

309 Orland Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED



**Property Description:** This versatile industrial property offers a robust infrastructure suitable for a wide range of industrial activities, including manufacturing, warehousing, and distribution. The 5800 sq. ft. metal building features a clear height of 36 feet, providing ample vertical space for storage and machinery.

The site is paved with asphalt, offering extensive parking and easy maneuverability for large vehicles and equipment.

## 309 Orland Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED

Located in Bridgeport, CT, this property benefits from excellent accessibility and proximity to major industrial hubs, making it an ideal location for businesses looking to expand or relocate their operations.

### Property Overview:

- Address: 309 Orland Street, Bridgeport, CT
- Total Building Size: 5800 sq. ft.
- Clear Height: 16 feet
- Lot Size: 0.3444 acres

### Key Features:

- Building Type: Single-story metal building
- Flooring: Concrete flooring for heavy-duty usage
- Parking: Ample asphalt-paved area for parking and maneuvering
- Access: Conveniently located with easy access to main roads and highways

### Location Details:

- Proximity: Situated on Orland Street, near major industrial and commercial zones
- Accessibility: Excellent road connectivity, suitable for various industrial operations

### Lease Terms:

- Availability: Immediate occupancy
- Lease Type: Flexible lease terms available Note: this is designed to get people to call to start discussing the lease

**Additional Information:** For further details or to schedule a viewing, please

309 Orland Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED

contact us. This property is exclusively available for lease, providing an exceptional opportunity for businesses to leverage its strategic location and comprehensive facilities.

## 309 Orland Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED

Lot Size : 0.34 Acre(s)

Net SF : 5,800

Zoning : Industrial

Number of Stories : 1

Ceiling Height : 14'

Building Frame : Fireproof Steel

Exterior Walls : Prefinished Steel

Roof Structure : Low Slope Flat

Roof Cover : Metal

Year Built : 1982

Year Renovated : 2013

Parking : Private Lot

Property Taxes : \$7,963.08

Sprinklers : No

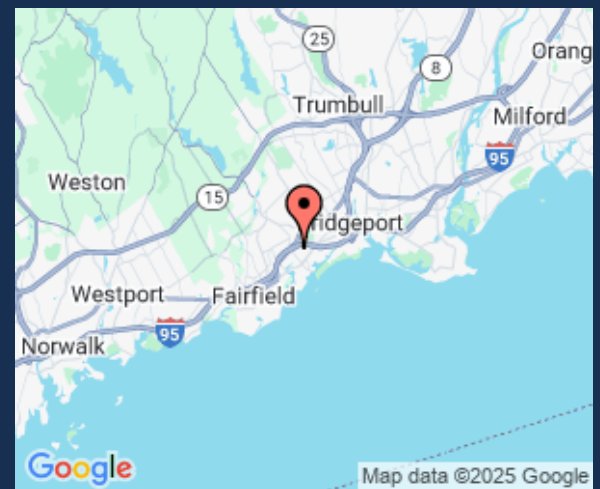
Heat : Hot Air

Fuel : Gas

Power : 3 Phase 400 AMP

Water : Municipal

Sewer : Municipal



309 Orland Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED



309 Orland Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED



309 Orland Street, Bridgeport, CT

Industrial / R&D

FULLY LEASED



309 Orland Street, Bridgeport, CT  
Industrial / R&D

FULLY LEASED

