



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

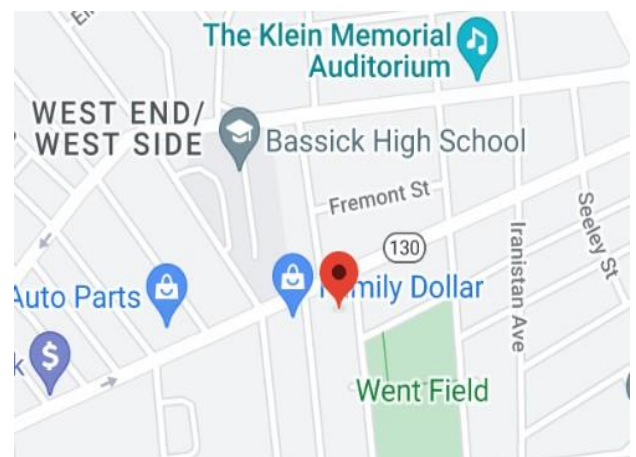
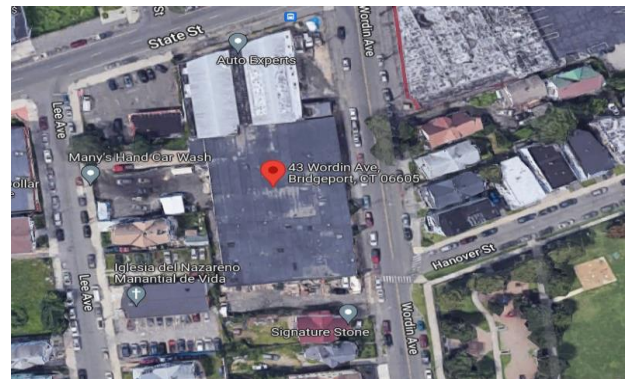
AVAILABLE FOR SALE
33,916 SF INDUSTRIAL WAREHOUSE
43 Wordin Ave, Bridgeport, CT 06605



FOR SALE:
\$2,000,000

33,916 SF Warehouse
8,169 Basement Space
Prime Manufacturing Use

- Freestanding & fully air-conditioned Industrial Building
- Includes 8,169 SF of basement space.
- Ideal for manufacturing use
- Fenced lot
- Ample Parking
- On the corner of Wordin Ave and State Street
- Conveniently located near I-95



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Property Information

Total Building SF	33,916 SF
Available SF	33,916SF
Year Built	1968
Ceiling Height	15'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	1
Construction	Masonry
HVAC	Heat/AC Packages
Electric Service	TBD
Gas	Oil
Column Spacing	N/A
# of Floors	1
Parking	Parking Lot in Rear and near
Bathrooms	Average
Frontage	Corner 362' / 138'
Zoning	ORS
Taxes	\$40,139
Mil Rate	43.45
Taxes / SF	\$1.83

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Comments:

This freestanding and fully air-conditioned 33,916 SF Warehouse is available for \$2,000,000. This building could be utilized for major storage and / or manufacturing. Fenced location. Building has Central Air. Drive-in Door ideal for deliveries and dispatch. Plenty of parking rear and side of building. Prime location on the corner of busy Wordin Ave and State Streets. Easily accessed from I-95.

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