

COMMERCE DRIVE BUSINESS PARK

1730 COMMERCE DRIVE
BRIDGEPORT, CT
06605



ANGEL 
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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Investment / Value-Add Opportunity: Bridgeport Industrial Building on 3.79 Acres for Sale at \$5,000,000

Angel Commercial, LLC, as the exclusive real estate broker, is pleased to present a value-add investment opportunity for sale at \$5,000,000, located in the **Commerce Drive Business Park at 1730 Commerce Drive, Bridgeport, CT**. At the signalized intersection of Commerce Drive, Fairfield Avenue and State Street, the Commerce Drive Business Park is a multi-tenanted industrial building on a fully-fenced 3.79-acre plot strategically positioned near the Fairfield line at the gateway to the vibrant Black Rock neighborhood.

Situated in an Industrial (I) Zone, the 84,000 SF mostly one-story building features ceiling heights ranging from 13' to 15'. There are a total of 13 drive-in doors, some with drive-thru access, a loading platform, a wet sprinkler system, and over 77 striped parking spaces. Beacon Roofing, a credit-rated tenant since 2011, occupies 60% of the building and has exercised its fourth lease extension option, extending occupancy until 2030. The remaining tenants operate on month-to-month leases, providing new owners with flexible leasing options.

Commerce Drive Business Park spans an entire city block and features five curb cuts for optimal visibility and accessibility. It is conveniently located steps from a Bridgeport Transit Bus Stop, half a mile from I-95 (Exit 25), and 2 miles from the Fairfield Metro Train Station. The surrounding area is home to various retailers and amenities, including McDonald's, Starbucks, Wendy's, Chase Bank, Chaves Bakery, and a multitude of high-end dealerships including Land Rover Fairfield and Devan Infiniti of Fairfield, enhancing the property's appeal and convenience.

The Commerce Drive Business Park presents a unique opportunity for the discerning investor seeking to enhance their commercial real estate portfolio.

FINANCIAL INFORMATION

Sale Price:	\$5,000,000
Real Estate Taxes:	\$57,677 (2024)

THE SITE

Gross Building Size:	84,000 SF
Net Rentable Area:	82,104 SF
SF Available:	7,705 SF (5,600 SF & 2,105 SF)
Occupancy:	Over 90%
Building Type:	Industrial Multi-Tenant
Land:	3.79 Acres
Zoning:	Industrial (I)
Year Built:	1898 - Renovated 1999
Construction:	Brick, Wood & Steel
Stories:	One to Two
Tenancy:	Multiple

