



**1625** RAILROAD AVENUE  
BRIDGEPORT, CT  
06605



Frame for Signage



EXIT RAMP

RAILROAD AVENUE

Digital Rendering

**ANGEL**   
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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# Industrial Property at I-95 Exit Ramp in a Designated Opportunity Zone for Sale at \$800,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to offer a **7,200 SF** industrial building on **0.62 acres** at an I-95 exit ramp at **1625 Railroad Avenue in Bridgeport, Connecticut**, for **\$800,000**. Ideally situated near the Fairfield town line at the gateway to the Black Rock neighborhood, the property is visible from I-95 and is located within both a **Designated Opportunity Zone** and an **Enterprise Zone**, offering potential tax advantages for qualified investors.

The one-story, 80' x 90' rectangular building features a 10' 6" ceiling height, an overhead door leading to an uncovered loading platform, and a rooftop frame for signage with highway visibility; installation or use of rooftop signage requires a special permit. A small metal quarter-pipe skateboard ramp remains next to the platform from its previous use as a skateboard shop and skate park. The property is adjacent to G-Force Motorsports, LLC and Aluminum Finishing Company.

Zoned Residential-Office Center (RX-2), the site allows for a broad range of commercial development opportunities, providing flexibility for developers, investors, and end-users. Its proximity to the I-95 Exit 25 southbound ramp offers strong visibility potential from I-95.

The property sits directly across from McDonald's, just off the I-95 Exit 25 southbound ramp. The Fairfield Metro/Black Rock Train Station is less than two miles away, and a Bridgeport Transit bus stop at Fairfield Avenue and Pine Street is just steps away. The surrounding area offers numerous retail and service amenities, including Starbucks, Wendy's, Chase Bank, Chaves Bakery, and several auto dealerships—enhancing convenience and appeal for future development.

This is a unique opportunity to acquire an industrial property in one of Bridgeport's most active and evolving commercial corridors.

## FINANCIAL INFORMATION

<b>Sale Price:</b>	\$800,000
<b>Real Estate Taxes:</b>	\$18,630.50 (2025)
<b>Eligibility:</b>	Designated Opportunity Zone & Enterprise Zone

## THE SITE

<b>Space Available:</b>	7,200 SF
<b>Total Building Size:</b>	7,200 SF
<b>Land:</b>	0.62 Acres
<b>Zoning:</b>	Zoned Residential-Office Center (RX-2)
<b>Year Built:</b>	1964
<b>Construction:</b>	Concrete / Cinder Block
<b>Stories:</b>	One
<b>Tenancy:</b>	Single

## FEATURES

<b>Parking:</b>	Abundant
<b>Ceiling Height:</b>	10' 6"
<b>Column Spacing:</b>	21' 7" x 48' 6"
<b>Loading:</b>	One Overhead Door on an Uncovered Loading Platform
<b>Amenities:</b>	Skateboard Ramp, Roof Frame for Signage

## UTILITIES

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>Power:</b>	Requires Service

DEMOGRAPHICS	3 MILES	5 MILES
<b>Population:</b>	197.2k	287.4k
<b>Median HH Income:</b>	\$70.9k	\$82.3k



## CONVENIENT LOCATION WITH NEARBY AMENITIES



Fitness  
Gym



Restaurants  
& Fast Food



Hotels



Financial  
Institutions



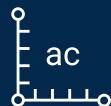
Retail  
Stores



## WELL POSITIONED INDUSTRIAL PROPERTY



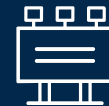
Overhead Door on  
Loading Platform



0.62 Acres at  
I-95 Exit Ramp



Highway  
Visibility



Rooftop Signage Potential  
(with special permit)

# UNLOCK EXCEPTIONAL TAX INCENTIVES IN BRIDGEPORT, CT



## Invest in a Property Located in a Designated Opportunity Zone & Enterprise Zone

Bridgeport, Connecticut offers powerful **state** and **federal tax advantages** for qualifying investments—making it one of the most compelling markets for developers, investors, and business owners. Properties located within both a Federal Opportunity Zone and a State Enterprise Zone unlock dual benefits that can significantly enhance your return on investment.



