

# FOR LEASE

Industrial

± 14,500 SF



459 Iranistan Avenue, Bridgeport, CT

For additional information or to request a showing please contact the Exclusive Agent  
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# MORE DETAILS

## Property Highlights:

- Building Size: ± 70,000 SF
- Available Space: ± 14,500 SF
- Construction: Steel / Masonry
- Number of Floors: 1
- Loading: 6 Interior loading docks
- Ceiling Height: ± 18'
- Heating: Gas / HVAC
- Utilities:
  - Electric: Heavy
  - Water: City
  - Sewer: City
- Parking: Abundant
- Occupancy: Immediate
- Sprinklered: Yes / Wet
- Zoning: Light Industrial
- Total Land: ± 4.49 Acres
- Taxes: \$1.00 SF
- Lease Price: \$6.25/SF NNN

## Building Comments:

- High bay warehouse space
- Excellent loading
- Adjacent to I-95

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