

## 211 Island Brook Avenue, Bridgeport, CT - New Construction Industrial / R&D

FULLY LEASED



### **New construction! Beautiful 32' High Bay Industrial Warehouse**

Space includes some office space, bathrooms, two loading docks and one 14'H drive-in door. Close proximity to RT 25/RT 8 Connector Exits 4 & 5.

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Lot Size : 1.44 Acre(s)

Net SF : 21,622

Zoning : Industrial

Number of Stories : 1

Ceiling Height : 32'

Building Frame : Steel

Exterior Walls : Brick

Roof Structure : Low Slope Flat

Roof Cover : Steel

Year Built : 2019

Parking : 56 Spaces

Property Taxes : 18,705.23

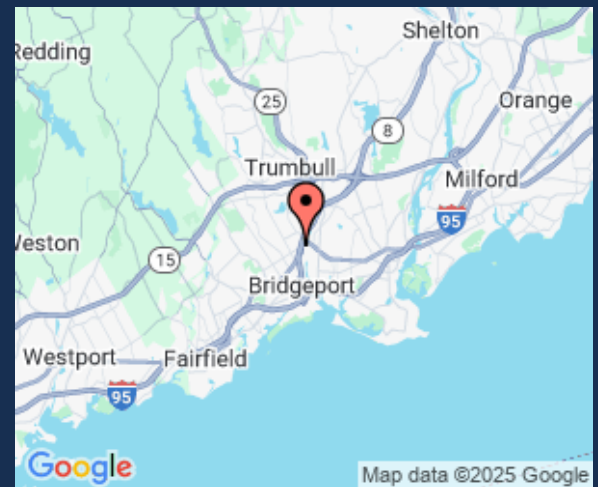
Heat : Hot Air

Fuel : Gas

Power : 3 Phase 800 AMP

Water : Municipal

Sewer : Municipal



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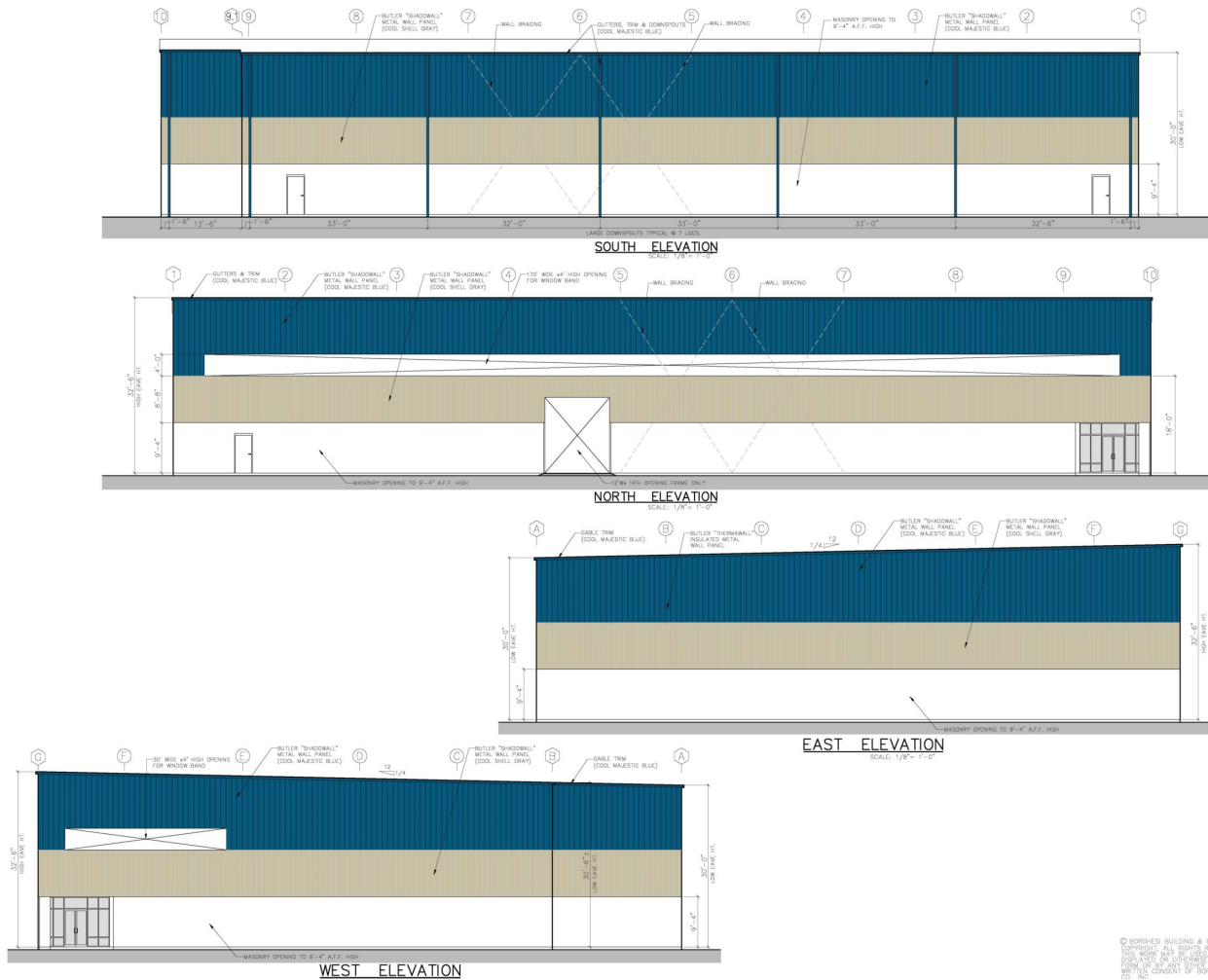




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