

10 ISLAND BROOK AVENUE BRIDGEPORT, CT 06606



ACQUISITION OPPORTUNITY:

47,876 SF Industrial Building with Full HVAC for Sale at \$6,950,000

Angel Commercial, LLC is pleased to present **10 Island Brook Avenue in Bridgeport, Connecticut**, for sale at **\$6,950,000**. This exceptional industrial property consists of a **47,876 SF** warehouse on a **2.89-acre gated lot** in an **Industrial (I) Zone**, providing excellent flexibility for a variety of industrial and commercial applications.

The building will be delivered vacant and features full HVAC, a wet sprinkler system, a security system, multiple racking systems, eight private offices, a breakroom, four restrooms, and a mezzanine used for additional storage. The building is equipped with multiple loading options allowing for efficient shipping and receiving operations. These include three dual-access loading docks: two enclosed docks with levelers on both sides and bumpers/seals on one side, and one open dock with a leveler on a single side. A secure, fully fenced perimeter enhances safety and provides controlled access. These features support a range of uses from warehousing and distribution to light manufacturing.

The Industrial (I) Zone provides broad flexibility for a variety of industrial and commercial operations. Permitted uses include light manufacturing, fabrication, and assembly; warehousing, storage, and distribution centers; wholesale trade and logistics operations; transportation and trucking facilities; packaging and processing operations; and ancillary office or maintenance spaces that support industrial activity. These permitted uses make 10 Island Brook Avenue ideal for businesses needing significant shipping and receiving capacity, large vehicle access, and secure on-site operations.

Strategically located one mile off Route 8 (Exit 2A), the property offers rapid access to major regional thoroughfares. The Bridgeport Train Station (Amtrak / Metro-North) is approximately two miles away, providing convenient commuter and intercity rail service. This combination of a prime location, modern infrastructure, and superior accessibility makes 10 Island Brook Avenue an outstanding investment opportunity for owner-users and investors alike.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Sale Price:	\$6,950,000
Real Estate Taxes:	\$63,659.90 (2025)

The Site

Space Available:	47,876 SF
Total Building Size:	47,876 SF
Occupancy:	Building will be Delivered Vacant
Land:	2.89 Acres
Zoning:	Industrial (I)
Year Built:	1977
Construction:	Pre-Finished Metal
Stories:	One
Tenancy:	Currently a Single Occupant

Features

Parking:	Abundant
Loading:	3 Dual-Access Loading Docks: 2 Enclosed Docks with Levelers on Both Sides and Bumpers/Seals on One Side, and 1 Open Dock with a Leveler on a Single Side.
Ceiling Height:	16' 10"
Column Spacing:	60' x 40'
Amenities:	Wet Sprinkler System, Mezzanine, Building Signage, Security System, Energy-Efficient Lighting, Gated Lot, Eye Wash Station, High-Voltage Electrical Transformer, Multiple Racking Systems

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	1,200 Amps, 600 Volts, 3-Phase, 4-Wire & 800 Amps, 600 Volts, 3-Phase, 4-Wire



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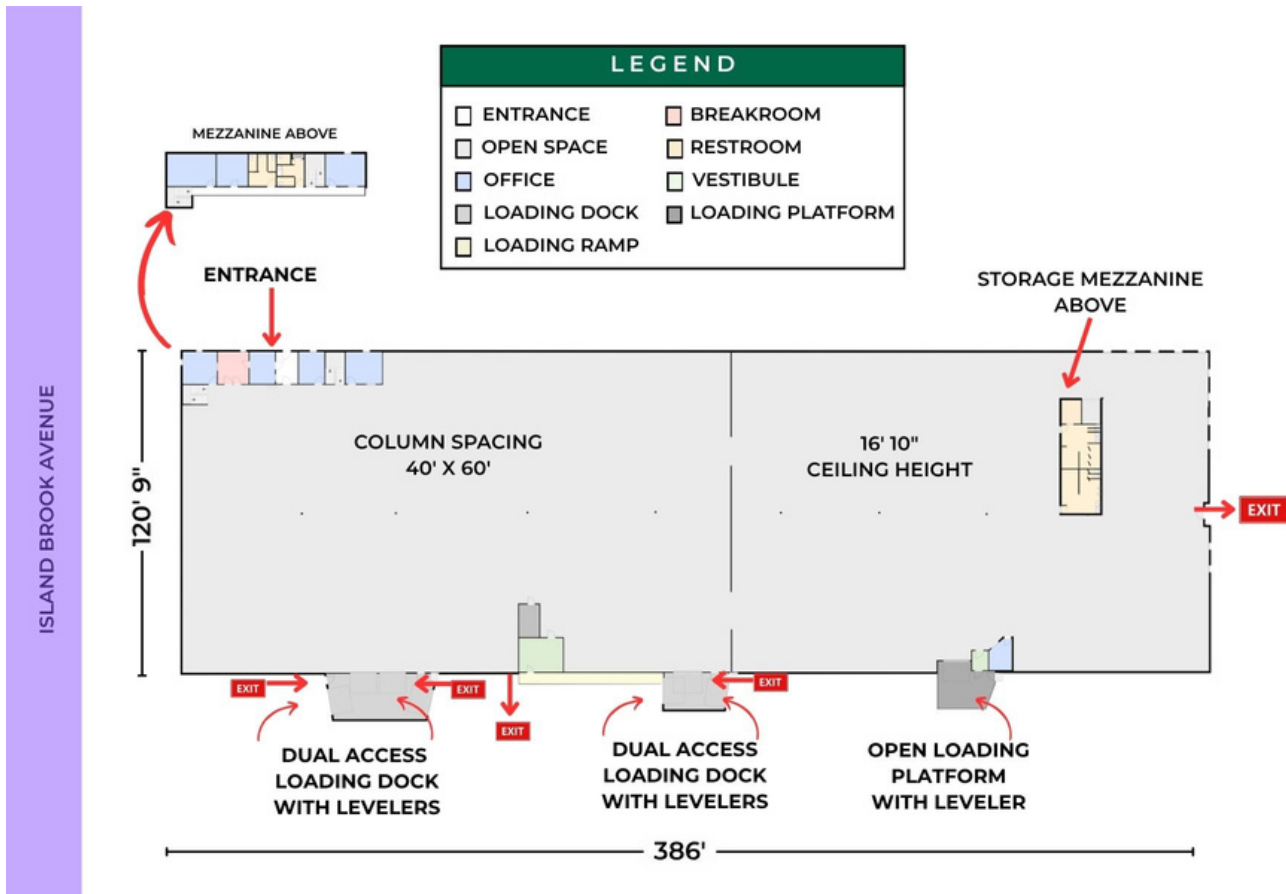
PARCEL PLAN 2.89 ACRES



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FLOOR PLAN
47,876 SF



NOT TO EXACT SCALE
MEASUREMENTS ARE APPROXIMATE

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