

**\$1 MILLION
PRICE REDUCTION**

10 ISLAND BROOK AVENUE
BRIDGEPORT, CT
06606



ACQUISITION OPPORTUNITY: \$1 MILLION PRICE REDUCTION

47,876 SF Industrial Building with Full HVAC for Sale Now at \$5,950,000

Angel Commercial, LLC is pleased to present **10 Island Brook Avenue in Bridgeport, Connecticut**, now offered at a repositioned price of **\$5,950,000**. This 47,876 SF facility is situated on 2.4 gated acres and is located entirely within the **Bridgeport Enterprise Zone**. This designation provides a significant competitive advantage for qualifying businesses, including a 5-year, 80% property tax abatement and a 10-year credit of up to 50% on the Connecticut corporate business tax.

PROPERTY HIGHLIGHTS

The facility itself is designed for high-volume operations, featuring **three dual-access loading docks** with levelers and a spacious interior with **16' 10" clear ceiling heights**. To support modern industrial demands, the building is equipped with **full HVAC**, a wet sprinkler system, and **robust high-voltage electrical infrastructure (1,200 Amps & 800 Amps)**.

SUPERIOR LOADING AND LOGISTICS

Designed for efficient shipping and receiving, the building features **three dual-access loading docks**. This includes two enclosed docks with levelers on both sides and one open dock with a single-side leveler. A **16' 10" clear ceiling height** and **60' x 40' column spacing** provide the necessary clearance for diverse industrial applications.

MODERN FACILITY AMENITIES

The building is configured with **eight private offices**, a breakroom, and a mezzanine for additional storage. Delivered vacant and move-in ready, the property also includes comprehensive **racking systems** to facilitate an immediate transition for its new occupant.

FLEXIBLE ZONING AND USES

The **Industrial (I) Zone** supports a wide range of commercial activities, including light manufacturing, fabrication, warehousing, distribution, and wholesale trade. The property's large-vehicle access and fully fenced perimeter make it an ideal hub for logistics and trucking operations.

PRIME CONNECTIVITY

Strategically located just one mile from Route 8 (Exit 2A), the site provides rapid access to major regional thoroughfares. The property is also approximately two miles from the Bridgeport Train Station, offering convenient Amtrak and Metro-North rail service for commuters and intercity travel.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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Financial Information

Sale Price:	\$6,950,000 \$5,950,000
Real Estate Taxes:	\$63,659.90 (2025)
Eligibility:	Enterprise Zone

The Site

Space Available:	47,876 SF
Total Building Size:	47,876 SF
Occupancy:	Building will be Delivered Vacant
Land:	2.4 Acres (Based on Survey)
Zoning:	Industrial (I)
Year Built:	1977
Construction:	Pre-Finished Metal
Stories:	One
Tenancy:	Currently a Single Occupant

Features

Parking:	Abundant
Loading:	3 Dual-Access Loading Docks: 2 Enclosed Docks with Levelers on Both Sides and Bumpers/Seals on One Side, and 1 Open Dock with a Leveler on a Single Side.
Ceiling Height:	16' 10" Clear
Column Spacing:	60' x 40'
Amenities:	Wet Sprinkler System, Mezzanine, Building Signage, Security System, Energy-Efficient Lighting, Gated Lot, Eye Wash Station, High-Voltage Electrical Transformer, Multiple Racking Systems

Utilities

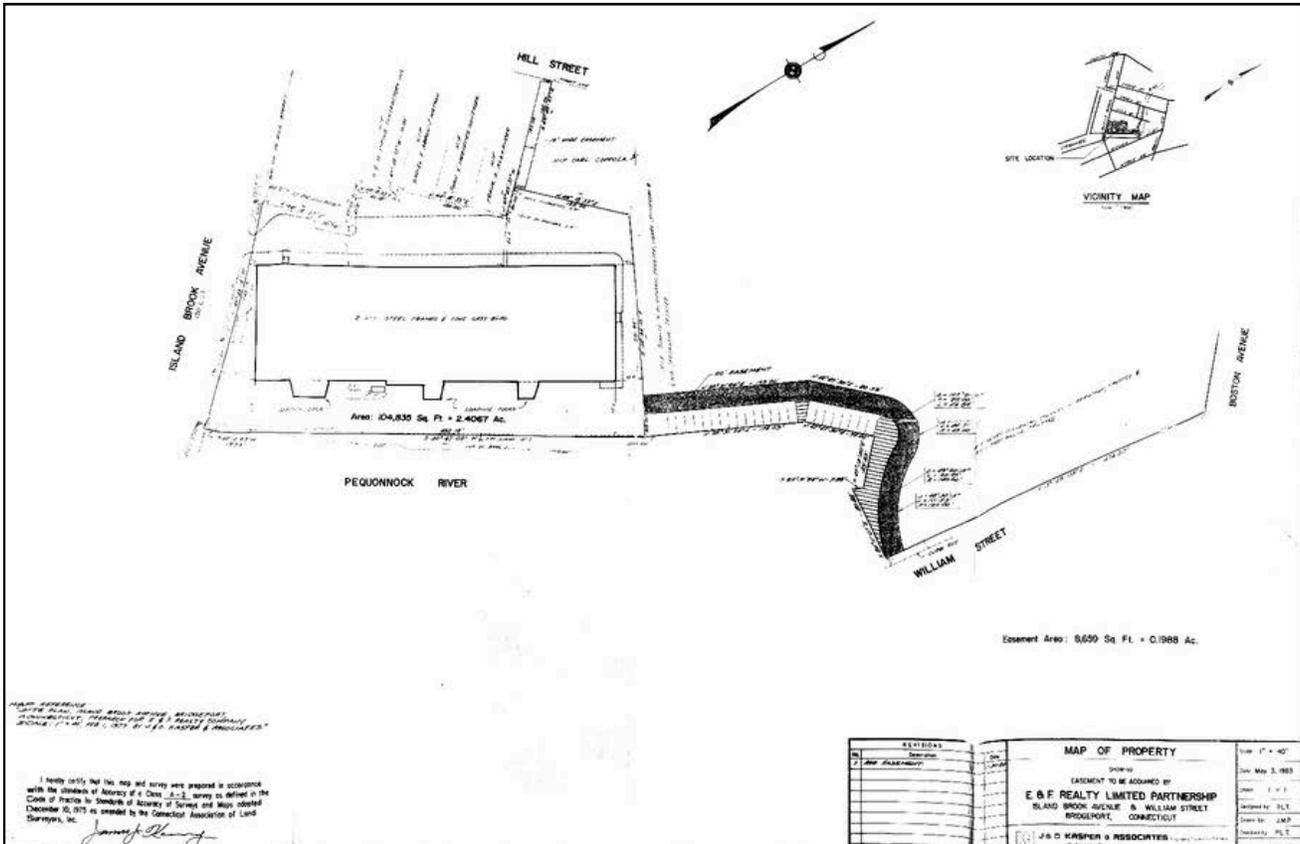
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	1,200 Amps, 600 Volts, 3-Phase, 4-Wire & 800 Amps, 600 Volts, 3-Phase, 4-Wire