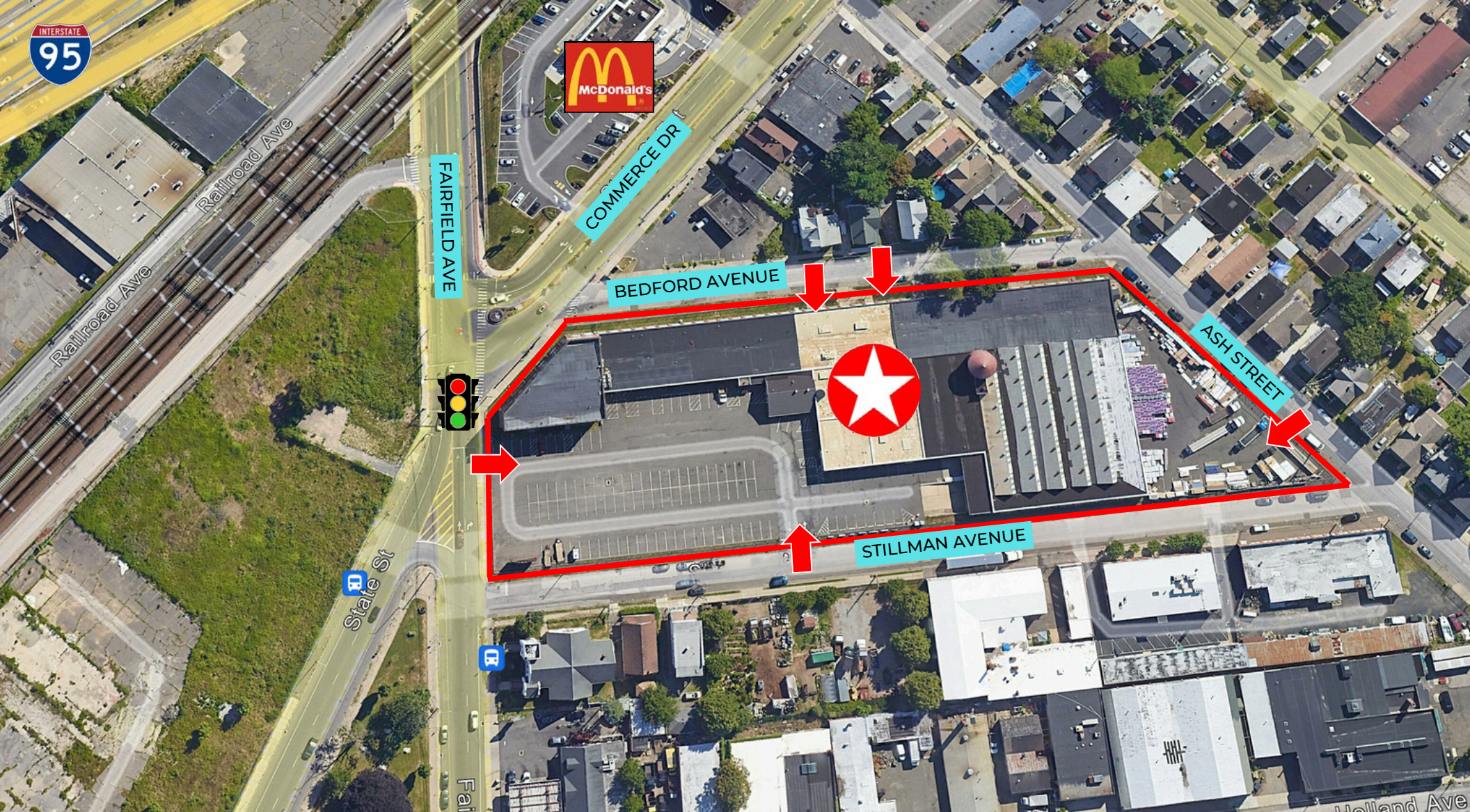
FEATURES

Traffic Count:	11,100 Average Daily Volume
Parking:	Over 77 Striped Spaces
Loading:	13 Drive-In Doors, Loading Platform, Drive-Thru Access
Ceiling Height:	13' to 15'
Amenities:	Wet Sprinkler System, Fenced Lot, Skylights

UTILITIES

Water/Sewer:	City/City
A/C:	Central A/C in all Suite Office Areas
Heating:	Gas

DEMOGRAPHICS	3 MILES	5 MILES
Population:	194k	291k
Median HH Income:	\$66k	\$77.9k



THE COMMERCE DRIVE BUSINESS PARK



84,000 SF
Industrial Building



Over 77 Striped
Parking Spaces



13 Drive-In Doors &
Loading Platform



3.79 Acres in an
Industrial (I) Zone



CONVENIENT LOCATION WITH NEARBY AMENITIES



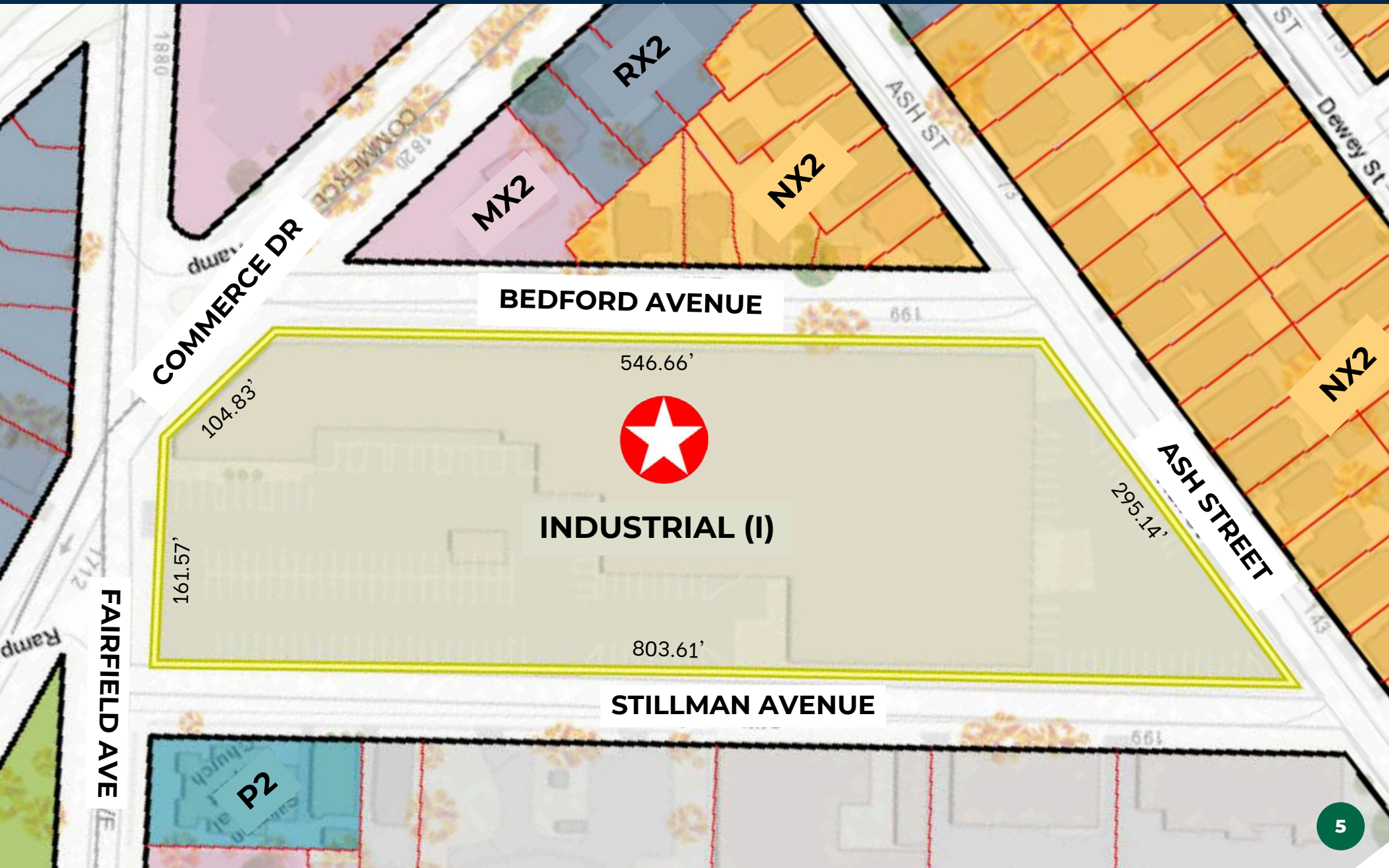
Amenities include restaurants, retail stores, banks, fitness gyms, and auto dealerships.



