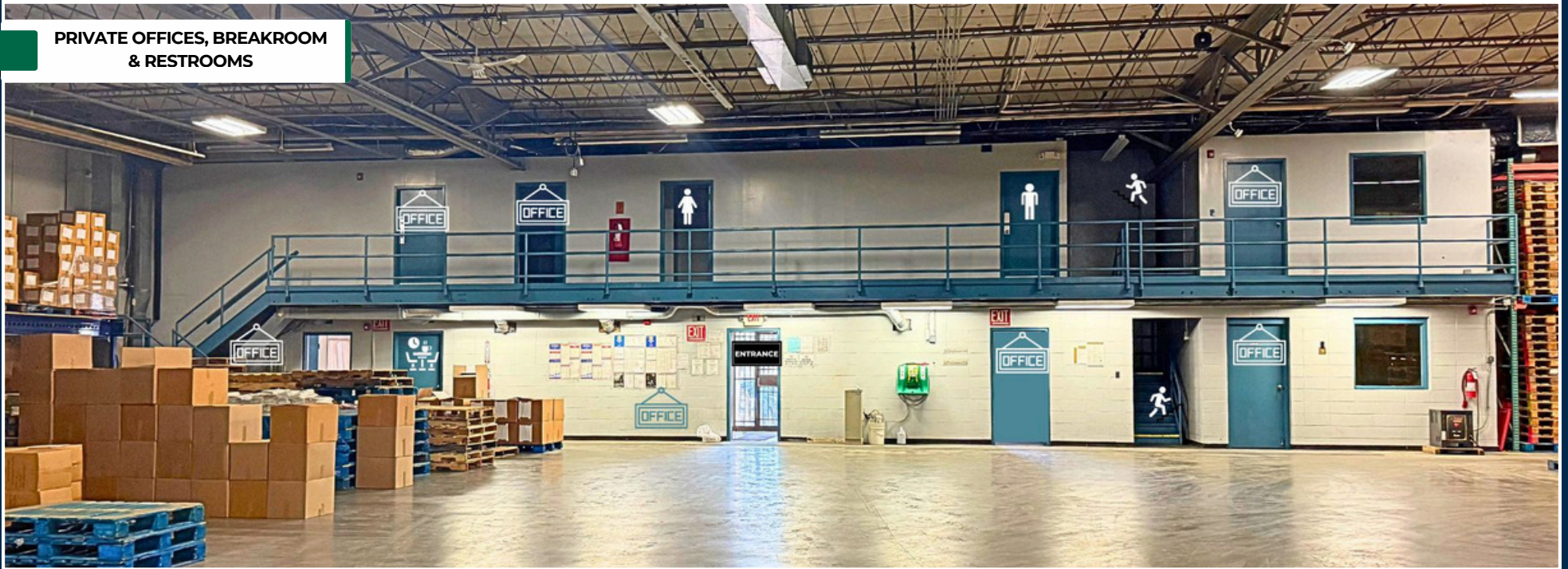








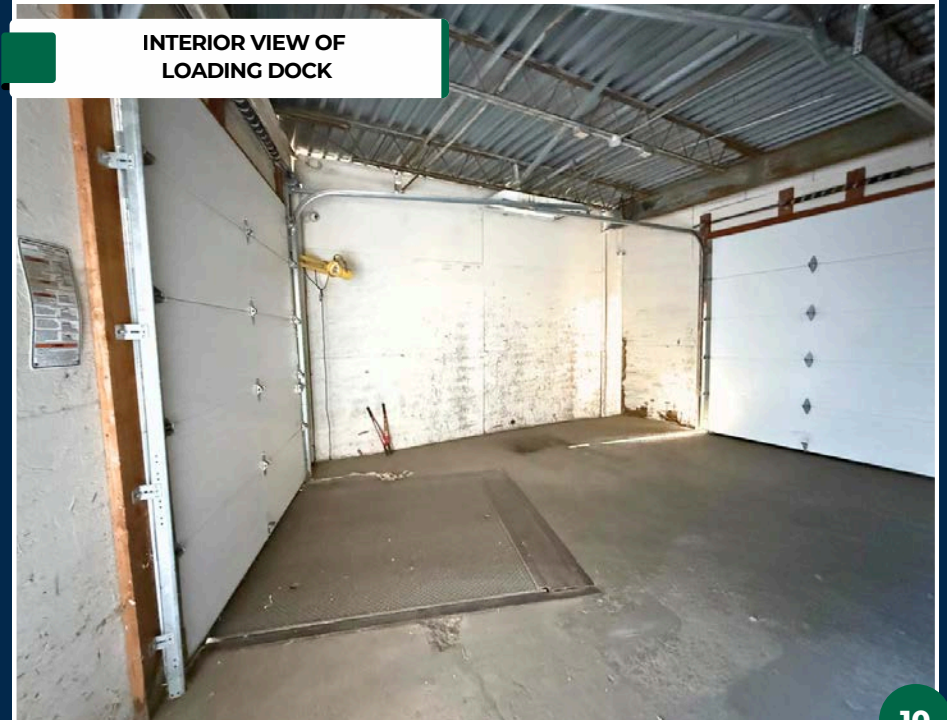
**PRIVATE OFFICES, BREAKROOM  
& RESTROOMS**



