



INDUSTRIAL  
BUILDING

745 HANCOCK AVENUE BRIDGEPORT CT, 06605  
MANUFACTURING SITE RIGHT OFF I-95

## PROPERTY OVERVIEW



Ground Floor - 5500 RSF  
With Basement / .4 Acre Lot  
14 Ft Ceiling Height



On site parking



\$7000/mo  
Plus Utilities



Neighboring Tenants - Akdo,  
Starbucks, McDonalds, O'Reilly's Tire



Side lot with access to  
Fairfield Avenue



Three Blocks from I-95 Exit 25



203-984-3490

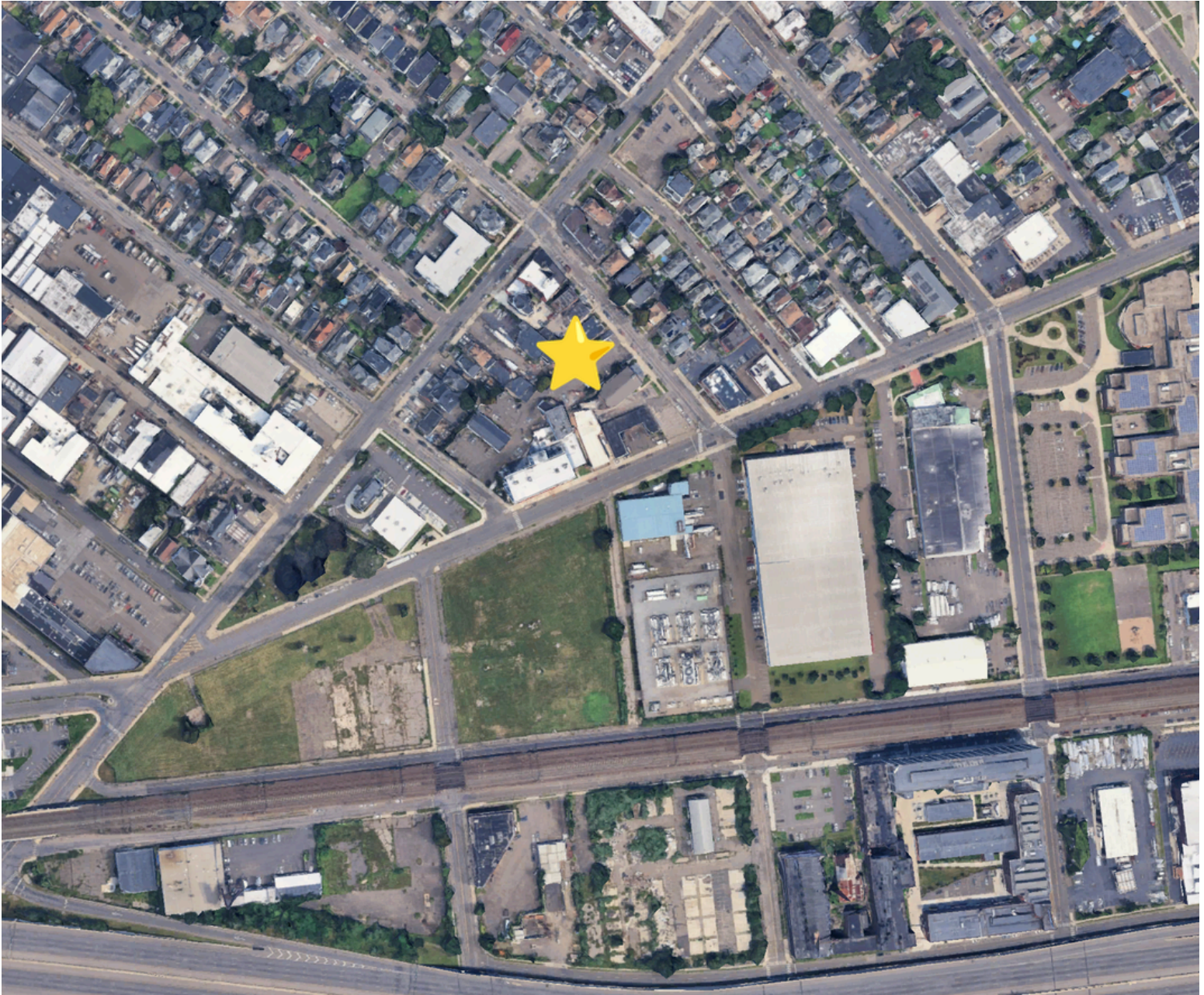
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**745 Hancock  
Avenue**

## DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
Population	83,681	259,663	423,528
Daytime Employees	36,507	100,634	196,905