Minutes from I-95 - Exit 25, two miles to the Fairfield Metro Train Station, and steps to a Greater Bridgeport Transit Bus Stop.

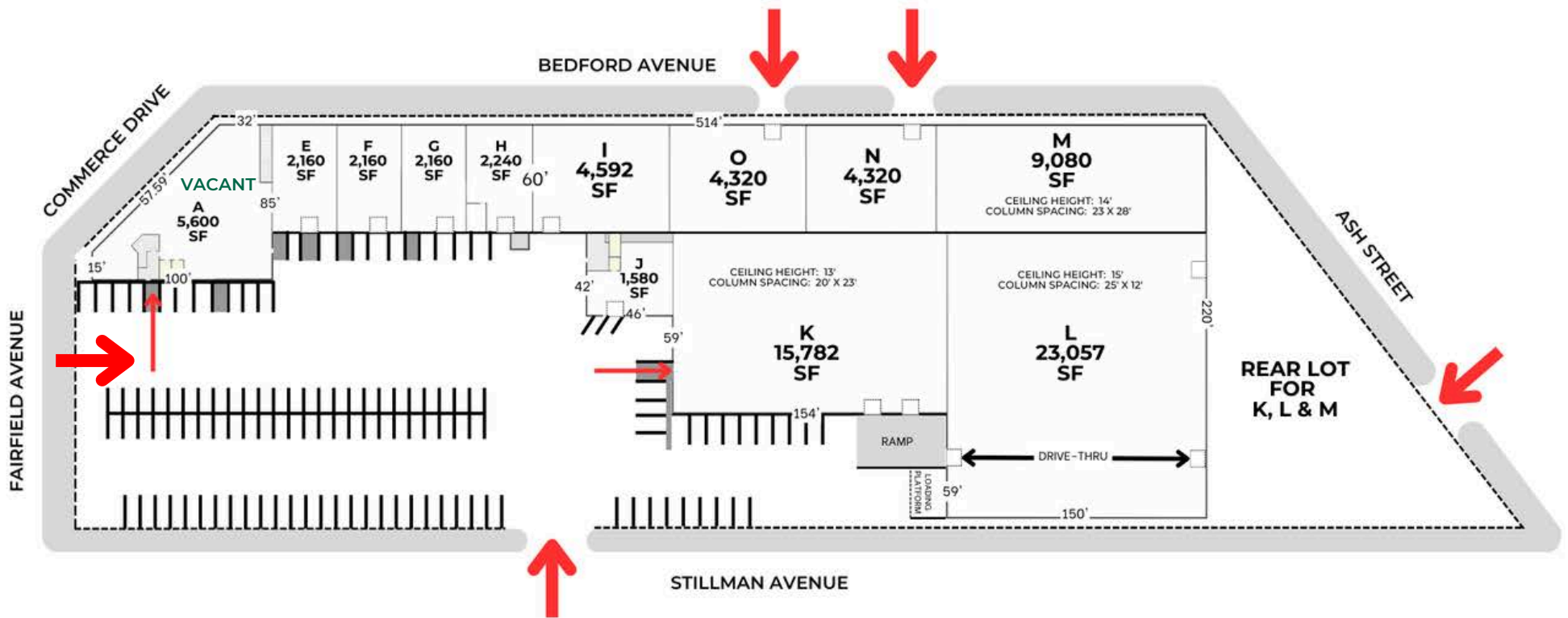
PARCEL & ZONING MAP

3.79 ACRES



