

## 304 Bishop Avenue, Bridgeport, CT

Industrial / R&D / Office

SPACE AVAILABLE



Position your business at the forefront of industrial innovation with our prime warehouse space for lease, located at the strategic 304 Bishop Ave, adjacent to the bustling I-95 Exit 30. This expansive 56,000 square foot facility is meticulously tailored to meet a wide range of industrial demands, from logistics to intensive research and development endeavors.

Boasting high ceilings that range from 12 to 18 feet, our two-story building  
323 NORTH AVENUE. BRIDGEPORT, CT 06606 | TEL (203) 333 - 0206 | FAX (203) 579 - 4513 | WWW.DINARDOENT.COM

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exemplifies a robust and flexible design ideal for substantial operations and complex storage needs. The space has been recently upgraded with polished hardwood flooring and advanced lighting systems, creating an optimal environment for productivity and innovation.

The warehouse encompasses a 12,000 sq ft area designated for R&D, augmented by an additional 13,000 sq ft section furnished with a loading dock and freight elevator—streamlining your operations to facilitate growth and efficiency.

Experience the durability and longevity afforded by the wood-framed construction, sturdy Dryvit exterior walls, and a resilient gable rubber roof. The warehouse is fortified with modern amenities such as gas heating, centralized air conditioning, and a high-capacity 3 Phase 800 AMP power supply, all under the watchful protection of an extensive sprinkler system to ensure safety and compliance.

Located in a dynamic industrial district, this warehouse provides your business with a competitive edge, offering quick access to major transport routes and essential municipal services. It's more than a building; it's a strategic hub for companies poised to elevate their presence in Connecticut's vibrant market.

Investing in this property signifies a commitment to excellence. With significant renovations and a dedication to upkeep, this industrial space serves as a foundation for industry leaders seeking unparalleled functionality and design. At 304 Bishop Ave, you're not just leasing space; you're launching potential.

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Lot Size : 2.486 Acre(s)

Net SF : 56,000

Zoning : Industrial

Number of Stories : 2

Ceiling Height : 12' - 18'

Building Frame : Wood

Exterior Walls : Dryvit

Roof Structure : Gable

Roof Cover : Rubber

Year Built : 1910

Year Renovated : 2002

Parking : On-site

Property Taxes : 56,936.88

Sprinklers : Yes

Heat : Hot Air

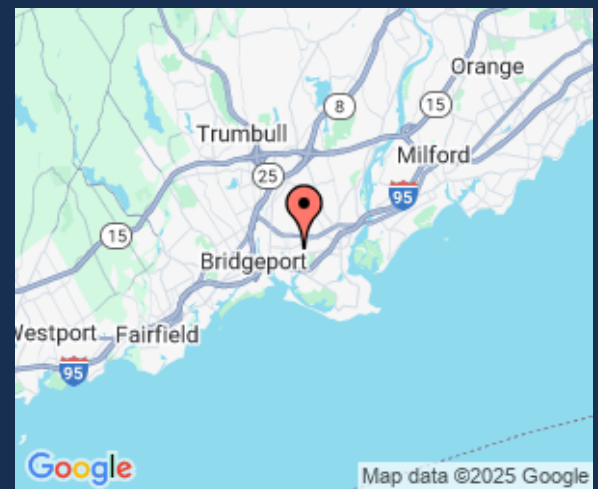
Fuel : Gas

A/C : Central

Power : 3 Phase 800 AMP

Water : Municipal

Sewer : Municipal



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