

FOR LEASE

Warehouse
± 77,000 SF



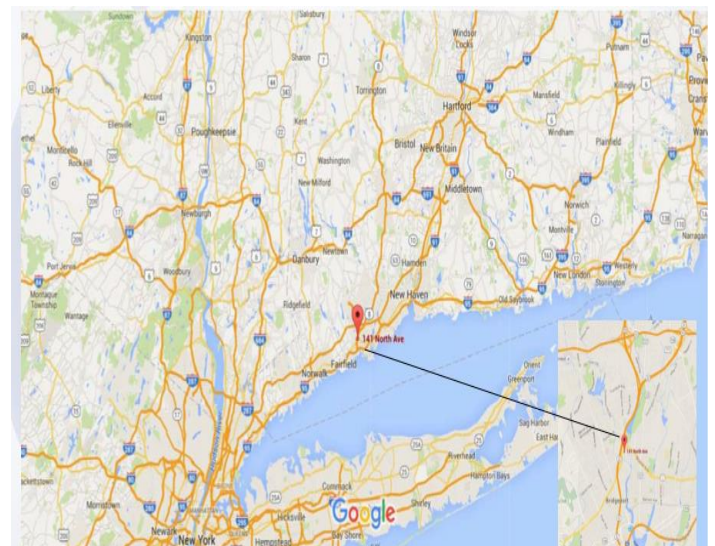
141 North Avenue, Bridgeport, CT

For additional information or to request a showing please contact the Exclusive Agents

David Flayhan: 203-858-2437

dflayhan@colonialrealty.net

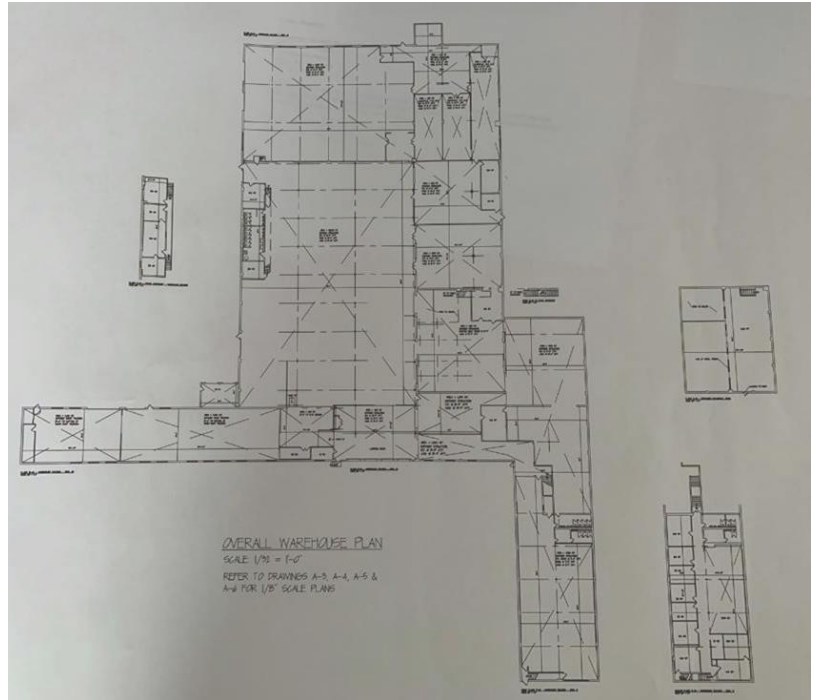
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Property Highlights:

- Construction: Masonry
- Ceiling Height: Varies - 12' to 18'
- Number of flrs: Primarily single story
- Loading: 4 Docks
10 Drive-Ins
- Heat: Gas
- Utilities:
 - Electric: 1,200 amps @ 208v
3,600 amps @ 480v
 - Water: City
- Sewer: City
- Parking: Abundant
- Zoning: Industrial-Light Zone (I-L)
- Occupancy: Flexible
- Asking Price: \$10.00 SF NNN
- **Approved for Self-Storage and Cannabis**
- Within the Enterprise Zone



Building Comments:

- Manufacturing/Warehouse facility, desirable North-End Bridgeport location
- Excellent access to Routes 8 & 25 and Interstate I-95
- Move in ready

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