SITE PLAN | FLOOR PLAN: FIRST FLOOR

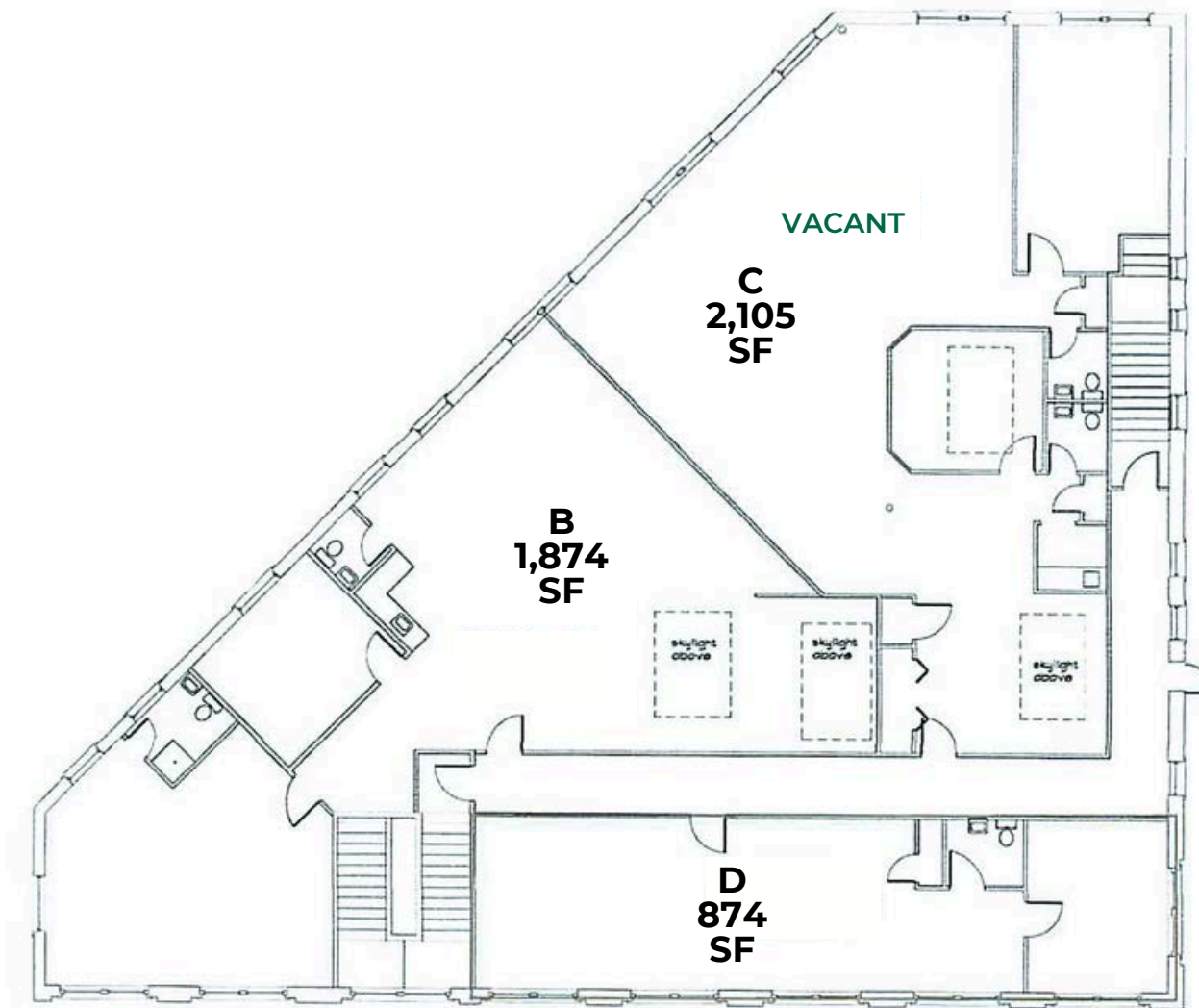
77,251 SF



NOT TO SCALE

FLOOR PLAN: SECOND FLOOR

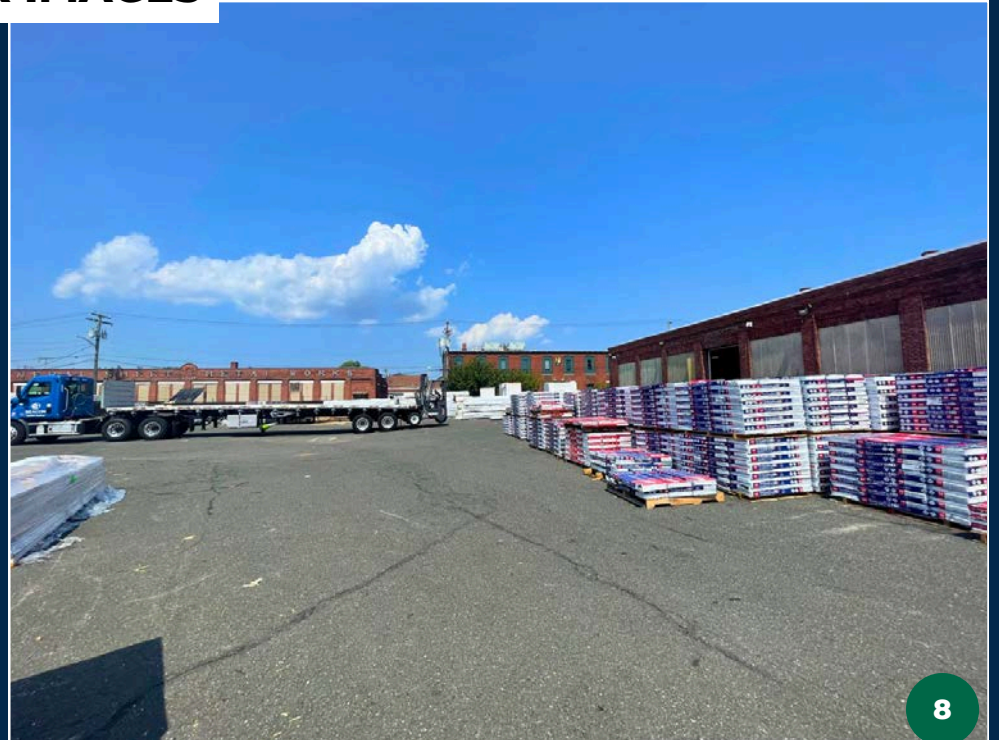
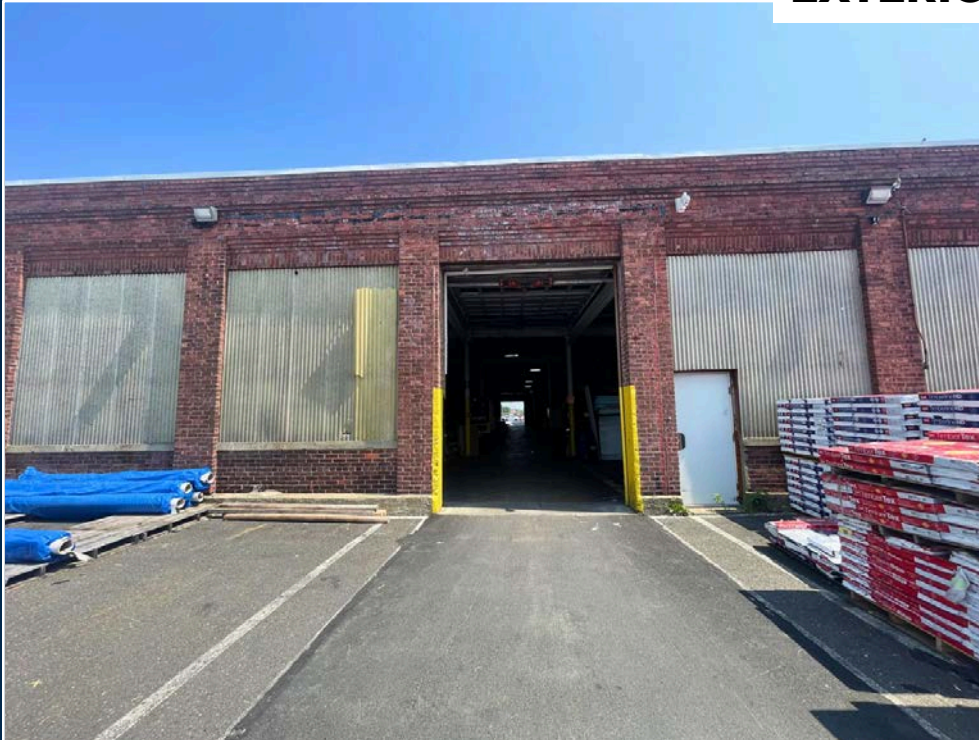
4,853 SF

