

## 1010 Atlantic Street (#1080), Bridgeport, CT

Industrial / R&D / Office

SPACE AVAILABLE



Nestled amidst tranquil surroundings, this modern Certified Green Building, previously the Manufacturing Facility of the US Army Comanche Helicopter Program, exudes architectural elegance and efficiency. The building boasts 92,000 SF of premium space, Office R+D. Within, features such as a self-contained server facility, passenger and freight elevators, and two proficient loading docks ensure a seamless operational experience.

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Furthermore, an expansive 78,000 SF of high bay heavy industrial area is tailored for those seeking a cutting-edge manufacturing facility. This space comes equipped with 3 loading docks and several cranes. Strategically situated moments from I-95, accessible via exits 26 and 27, the property offers ample parking with up to 300 spots. Enhancements to the building include a new roof, new windows, new gas boilers. Step into a future of growth and opportunity in this secure, fenced setting, abundant with top-tier amenities.

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Lot Size : 10 Acre(s)

Net SF : 220,000

Zoning : Industrial

Number of Stories : 1

Ceiling Height : 20'

Building Frame : Fireproof Steel

Exterior Walls : Prefinished Steel & Brick

Roof Structure : Low Slope Flat

Roof Cover : New

Year Renovated : 2007

Parking : 400+

Property Taxes : 121,660.00

Sprinklers : Yes

Heat : Hot Air

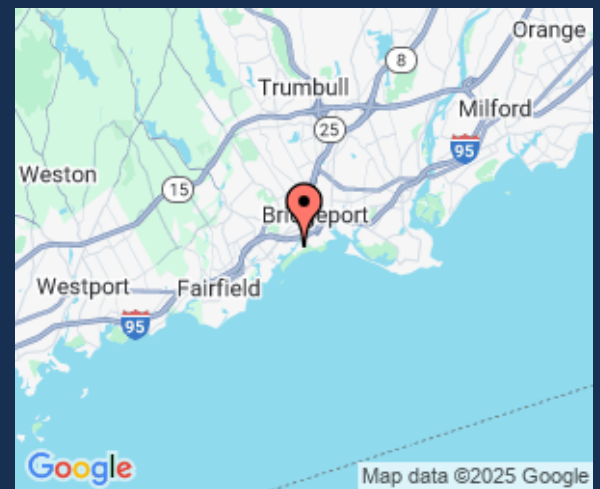
Fuel : Gas

A/C : Yes

Power : 10,000 AMP

Water : Municipal

Sewer : Municipal



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