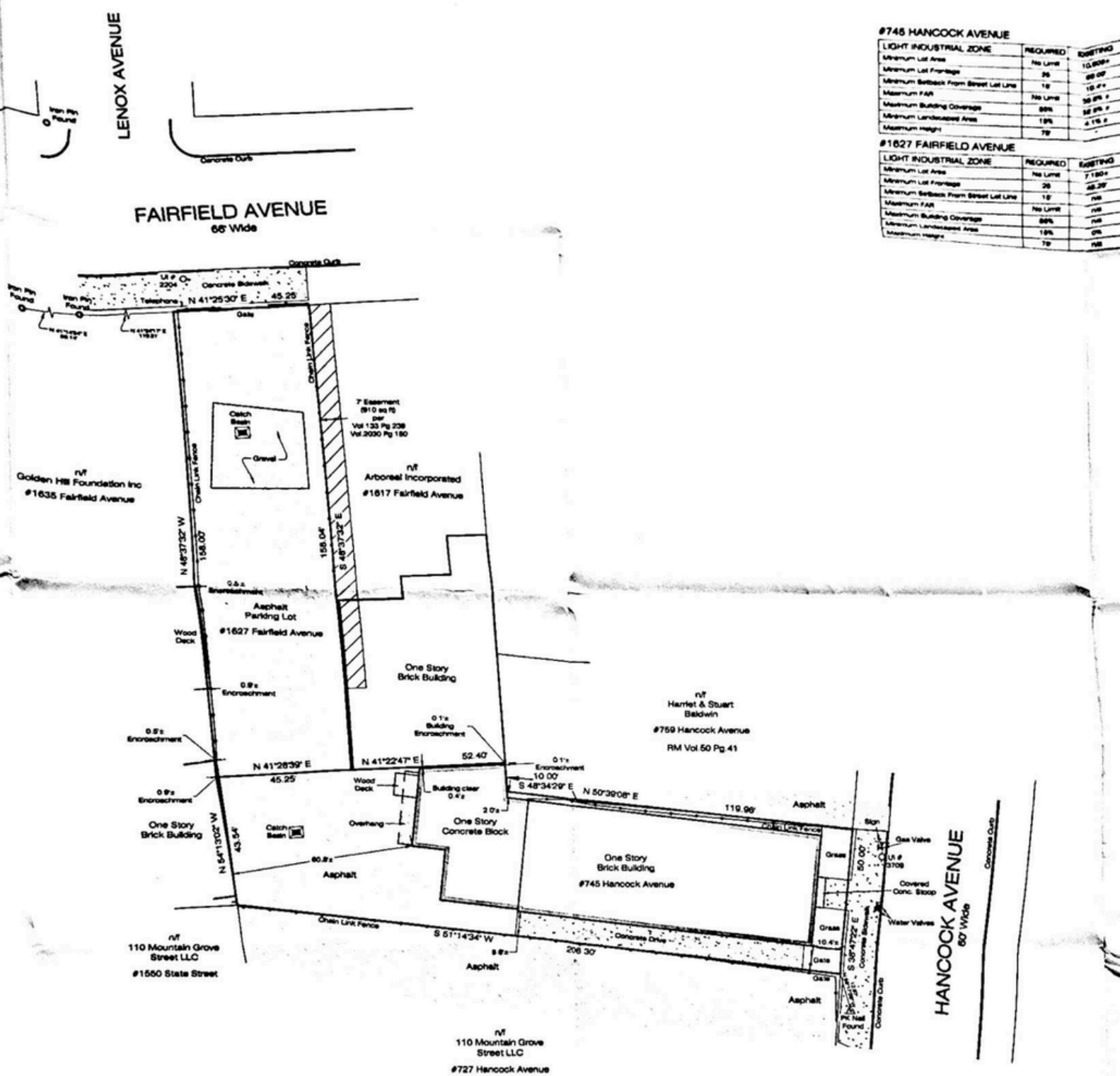


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**#745 HANCOCK AVENUE**

LIGHT INDUSTRIAL ZONE	REQUIRED	EXISTING
Minimum Lot Area	No Limit	10,500±
Minimum Lot Frontage	25	60.00'
Minimum Setback From Street Lot Line	10	10.00'
Maximum FAR	No Limit	50.00±
Maximum Building Coverage	50%	50.00±
Minimum Landscaped Area	10%	± 10.00±
Maximum Height	7'	-

**#1627 FAIRFIELD AVENUE**

LIGHT INDUSTRIAL ZONE	REQUIRED	EXISTING
Minimum Lot Area	No Limit	7,150±
Minimum Lot Frontage	25	45.25'
Minimum Setback From Street Lot Line	10'	N/A
Maximum FAR	No Limit	N/A
Maximum Building Coverage	50%	N/A
Minimum Landscaped Area	10%	0%
Maximum Height	7'	N/A



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