**TWO RESTROOMS WITH  
STORAGE MEZZANINE ABOVE**

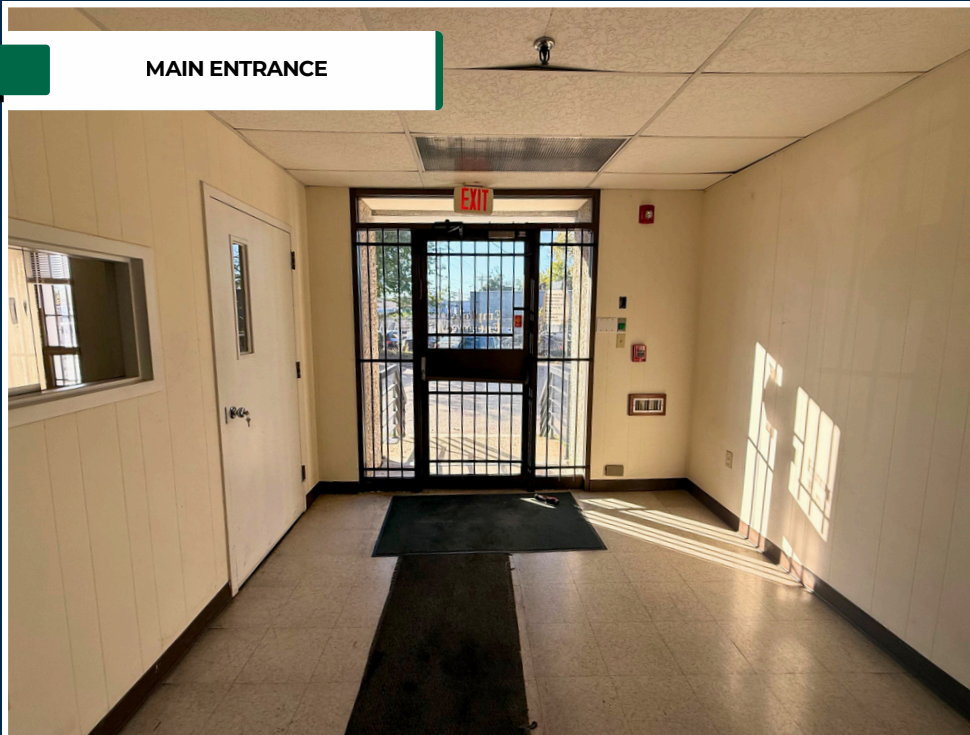


**INTERIOR VIEW OF  
LOADING DOCK**





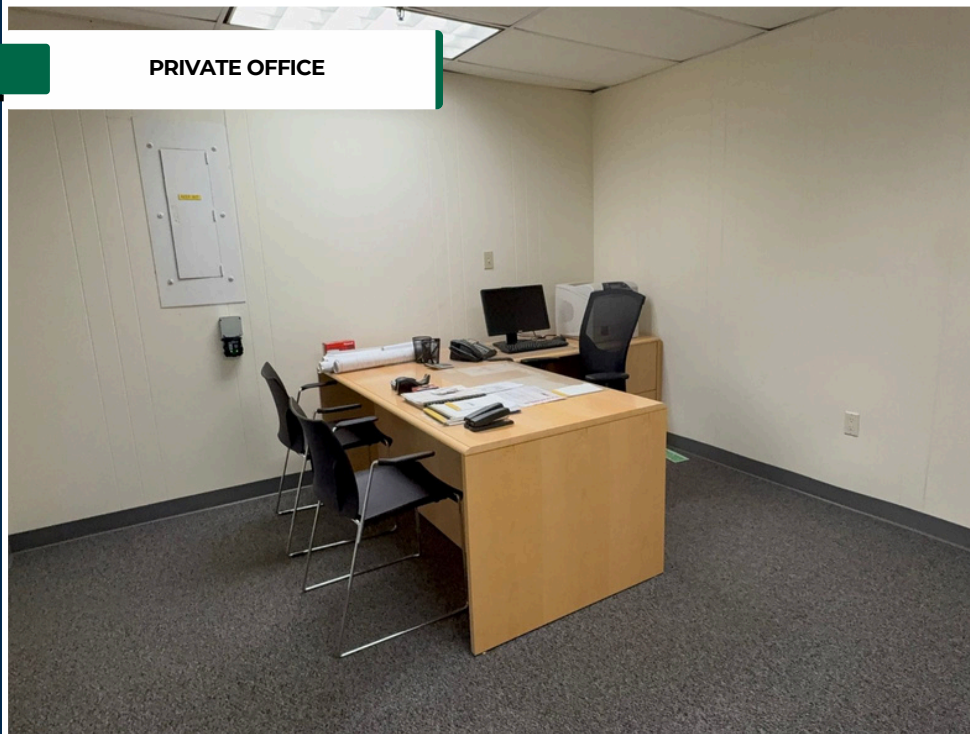
**MAIN ENTRANCE**



**BREAKROOM**



**PRIVATE OFFICE**

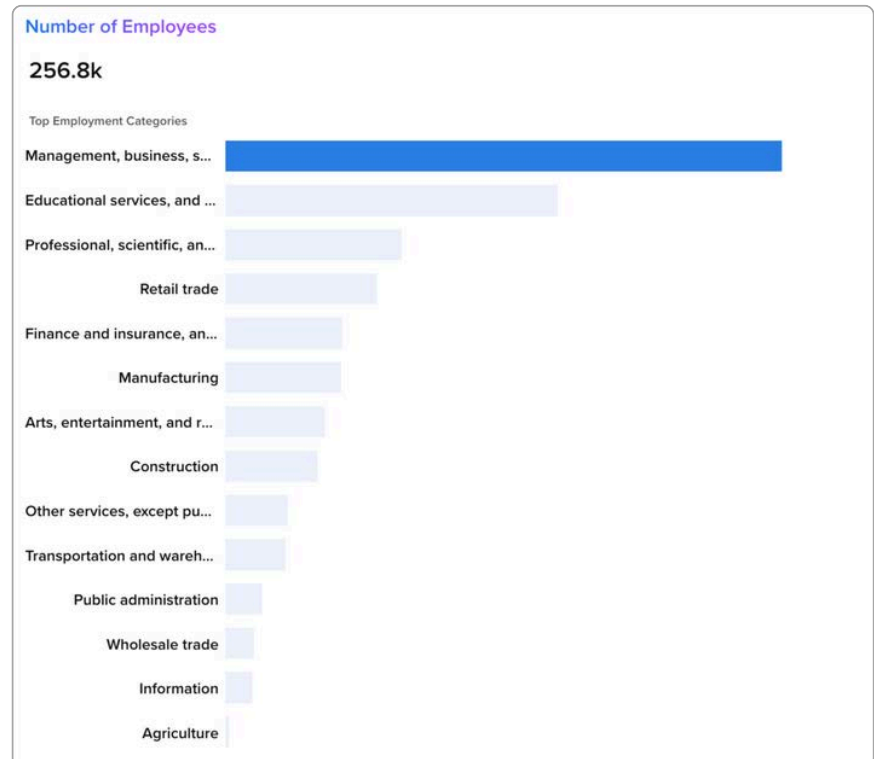
