

15 Dewey Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED



In the heart of Bridgeport's commercial district, the distinguished industrial warehouse at 15 Dewey Street emerges as a paragon of industrial excellence and strategic placement. With its sprawling 48,050 square foot structure residing on a substantial 1.95-acre tract, this property epitomizes the fusion of ample space and robust construction. Encased in a shell of fireproof steel and finished with a polished steel and brick exterior, it offers endurance and aesthetic appeal.

Inside, the lofty 26-foot ceiling height opens up possibilities for a variety of industrial

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operations, from logistics and storage to manufacturing and distribution. The building's infrastructure is reinforced with comprehensive utilities, including a sprinkler system, gas-fueled forced air heating, and a 3-phase high AMP power supply to accommodate heavy machinery and high-volume production.

Originally erected in 1970, this warehouse has been revitalized with a significant renovation in 2013, marrying its time-tested solidity with the functionality of contemporary facilities. The presence of on-site parking is a significant asset, accommodating a large workforce and multiple transportation vehicles, essential for business operations.

Municipal water and sewer services assure essential utilities are well managed, complementing the building's structural and operational capabilities. Its strategic proximity to I-95 Exit 25 positions the warehouse advantageously for businesses relying on high traffic flow and visibility.

While currently fully leased, 15 Dewey Street stands as a testament to Bridgeport's economic vitality and promises potential for future businesses aiming for prominence. The warehouse is not only a structure but a commercial stronghold designed to support and elevate business ventures. It is ideally suited for ambitious enterprises seeking a significant foothold in the competitive industrial arena.

This property represents a unique blend of historical foundation, modern adaptation, and geographical advantage, making it a standout offering in Bridgeport's real estate market—a true cornerstone for the industrious spirit seeking a location synonymous with growth and opportunity.

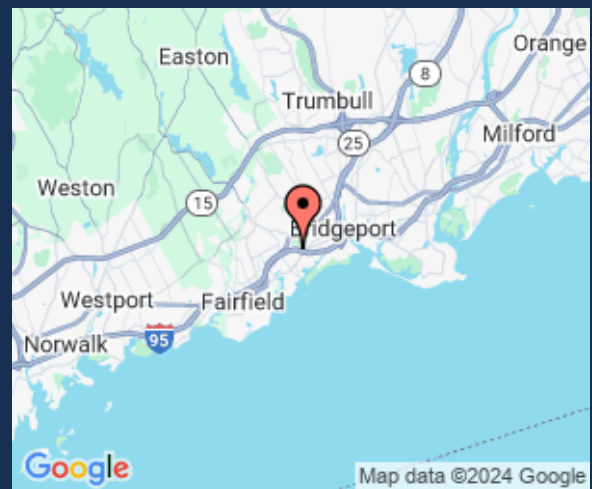
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Lot Size :	1.95 Acre(s)
Net SF :	48,050
Zoning :	Industrial
Number of Stories :	1
Ceiling Height :	26'
Building Frame :	Fireproof Steel
Exterior Walls :	Prefinished Steel & Brick
Roof Structure :	Low Slope Flat
Roof Cover :	Rubber
Year Built :	1970
Year Renovated :	2013
Parking :	On-site
Property Taxes :	63,415.28

Sprinklers :	Yes
Heat :	Forced Air
Fuel :	Gas
A/C :	Yes
Power :	3 Phase High AMP
Water :	Municipal
Sewer :	Municipal



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