

73

RIVER STREET

BRIDGEPORT, CT | FAIRFIELD COUNTY



VALUE ADD - INDUSTRIAL - FLEX FACILITY



PROPERTY PHOTOS



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PROPERTY DETAILS

PROPERTY TYPE:	Vacant-Multi-Tenant Industrial
BUILDING SF	36,462
LOT SIZE	0.86 Acre
BUILDING:	Two-Story Facility
ZONING:	CX (Heavy Commercial Manufacturing)
DOCKS	2 Loading docks
CEILING HEIGHT	12' Clear Ceiling Height
OUTDOOR STORAGE:	Parking & Storage
SUBMARKET:	Fairfield County, CT

ASKING PRICE

\$2,300,000

KSR has been exclusively retained to represent the property at 73 River Street in Bridgeport, CT. This multi-tenant industrial facility is strategically positioned in the heart of Fairfield County's primary commercial corridor along the Pequonnock River, offering exceptional visibility and accessibility within one of the region's most active logistics nodes.

The Property consists of a multi-tenant industrial facility situated within Fairfield County's primary commercial and industrial corridor. Zoned for heavy commercial-wholesale (CX), the site permits highly efficient logistics and distribution operations capable of servicing both the New York megacity and the broader New England region. The strategic location near the Long Island Sound allows for maximum operational utility, avoiding the premium costs typically associated with immediate New York metro locations.

The Property presents a compelling multi-tenant industrial investment opportunity, positioned to capitalize on strong regional demand and robust infrastructure. Located just 60 miles from Manhattan and 40 miles from the Bronx, the asset offers investors a highly efficient logistics node with immediate access to major regional distribution networks.

Strategically located 0.5 miles from Interstate 95 (Exit 27) and adjacent to the critical Route 8 interchange, the site provides seamless connectivity to Route 25, the Merritt Parkway, and the Port of Bridgeport.

With its prime industrial location, heavy commercial zoning, and highly efficient logistics profile, 73 River Street represents a compelling investment opportunity in one of Fairfield County's most dynamic and accessible corridors.

HIGHLIGHTS



WORKFORCE AND ACADEMIC ANCHORS

Major educational institutions and healthcare facilities support a diverse and highly capable local workforce.



EXCEPTIONAL LOGISTICS CONNECTIVITY

0.5 Miles to I-95 and near the port of Bridgeport



NEAR MAJOR DEVELOPMENT

1.5 miles from the \$620M Steelpointe Harbor project, driving last-mile demand



DENSE POPULATION BASE

271,064 residents within a 5-mile radius fueling regional last-mile e-commerce demand



ECONOMIC REVITALIZATION

Public-private investments are fueling robust industrial, residential, and educational development throughout Bridgeport.