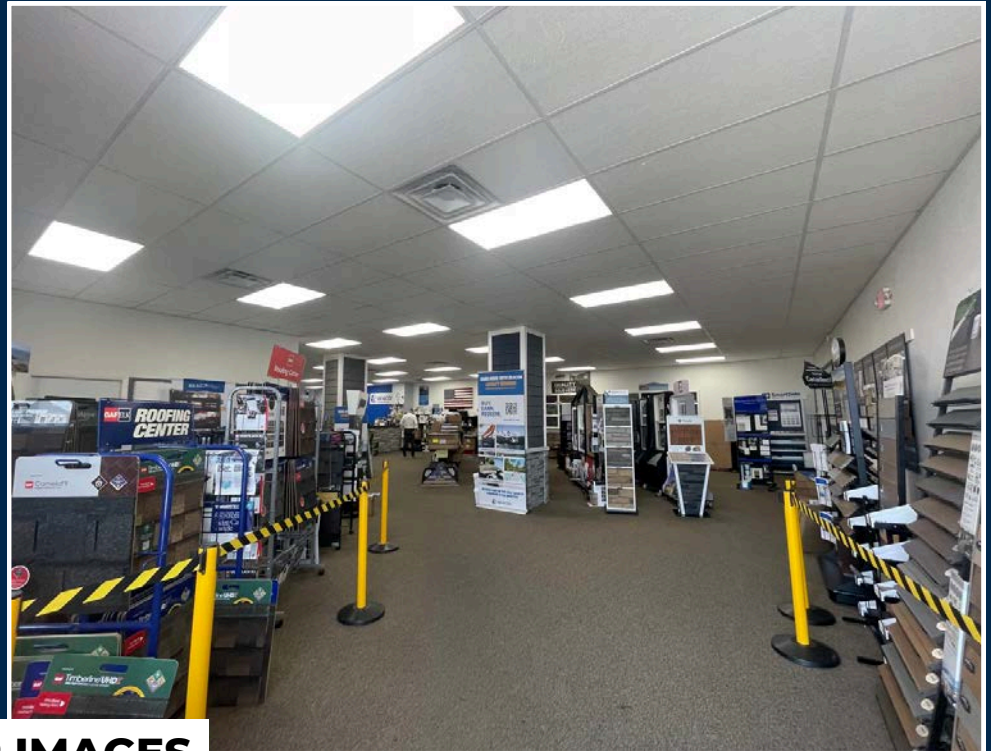
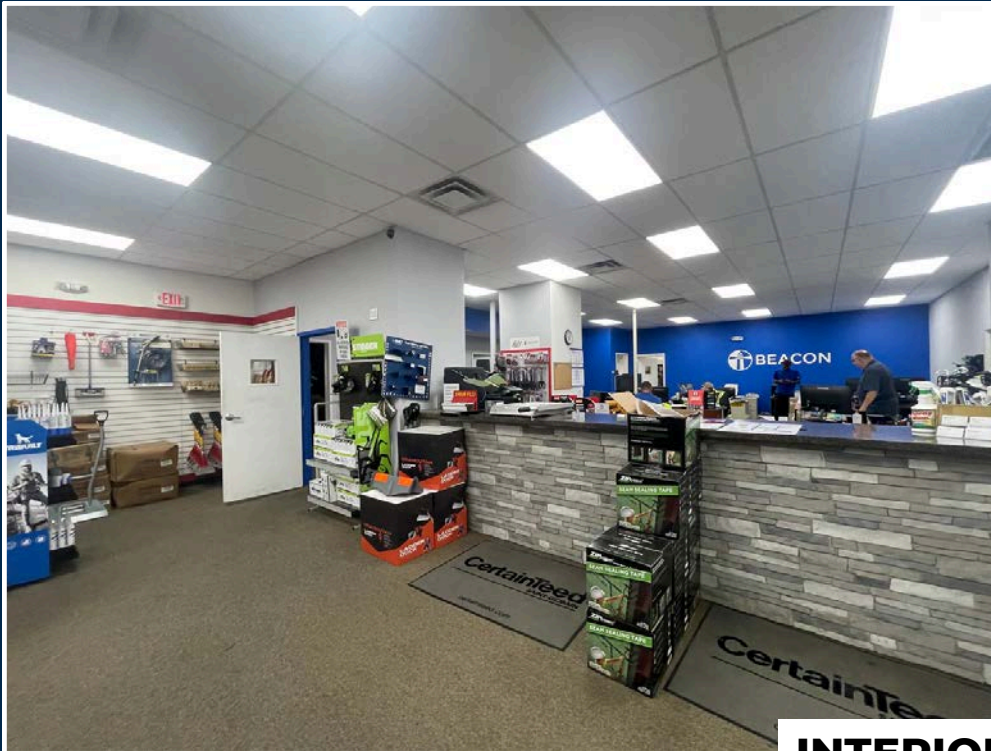