### STATE OF CONNECTICUT ENTERPRISE ZONE PROGRAM

#### BENEFITS

- **Up to 80% Property Tax Abatement for 5 Years** - Qualifying improvements or newly constructed buildings may be eligible for major municipal property tax savings.
- **Corporate Business Tax Credits** - Eligible businesses may receive up to a 25% corporate business tax credit for 10 years.
- **Sales Tax Exemptions** - Certain machinery, equipment, and construction materials may qualify for sales tax relief.
- **Job Creation Incentives** - Businesses creating jobs in the zone may receive additional hiring incentives and state support.



### FEDERAL OPPORTUNITY ZONE PROGRAM

#### BENEFITS

- **Capital Gains Tax Deferral** - Investors can defer paying federal capital gains taxes by reinvesting their eligible gains into a Qualified Opportunity Fund (QOF). The specific benefits available depend on when the investment is made, due to the One Big Beautiful Bill Act (OBBBA) changes effective in July 2025.
- **Tax-Free Growth** - Hold the investment for 10+ years, and all appreciation on the Opportunity Zone investment becomes tax-free—no federal capital gains upon sale.

*Investors should consult with a tax advisor to understand how these rules apply to their specific situation, as timing and compliance are critical for maximizing benefits.*

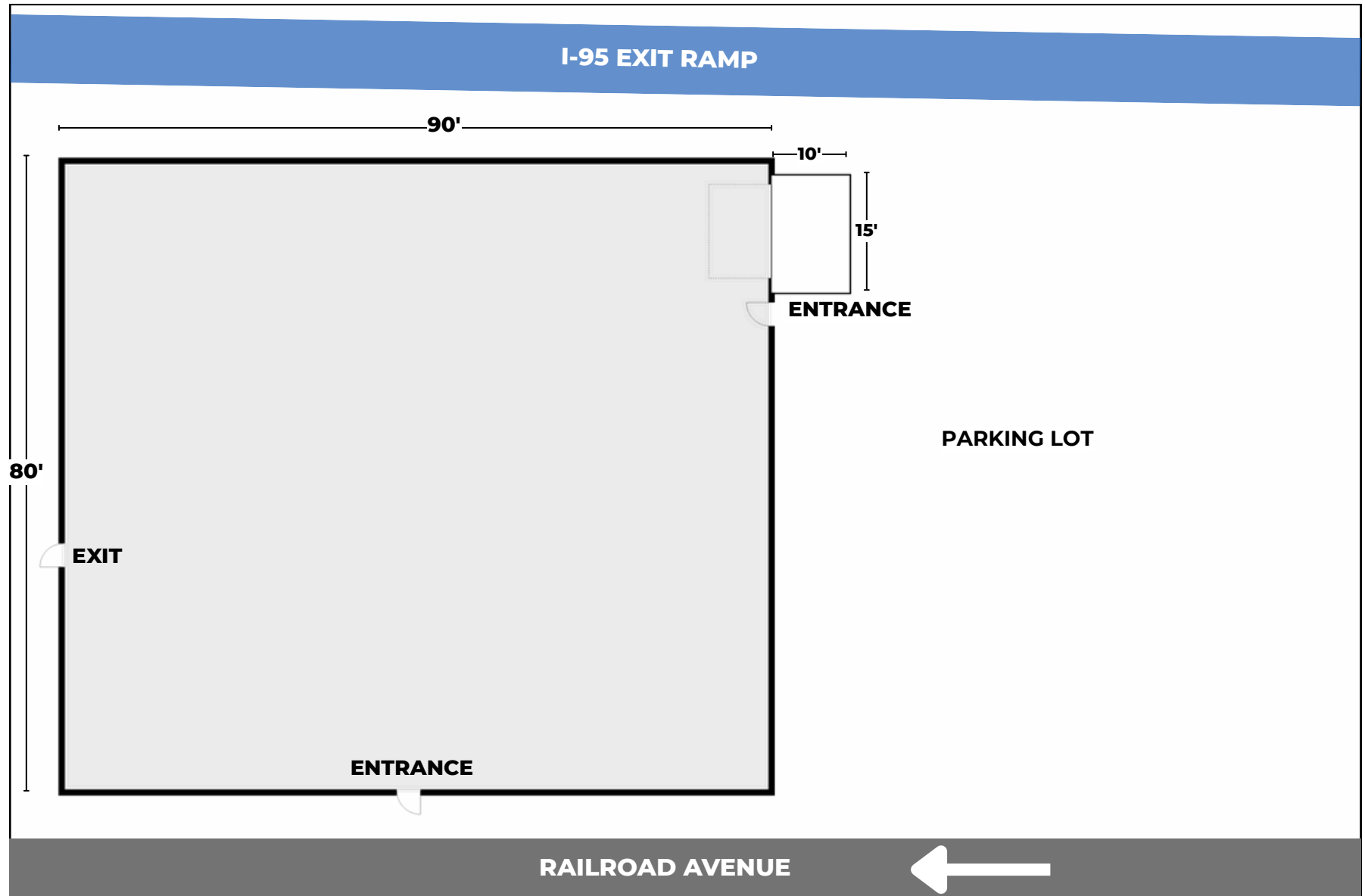
## PARCEL MAP

0.62 ACRES



# FLOOR PLAN

7,200 SF



