



## New Industrial Space Available 1069 & 1085 Connecticut Avenue Bridgeport, CT 06607

### Property Features:

- Newly renovated industrial complex
- Situated within 1 mile of I-95
- One story space
- Good parking
- Enterprise and hub zone benefits available
- Available for immediate occupancy

Unit	Comments	Price / Month*
2-B	▪ 6,267 sf, 1 drive-in, 1 loading dock, 18 foot ceilings, 200 Amps	\$3,650
3-A	▪ 12,119 sf, 1 drive-in, 2 loading docks, 16 foot ceilings, 800 Amps	\$5,555
3-B	▪ 5,200 sf, 1 drive-in, 2 loading docks, 16 foot ceilings, 200 Amps	\$2,600
3-C	▪ 4,344 sf, 1 drive-in, 2 loading docks, 16 foot ceilings, 200 Amps	\$2,200
3-D	▪ 2,536 sf, 1 drive-in, 2 loading docks, 16 foot ceilings, includes 6 dedicated, hidden parking spots, 200 Amps	\$1,585
3-E	▪ 7,463 sf, 1 drive-in, 1 loading dock, 16 foot ceilings, 200 Amps	\$3,575
3-F	▪ 9,025 sf, 1 drive-in, 1 loading dock, 16 foot ceilings, 200 Amps	\$4,325
4-1A	▪ 4,609 sf, 1 loading dock, 18 foot ceilings, 200 Amps	\$2,300
4-1B	▪ 5,881 sf, 3 loading docks, 1 non-drive-in ramp, 18 foot ceilings, 200 Amps	\$2,900
5-A	▪ 12,650 sf, 1 drive-in, 1 loading dock, 16 foot ceilings, air conditioned office space, can be combined with 5-B, 400 Amps @ 480V	\$6,325
5-B	▪ 28,726 sf, 1 drive-in, 2 loading docks, 22 foot ceilings, can be combined with 5-A, 400 Amps @ 480V	\$14,350
5-D	▪ 10,847 sf, 2 loadings docks, 2 drive-ins, 15-22 foot ceilings, can be combined with Unit 5-E, 400 Amps @ 480V	\$4,525
5-E	▪ 8,000 sf, 1 drive-in, ceilings 18-22 feet, can be combined with 5-D and/or 5-F, 400 Amps @ 480V	\$4,500
5-F	▪ 8,204 sf, 1 drive-in, ceilings 18-22 feet, 400 Amps @ 480V	\$4,275
5-G	▪ 4,385 sf, 1 drive-in, ceilings 16 feet, 200 Amps @ 480V	\$2,200

\* All prices indicated are modified gross (with a base year of 2009) plus utilities.

### For More Information Contact:

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