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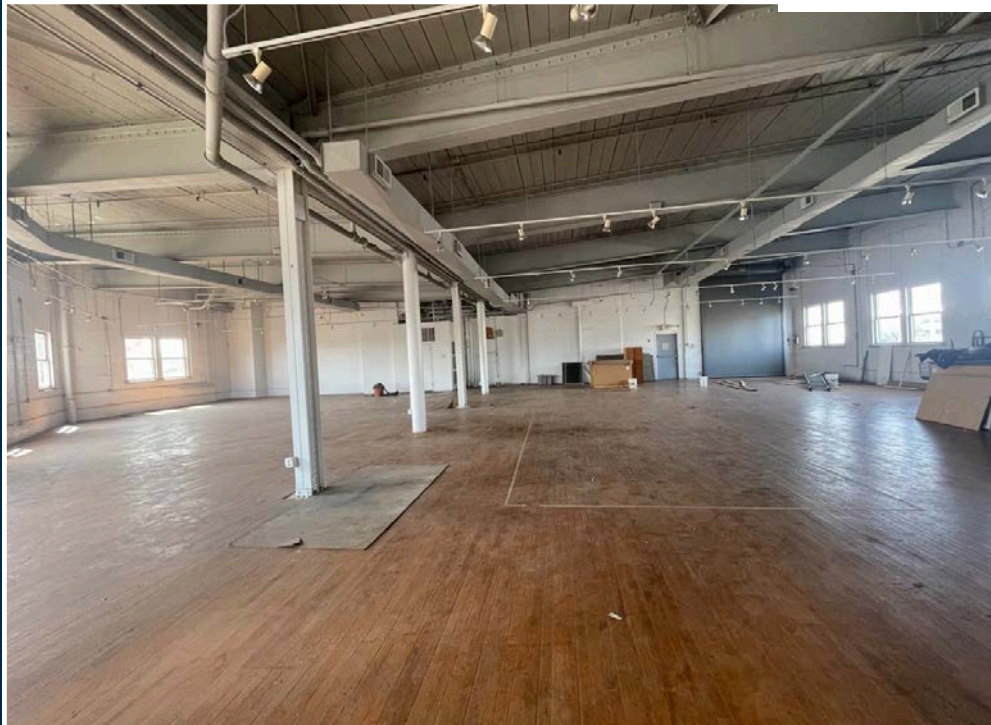


