

# AVAILABLE FOR LEASE

1267-1309 Seaview Avenue, Bridgeport, CT



To arrange a tour contact:  
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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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## PROPERTY DETAILS

Building Area: 23,000± SF

Land Area: 3+ acre

Zoning: ILI, light industrial

Parking: abundant

Loading: drive in doors; three doors; 16x12, 14x14, 15x14

Clear height: 18' to 21'

HVAC: natural gas can be hooked up to the building, presently cold storage

Vent: yes welding vent in place

Electric: 400 amps, 208 volts

Water/ Sewer: City

Taxes: Were \$74,668 but the office building was demolished so the rate will be reduced

Sale Price: \$20,000./month NNN



Location: Convenient to exit 31, I-95



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**SIOR** Individual Members  
Society of Industrial & Office Realtors

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GIP Map





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Location Map



Exit 31