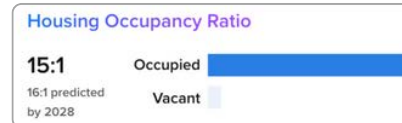
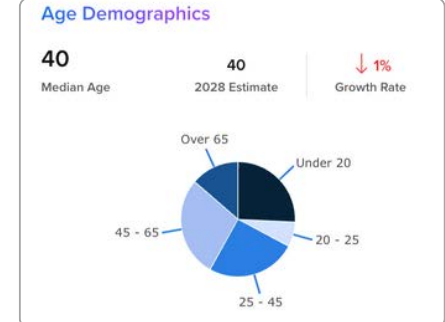
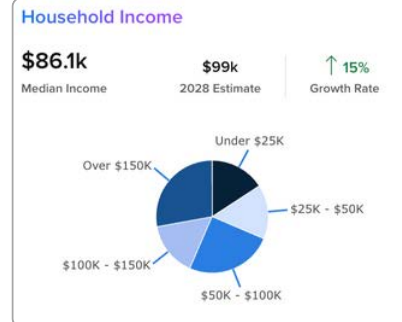
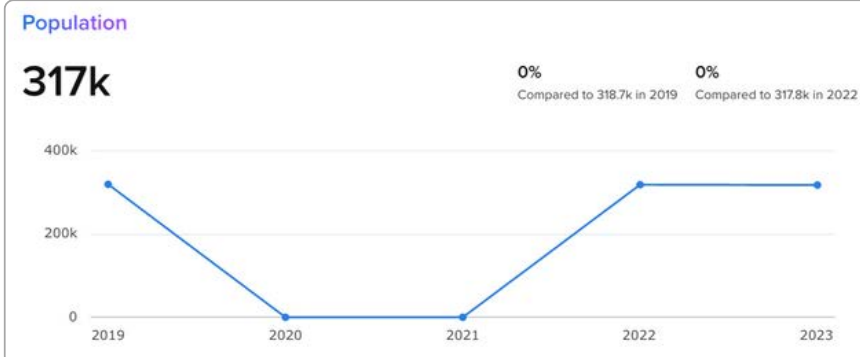
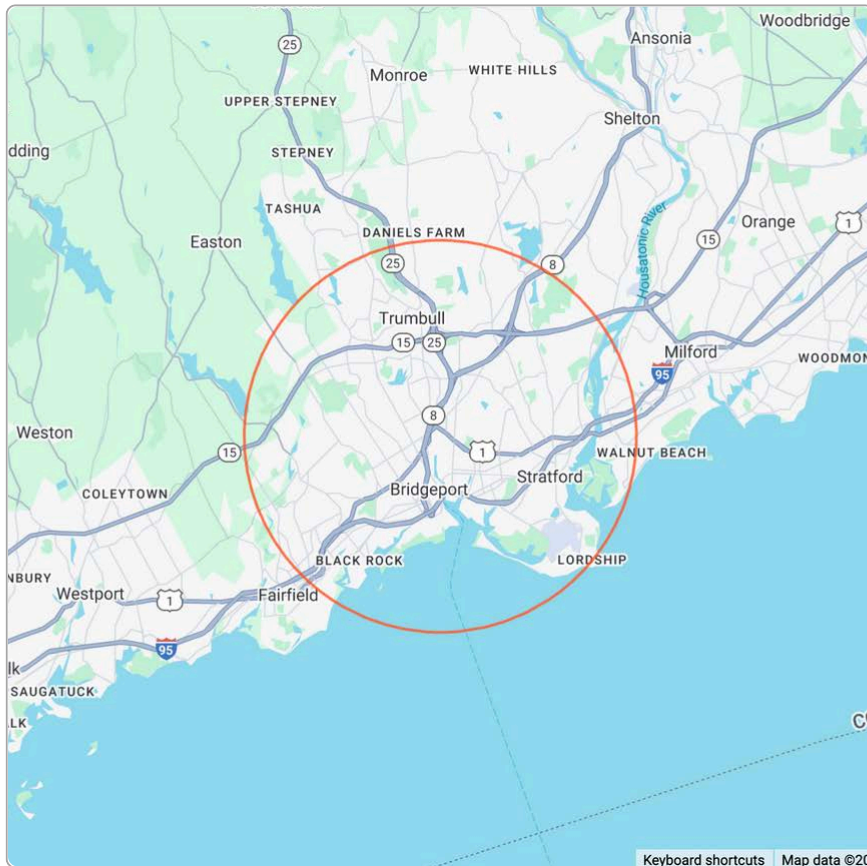


**TWO SETS OF MEN'S & WOMEN'S  
RESTROOMS**





# DEMOGRAPHICS: FIVE MILES





## NEXT STEPS

**10** ISLAND BROOK AVENUE  
BRIDGEPORT, CT  
06606



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



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