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SITE PLAN 2.4 ACRES



While the municipal field card indicates 2.89 acres, the property consists of 2.4067 deeded acres as verified by this professional A-2 Boundary Survey.

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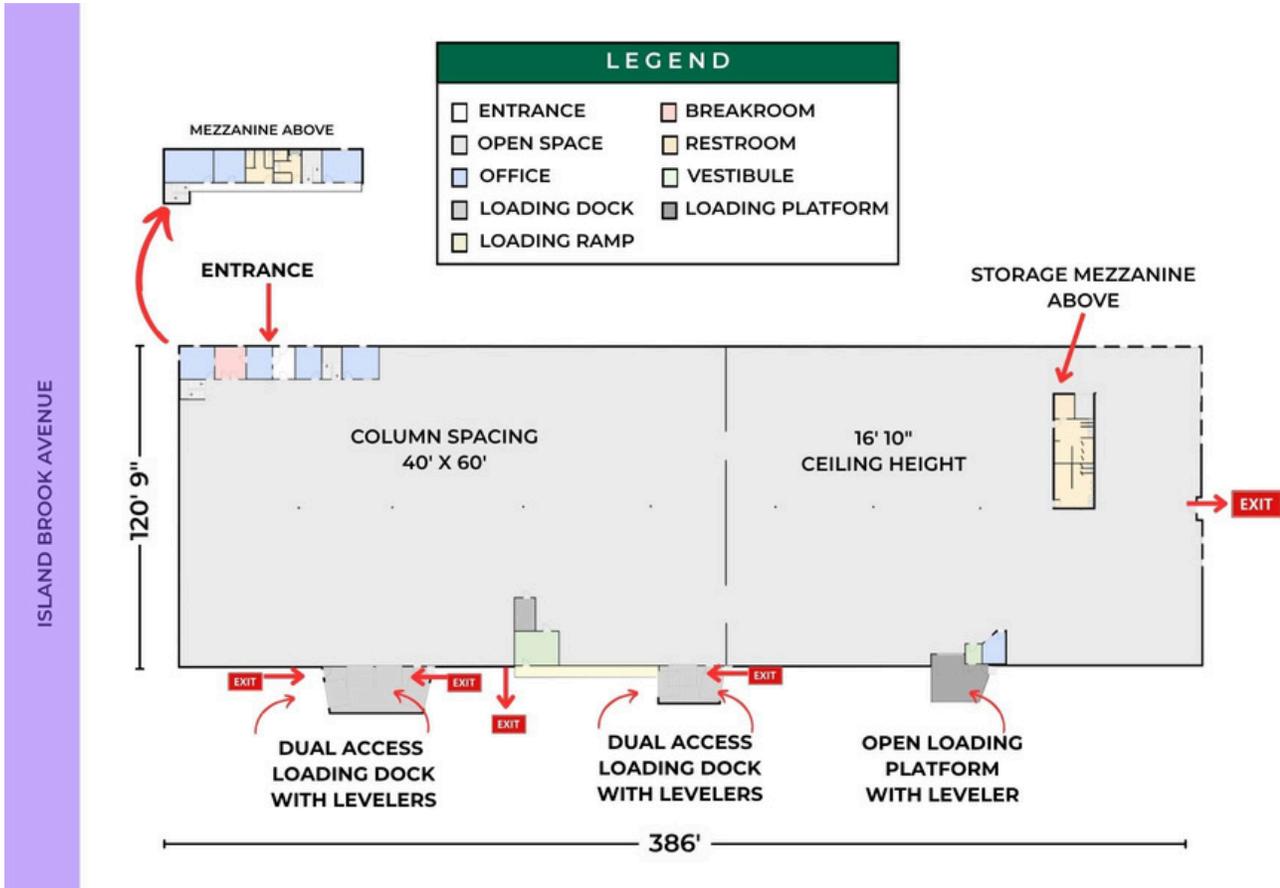
PARCEL MAP



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FLOOR PLAN 47,876 SF



NOT TO EXACT SCALE
MEASUREMENTS ARE APPROXIMATE

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