

# FOR LEASE

Warehouse  
± 77,000 SF



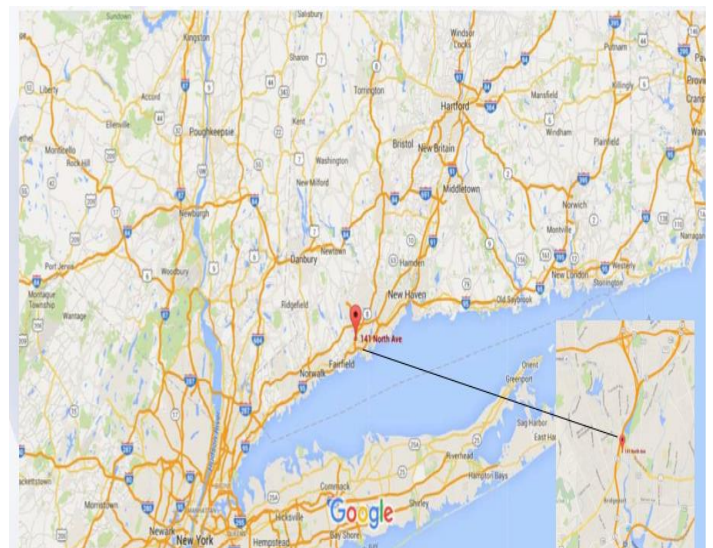
## 141 North Avenue, Bridgeport, CT

For additional information or to request a showing please contact the Exclusive Agents

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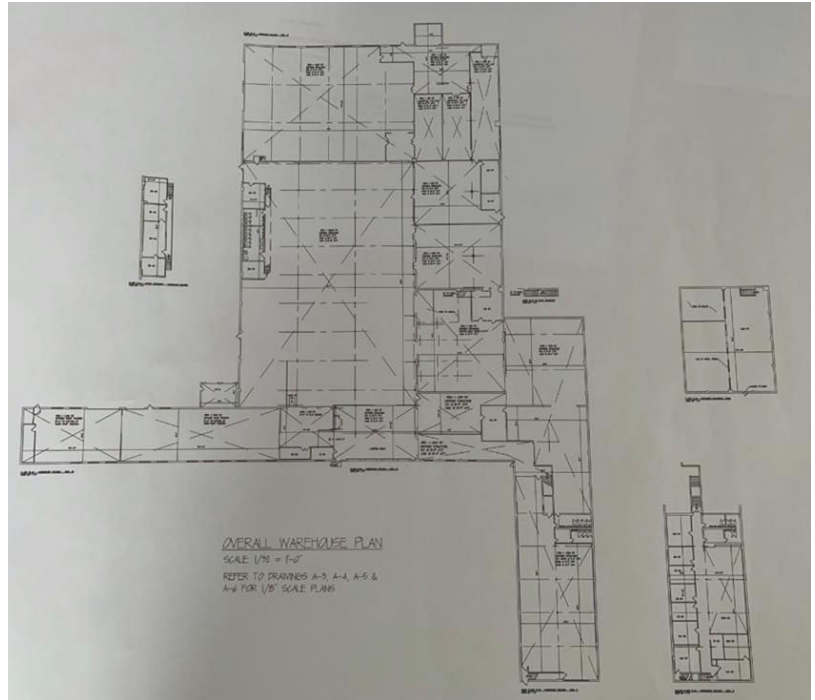
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# 141 North Avenue, Bridgeport, CT

## Property Highlights:

- Construction: Masonry
- Ceiling Height: Varies - 12' to 18'
- Number of flrs: Primarily single story
- Loading: 4 Docks  
10 Drive-Ins
- Heat: Gas
- Utilities:
  - Electric: 1,200 amps @ 208v  
3,600 amps @ 480v
  - Water: City
- Sewer: City
- Parking: Abundant
- Zoning: Industrial-Light Zone (I-L)
- Occupancy: Flexible
- Asking Price: \$10.00 SF NNN
- **Approved for Self-Storage and Cannabis**
- Within the Enterprise Zone



## Building Comments:

- Manufacturing/Warehouse facility, desirable North-End Bridgeport location
- Excellent access to Routes 8 & 25 and Interstate I-95
- Move in ready

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