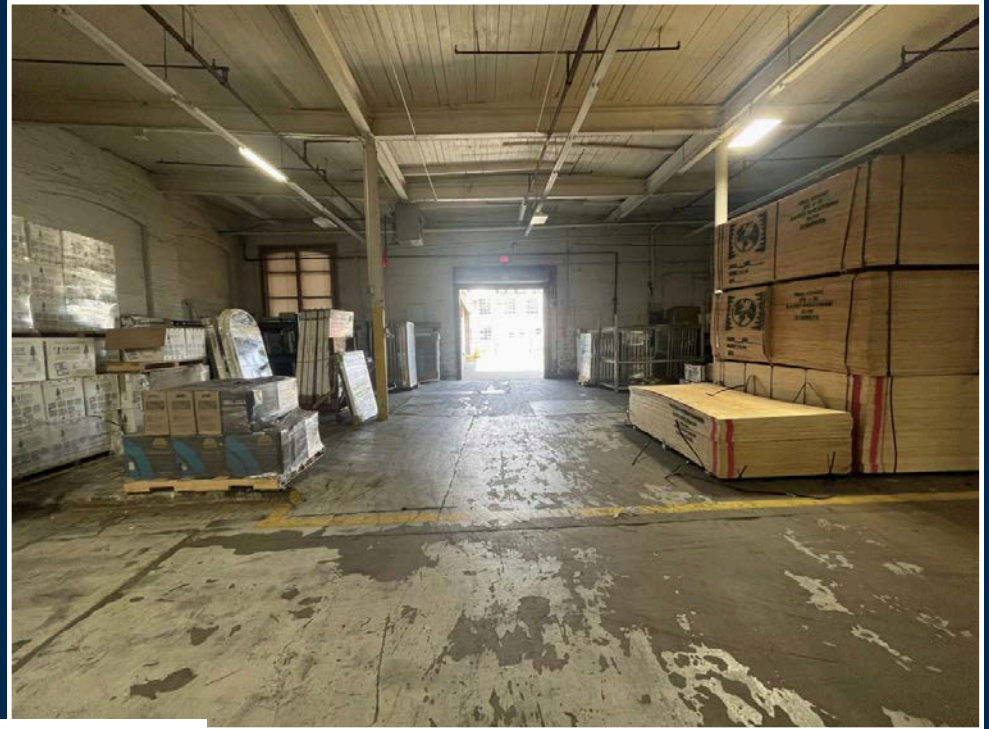
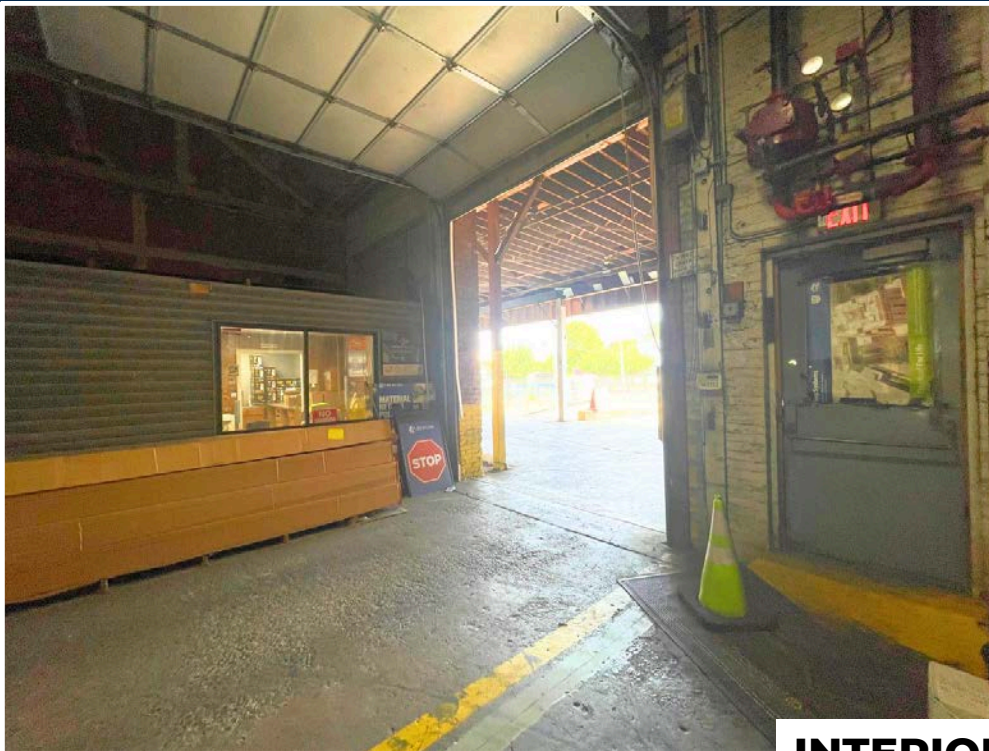
EXTERIOR IMAGES





