

ADDRESS**100-118 Congress Street
Bridgeport, CT 06604****SALE****\$2,350,000
45,361 SQFT****LEASE****\$6.50 NNN****DX2 ZONE & OPPORTUNITY ZONE**

DX2 zone is intended for the areas surrounding the downtown core, where buildings may be single- or mixed-use with mainly offices, residences, and other commercial uses.

Located in one of Bridgeport's Opportunity Zone offer substantial tax benefits to investors who move any realized capital gains into a qualified Opportunity Zone Fund

CURRENT USE

Used by the owner for film distribution and archiving with 3,000 SQFT dedicated space for the retail arm of the business.

OPTIONS

Owner will consider a short-term lease-back for the Retail space.

Owner will consider a lease with purchase option or seller financing to purchase.

THE SITE

Address:	100-118 Congress Street Bridgeport, CT 06604
Corner Lot:	4-Way Stop Light
Current Use:	Warehouse & Retail
Potential Use:	Warehouse, Storage, Light Industrial, Re- development Conversion
Land:	0.51 Acres / 22,215.6 SF
Zone:	DX2 Downtown Edge Opportunity Zone
Built:	1984

UTILITIES

Water/Sewer:	City / City
A/C:	Office Space Only
Heating:	Natural Gas
Power:	600 AMPS

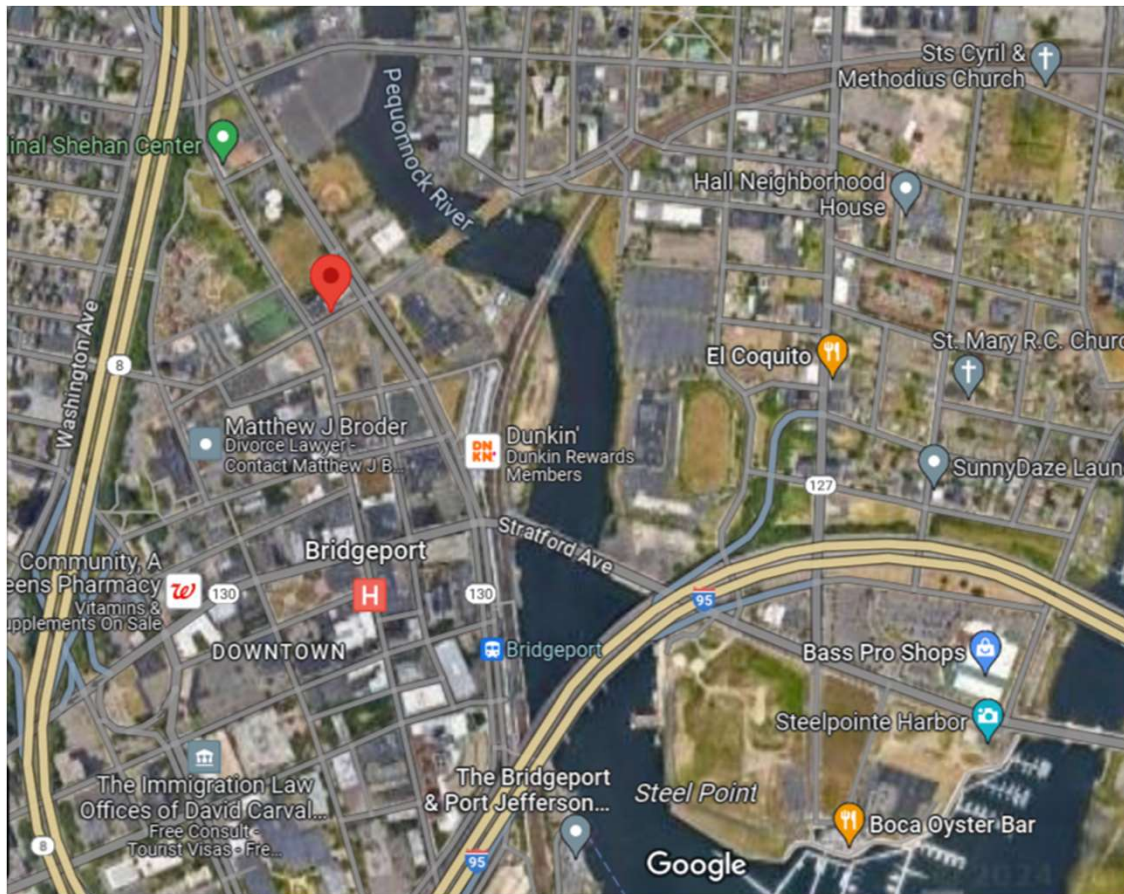
BUIDING FEATURES

Total BLDG SZ:	45,361 SF
Stories:	(3) 1 st FL 15,760 SF +/- 2 nd FL 14,800 SF +/- 3 rd FL 14,800 SF +/-
Ceiling Height:	12 ' Clear
2 Elevators:	10,000 LB Freight with exterior access & service to all floors 6,000 LB service elevator (inactive)
Loading Docks:	Internal Double Loading Docks
Office/Retail:	First Floor Retail (3,000 SF)
Parking:	5 Spaces
Sprinklers:	Wet (inactive)



LOCATION HIGHLIGHTS

- Centrally located to ongoing redevelopment activities.
- Short walk to train and Ferry services.
- Direct access to I-95 and Routes 8/25.
- On bus line.
- Less than a mile from Hartford HealthCare Amphitheater.
- Close to Beardsley Zoo and Seaside Park.
- Across the street from the Fire Department.





Redevelopment Site Across the Street



**Walk to Bridgeport's
Metro North & Amtrack Stations**

