

## 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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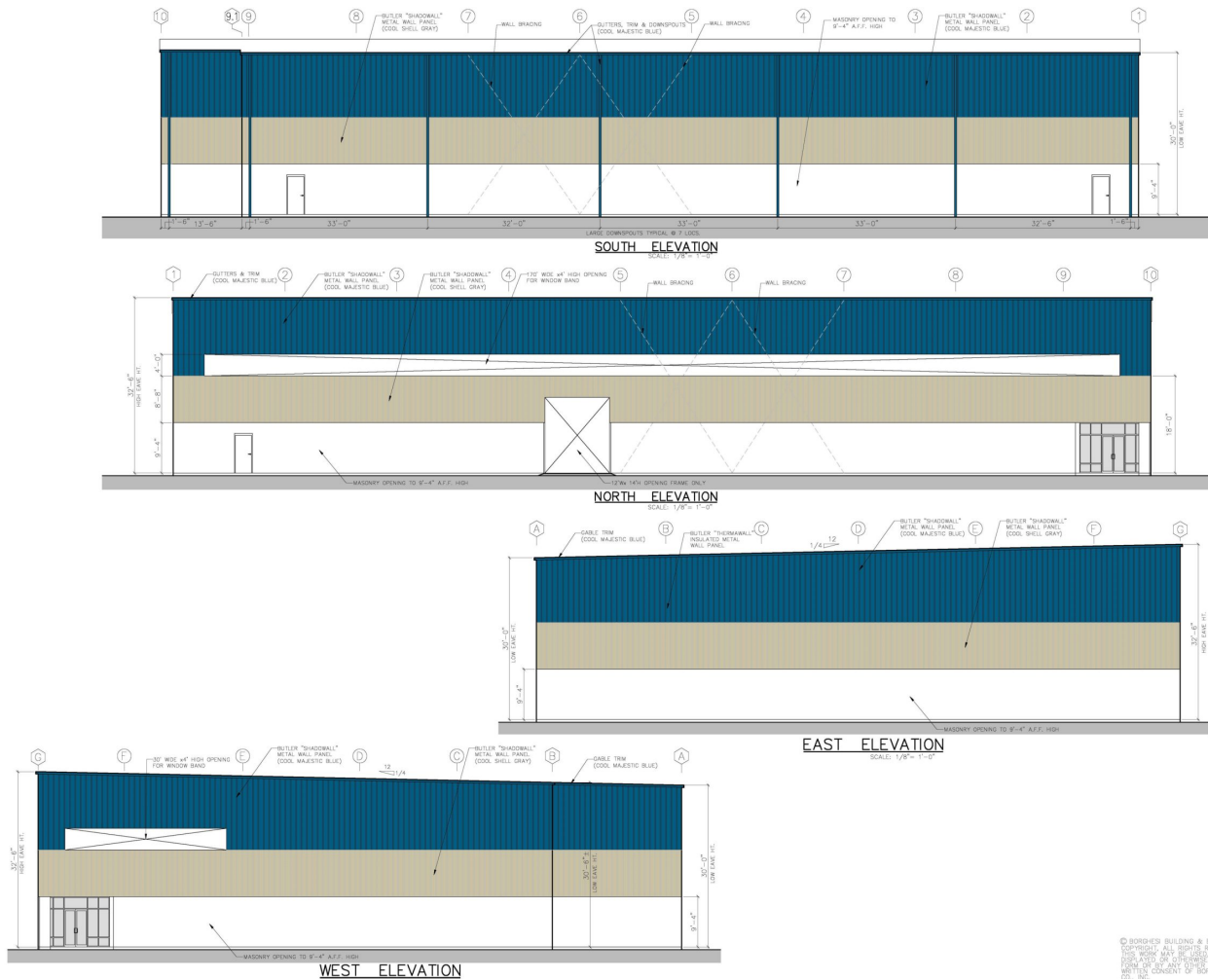




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