**LOADING PLATFORM  
WITH OVERHEAD DOOR**



AI ENHANCED

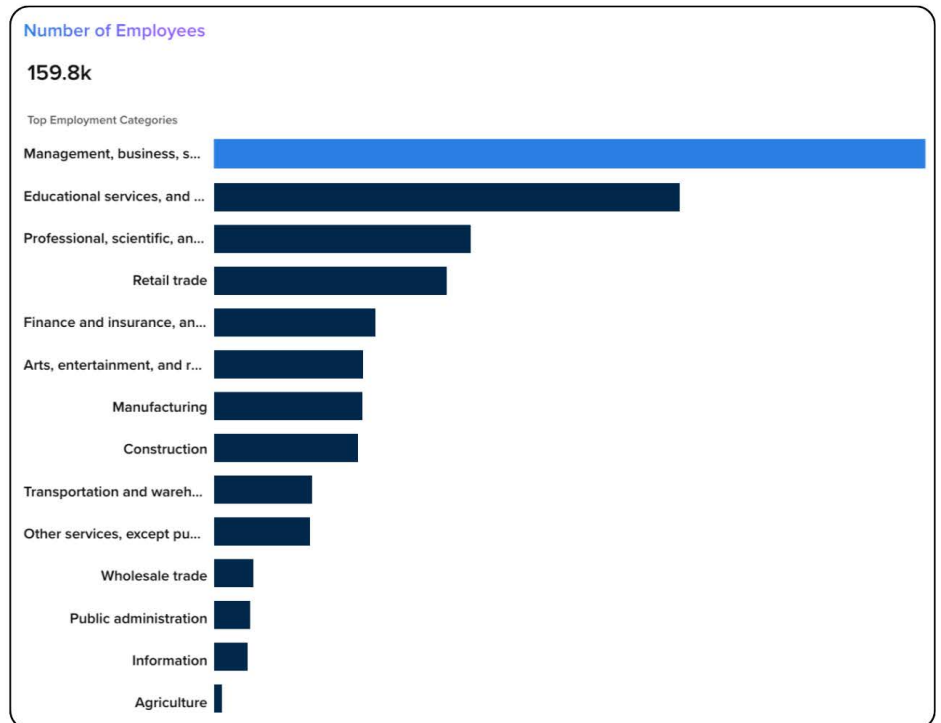
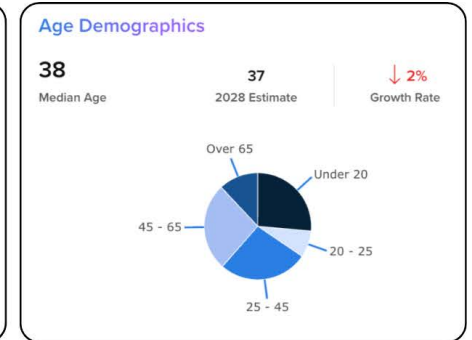
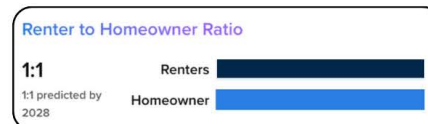
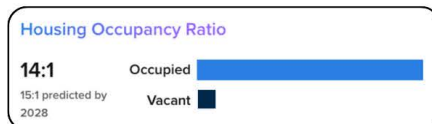
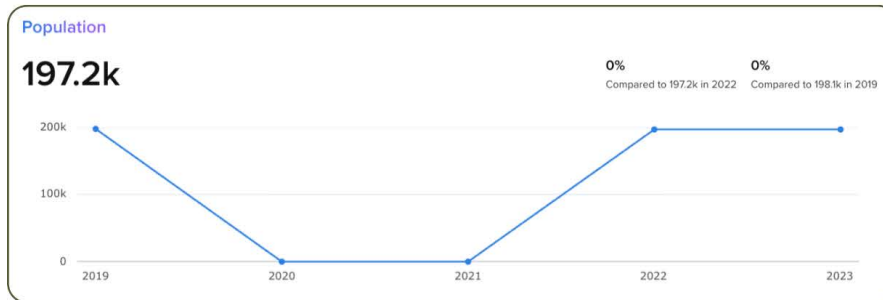
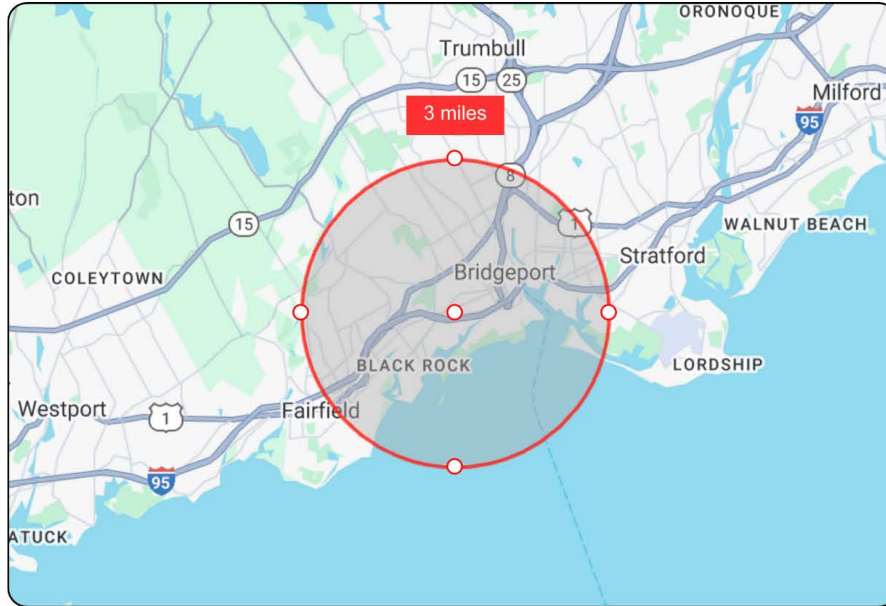
**PREVIOUSLY USED AS  
A PRIVATE SKATEBOARD AREA**



**VISIBILITY FROM  
I-95 EXIT RAMP**



# DEMOGRAPHICS: THREE MILES



## NEXT STEPS

**1625** RAILROAD AVENUE  
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VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



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CALL BROKER

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