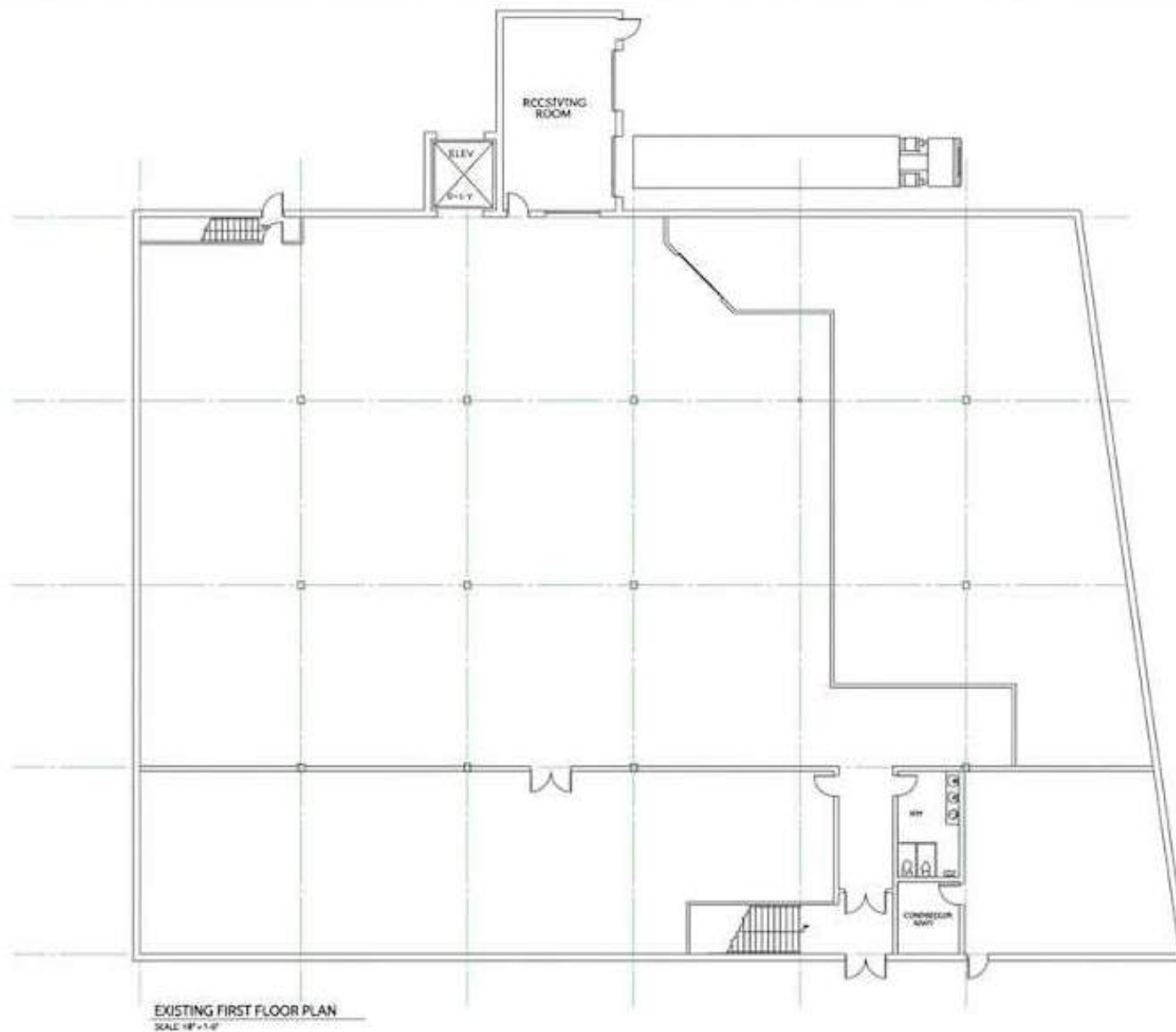


RICH HERITAGE AND URBAN TRANSFORMATION

Bridgeport is actively blending its historic "Park City" legacy with modern residential and waterfront developments.



FIRST FLOOR PLAN



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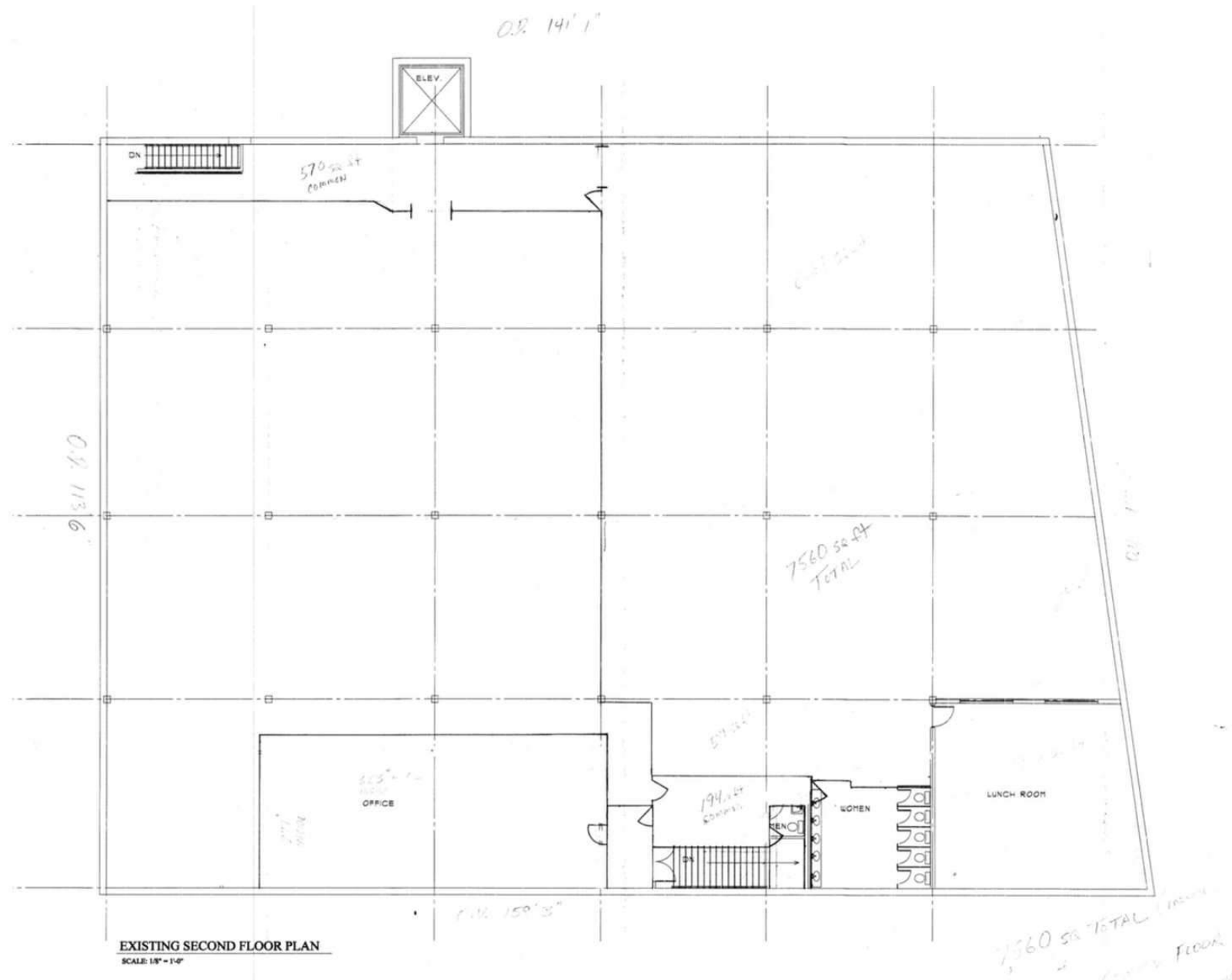
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SECOND FLOOR PLAN



