



1625 RAILROAD AVENUE
BRIDGEPORT, CT
06605



Industrial Property at I-95 Exit Ramp in a Designated Opportunity Zone for Sale at \$800,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to offer a **7,200 SF** industrial building on **0.62 acres** at an I-95 exit ramp at **1625 Railroad Avenue in Bridgeport, Connecticut**, for **\$800,000**. Ideally situated near the Fairfield town line at the gateway to the Black Rock neighborhood, the property is visible from I-95 and is located within both a **Designated Opportunity Zone** and an **Enterprise Zone**, offering potential tax advantages for qualified investors.

The one-story, 80' x 90' rectangular building features a 10' 6" ceiling height, an overhead door leading to an uncovered loading platform, and a rooftop frame for signage with highway visibility; installation or use of rooftop signage requires a special permit. A small metal quarter-pipe skateboard ramp remains next to the platform from its previous use as a skateboard shop and skate park. The property is adjacent to G-Force Motorsports, LLC and Aluminum Finishing Company.

Zoned Residential-Office Center (RX-2), the site allows for a broad range of commercial development opportunities, providing flexibility for developers, investors, and end-users. Its proximity to the I-95 Exit 25 southbound ramp offers strong visibility potential from I-95.

The property sits directly across from McDonald's, just off the I-95 Exit 25 southbound ramp. The Fairfield Metro/Black Rock Train Station is less than two miles away, and a Bridgeport Transit bus stop at Fairfield Avenue and Pine Street is just steps away. The surrounding area offers numerous retail and service amenities, including Starbucks, Wendy's, Chase Bank, Chaves Bakery, and several auto dealerships—enhancing convenience and appeal for future development.

This is a unique opportunity to acquire an industrial property in one of Bridgeport's most active and evolving commercial corridors. 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:	\$800,000
Real Estate Taxes:	\$18,630.50 (2025)
Eligibility:	Designated Opportunity Zone & Enterprise Zone

THE SITE

Space Available:	7,200 SF
Total Building Size:	7,200 SF
Land:	0.62 Acres
Zoning:	Zoned Residential-Office Center (RX-2)
Year Built:	1964
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Single

FEATURES

Parking:	Abundant
Ceiling Height:	10' 6"
Column Spacing:	21' 7" x 48' 6"
Loading:	One Overhead Door on an Uncovered Loading Platform
Amenities:	Skateboard Ramp, Roof Frame for Signage

UTILITIES

Water/Sewer:	City/City
Heating:	Gas
Power:	Requires Service

DEMOGRAPHICS 3 MILES 5 MILES

Population:	197.2k	287.4k
Median HH Income:	\$70.9k	\$82.3k



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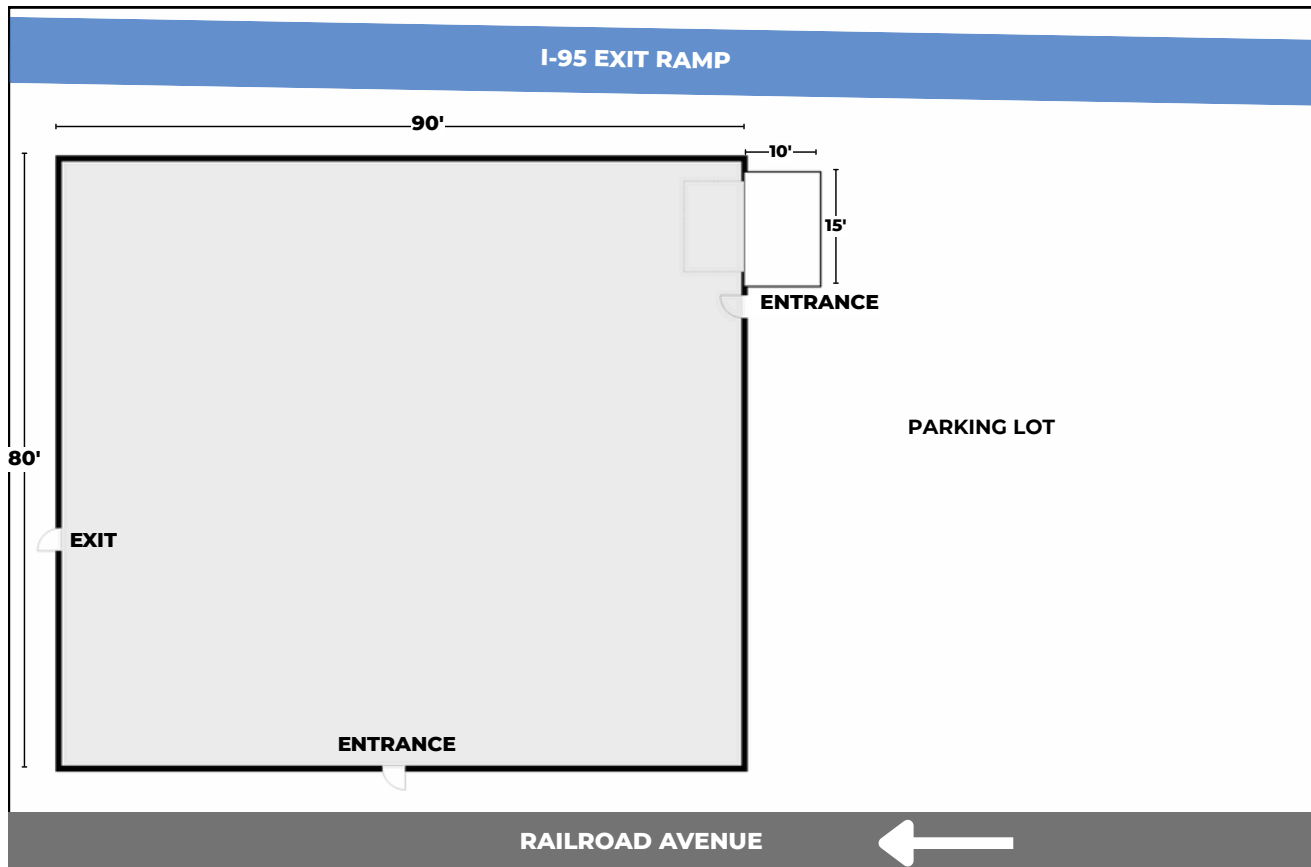
PARCEL MAP
0.62 ACRES



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FLOOR PLAN: 7,200 SF



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