INTERIOR IMAGES



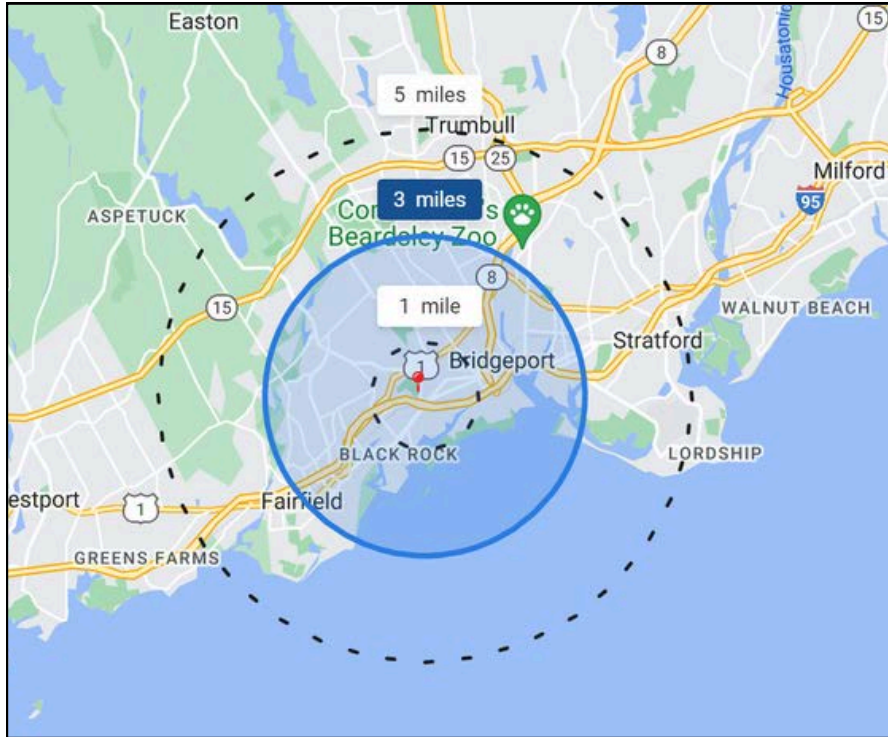


INTERIOR IMAGES



DEMOGRAPHICS

THREE MILES



Household Income

\$66k
Median Income

\$78k
2028 Estimate

↑ 18%
Growth Rate

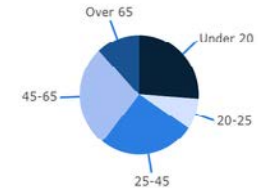


Age Demographics

37
Median Age

37
2028 Estimate

↓ 0%
Growth Rate



Housing Occupancy Ratio

12:1
15:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:1
1:1 predicted by 2028

Renters

Homeowner

Number of Employees

158k

Top Employment Categories

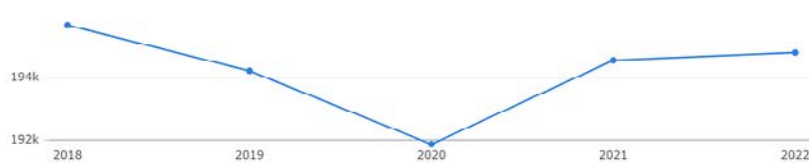


Population

194k

0% Compared to 194k in 2021

0% Compared to 195k in 2018



DISCOVER BRIDGEPORT, CONNECTICUT...



Thriving Job Market

Bridgeport boasts a diverse and growing job market, with opportunities in various sectors such as healthcare, education, manufacturing, and technology. The presence of major employers like St. Vincent's Medical Center, Bridgeport Hospital, and the University of Bridgeport contributes to a stable employment landscape. Additionally, the city's proximity to New York City provides easy access to one of the world's largest job markets, making it an ideal location for commuters seeking career advancement.



Rich Cultural Scene

Bridgeport is a cultural hub, home to a variety of museums, theaters, and galleries. The Barnum Museum, celebrating the life of showman P.T. Barnum, and the Housatonic Museum of Art offer enriching experiences for art and history enthusiasts. The city also hosts numerous festivals and events throughout the year, such as the Gathering of the Vibes music festival, providing residents with a vibrant and engaging cultural scene.



Affordability

Compared to many metropolitan areas in the Northeast, Bridgeport offers a more affordable cost of living. Housing options range from charming historic homes to modern apartments, often at lower prices than those found in nearby cities like Stamford or New Haven. This affordability extends to everyday expenses, allowing residents to enjoy a comfortable lifestyle without the financial strain common in larger urban areas.



Educational Opportunities

Education is a cornerstone of Bridgeport's community, with a range of quality public and private schools catering to families. Higher education institutions like the University of Bridgeport and Housatonic Community College offer excellent programs for students pursuing advanced degrees and professional development. The city's commitment to education ensures that residents have access to top-tier learning opportunities.

DISCOVER MORE ABOUT BRIDGEPORT, CONNECTICUT...



Convenient Transportation

Bridgeport's strategic location provides excellent transportation options. The city is served by the Metro-North Railroad, offering direct routes to New York City and other major destinations. Additionally, Bridgeport's port facilities, highways, and local transit systems make commuting and traveling both convenient and efficient. This connectivity enhances the appeal of Bridgeport for both residents and businesses.



Community Spirit

Bridgeport is known for its strong sense of community and friendly atmosphere. Neighborhood associations, local events, and community initiatives foster a sense of belonging among residents. The city's diverse population enriches the community, bringing together people from various backgrounds and cultures to create a vibrant, inclusive environment.



Beautiful Parks and Recreation

Nature lovers will appreciate Bridgeport's numerous parks and recreational areas. Seaside Park, designed by renowned landscape architect Frederick Law Olmsted, offers stunning waterfront views, walking trails, and picnic spots. Beardsley Zoo, Connecticut's only zoo, is another popular attraction, providing a fun and educational experience for families. These green spaces contribute to a high quality of life, promoting outdoor activities and relaxation.



Proximity to Major Cities

One of the significant advantages of living and working in Bridgeport is its proximity to major cities like New York City and Boston. This strategic location allows residents to enjoy the amenities and opportunities of these metropolitan hubs while benefiting from a quieter, more affordable lifestyle. Easy access to these cities enhances career opportunities, cultural experiences, and recreational activities, making Bridgeport a perfect base for those who want the best of both worlds.

NEXT STEPS

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REVIEW ZONING
REGULATIONS



SIGN CONFIDENTIALITY
AGREEMENT



EMAIL BROKER



CALL BROKER



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