73
RIVER STREET
BRIDGEPORT



73

RIVER STREET

BRIDGEPORT, CT | FAIRFIELD COUNTY



LOCATION OVERVIEW

- Located in Bridgeport's commercial-wholesale zone (CX) within Fairfield County's primary industrial corridor
- Immediate access to major transit and landmarks: I-95 (Exit 27), Route 8, Bridgeport Metro-North Station, Total Mortgage Arena, Hartford HealthCare Amphitheater, University of Bridgeport, & St. Vincent's Medical Center
- Dense population of over 271,000 within a 5-mile radius



TRANSPORTATION

- I-95 & Route 8 Access
- Metro-North Station
- Port of Bridgeport
- Bridgeport Transportation Center

SUBWAY/TRAIN LINE:

New Haven Waterbury Vermont
NE Regional Commuter Rail

BUS LINE:

Greyhound 1 3 4 15 17
19X CL 5 6 8 10 13
22X 7 9 23

LOCATION MAP



75

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ECONOMIC FOUNDATION

- A diverse, resilient economy drives long-term vitality and sustained rental demand, creating a stable foundation for real estate investment.



HEALTHCARE SECTOR ANCHOR

- Recession-resistant institutions like Yale New Haven Health and St. Vincent's Medical Center provide a consistent, deeply rooted employment base.



MANUFACTURING & TECHNOLOGY

- High-wage jobs from global leaders like Sikorsky (aerospace) and ASML (semiconductors) further strengthen the local market.

Employer	Industry	Employees	Distance
Yale New Haven Hospital	Healthcare	15,000	18.3 mi
Sikorsky Aircraft	Aerospace & Defense	7,500	7.3 mi
St. Vincent's Medical Center	Healthcare	3,500	0.8 mi
Bridgeport Public Schools	Education	3,000	1.3 mi
ASML	Technology	3,000	17.9 mi
Sacred Heart University	Education	2,000	4.1 mi
Bridgeport Hospital	Healthcare	2,500	1.9 mi
M&T Bank	Finance	1,500	1.6 mi



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ABOUT FAIRFIELD COUNTY BRIDGEPORT, CT

Bridgeport, Connecticut, is a dynamic and rapidly evolving coastal city that serves as a vital commercial and industrial hub for Fairfield County. Known as the "Park City" for its historic public parks system and rich industrial heritage, the area has seen major revitalization in recent years, attracting new manufacturing, logistics, residential, and waterfront developments.

Strategically located along the Long Island Sound, Bridgeport offers unparalleled regional connectivity. Anchored by major transit arteries—including immediate access to Interstate 95, Route 8, and Route 15—the city is highly accessible for heavy commercial transit. Furthermore, the Bridgeport Transportation Center provides robust Metro-North, Amtrak, and local bus services, complemented by the Bridgeport & Port Jefferson Steamboat Company. The city is home to a diverse workforce, major healthcare facilities, and educational institutions like the University of Bridgeport and Housatonic Community College. With ongoing investments from both public and private sectors, Bridgeport is strongly positioned for continued industrial and economic growth as one of Connecticut's key urban centers.



195,855

POPULATION



68,784

HOUSEHOLDS



\$74,200

AVG INCOME

73

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FOR MORE INFORMATION,
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