

Sano Realty, LLC.

Property Investments

771 Washington Ave. Bridgeport, CT 06604

FOR LEASE / SALE

**775 WASHINGTON AVENUE
BRIDGEPORT, CT 06604**

OWNER: David Oppedisano PHONE: (203) 395-7122 EMAIL: connairllc@yahoo.com

LEASE OR PURCHASE

- * **Purchase**: If purchasing, there are TWO (2) parcels that must be purchased together, which abut each other (775 Washington Ave. & 89 Catherine St). **Call owner for details.**
- * **LEASE**: If leasing, either or both properties are available to lease.

SPECIAL TAX BENEFIT:

- * The Washington Ave property has a 'Special Use Permit', which allows for commercial/industrial use, but only ***taxed at residential rates.***
- * This special status provides **approx savings of \$2.14 sqf (\$10k to \$12k annually).**

LOCATION:

- * This is a '**Prime Frontage Location**'.
- * Located entering the downtown business district. As per the State's last traffic report, volume is ***VERY HIGH*** at approximately **73,000 cars per day (including Rt-25 South)**.
- * Located on **corner lot w/traffic-light** and adjacent to the **RT-25 highway**.
- * Easy on/off to both I-95 & RT-25.
- * Close to both Bus & Train Stations.
- * Police & Fire Departments less than 1/2-mile away.
- * Adjacent property is also available (89 Catherine Street), which can accommodate a **5,200 sqf addition.**

RENT :-

- * **\$5,800** (NNN) per month **[Washington Ave]** (for **Commercial/Industrial** use).
- * **\$6,600** (NNN) per month **[Washington Ave]** (for **Retail** use [requires ZBA approval]).
- * **\$2,000** (NNN) per month **[Catherine St]**

EXTERIOR BUILDING / LOT:

- * Building is in 'excellent' condition.
- * Building has 5600 sqf of usable space.
- * Main Lot size is .37 AC. (*Adjacent Catherine Street lot is an additional .13 AC*)
- * Recent installed (50-year) shingled roofing over the 'front office' portion of the building.
- * *Front Office* space is constructed of '**Wood & Architectural Block**'.
- * *Workshop* space is '**Steel & Block**', recently coated with specialized textured concrete coating (see photos).
- * **(1) loading dock** with 12' overhead door and **(1) 12' Drive-In** overhead door.
- * Lot is completely enclosed with *security fencing*.
- * **Automatic Night Setback** security flood lighting.
- * Lot provides 20 +/- parking spaces. (*Adjacent Catherine Street can provide 12 to 15 spaces.*)
- * Lot has (2) entry/exit gates.

UPPER MAIN RECEPTION OFFICE:

- * Upper offices have been renovated (see photos).
- * Main Reception area has beautiful 11' sheet-rock ceiling with recessed lighting, crown moulding and can easily fit (3) desk stations, plus filing cabinets.
- * (3) closets and (1) kitchenette.
- * (1) recently renovated (handicap accessible), bathroom.
- * Office is fully carpeted and **wired for Ethernet usage.**

UPPER PERIMETER OFFICES:

- * (3) large offices.
- * 9' +/- drop ceilings.
- * Each office can fit two (2) desk stations, plus file cabinets.
- * Fully carpeted and **wired for Ethernet usage.**
- * (2) offices have been newly renovated & painted.
- * (1) office is ready for new paint.

LOWER LEVEL OFFICES:

- * Concrete floors have been newly coated/sealed with TreadPlex coating.
- * Square footage is approximately the same size as the upper front office space above.
- * Currently divided into (4) offices.
- * Larger office can easily accommodate (3) desk stations and filing cabinets.
- * Second largest offices can accommodate (2) desk stations each.
- * (2) large storage closets and (2) smaller closets.
- * Lower Level is in partial-renovation condition (Tenant to complete/alter for fit-up as desired).

UPPER & LOWER OFFICE HVAC:

- * Recently installed **98% +/- ultra high efficiency gas furnaces** and **ultra high efficiency 18-SEER A/C** systems.
- * Both systems have high efficiency air-filters and outside air-intakes to meet ASHREA's fresh-air building code.

WORKSHOP AREA:

- * Recently painted with Loxon concrete coating (see photos).
- * Approx. 3,000 sq./ft with 18' +/- ceiling height to 'roof-deck'.
- * (2) large storage lofts.
- * (2) roof exhaust fans.
- * (3) ceiling paddle fans.
- * (2) 12' overhead door (one of which accesses loading dock).
- * Heated with **100% high-efficiency** suspended infrared gas-fired heaters.
- * Wrap-around electrical outlets.
- * The workshop/building has **400 amp electrical service** to accommodate most any fabrication requirement.

SECURITY:

- * Recently installed security system with **24/7 off-site monitoring.**
- * System includes **motion, fire, smoke, heat, water/flood detection.**
- * Exterior lot has '*automatic night setback flood lighting*'.
- * Protected by 8' +/- fencing & sliding gates.

GENERAL INFORMATION:

- * Masonry construction.
- * City water.
- * City sewer.
- * 400 amp electrical service.
- * Fluorescent lighting (interior).
- * Halogen security lights w/night set-back (exterior).
- * Natural gas heating & Ultra High Efficiency A/C.
- * NO hazardous material ever stored on site.

EXPANABILITY:

- * The adjacent lot (***89 Catherine St***), may also be available for additional parking or building expansion.
- * Build expansion up to an **additional 5200 sqf.** +/- (2-floors).
- * Additional parking approximately **10 to 15 spaces.**

EMERGENCY SERVICES:

- * Police Department 4-blocks away 10 min walk.
- * Fire Department 4-blocks away 10 min walk.
- * EMS 1 mile 18 min walk.
- * Bridgeport Hospital 2 miles 5 min drive.
- * St. Vincent's Hospital 1.2 miles 3 min drive.

COMMUTER INFORMATION:

- * Bridgeport Train Station .09 miles (18 min walk).
- * Bridgeport Bus Station .09 miles (18 min walk).
- * Port Jefferson Ferry Terminal 1.1 miles (23 min walk).
- * Sikorsky Memorial Airport 4.0 miles (10 min drive).
- * Tweed New Haven Airport 22.3 miles (38 min drive).
- * Westchester County Airport 35.0 miles (56 min drive).

FREIGHT & RAIL

- * NY-Red Hook Container Terminal 63.5 miles (93 min drive).
- * Sheppard's Incorporated 22.5 miles (41 min drive).

To schedule a walk-through, please call David Oppedisano at (203) 395-7122.