

229 & 261 MERRIAM STREET BRIDGEPORT, CT 06604



Industrial Building with Excellent Highway Access for Sale at \$725,000 or for Lease at \$7/SF NNN

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **229 & 261 Merriam Street in Bridgeport, Connecticut** — available for sale at **\$725,000** or for lease at **\$7/SF NNN**. This is an excellent opportunity to own a light industrial-zoned building on a quiet side street with good truck access. The offering includes a **9,506 SF** industrial building on **0.5 acres**, providing a versatile and well-equipped facility for a wide range of industrial uses.

Located within an **Enterprise Zone**, the property may qualify for tax incentive benefits for eligible investors and businesses. Zoned CX Heavy Commercial-Wholesale, it is ideal for warehousing, distribution, light manufacturing, high-volume storage, and wholesale operations.

The two-story industrial building offers a functional and efficient layout with 16-foot ceilings in the warehouse and partial central air conditioning. The first floor features an 8' W x 10' H loading dock with leveler, front dock access, an air-conditioned inspection room, a secure tool room, a locker room, two mezzanines, three restrooms, and air-conditioned office space, including one private office. Additional features include LED lighting, live bus bars with 220V and 110V plugs, and an air compressor located on the mezzanine.

The second floor includes two private offices, a conference room, and a storage room. The building sits on an elevated lot with a dry basement and offers 20 parking spaces in two gated lots, ensuring ample room for employees, visitors, and operational vehicles.

The property offers easy access to major highways, located less than one mile from Route 8 (Exits 2A & 2B) and minutes from I-95, Route 25, and the Merritt Parkway (Exit 15). It is also near Dunkin' and other conveniences, and just two miles from the Bridgeport Train Station, served by Amtrak, Metro-North Railroad, bus routes, and ferry service, ensuring excellent regional connectivity. Nearby amenities include McDonald's, Taco Bell, Wendy's, Enterprise Car Rental, St. Vincent's Medical Center, St. Vincent's College, and Connecticut's Beardsley Zoo.

With its prime location, functional layout, secure parking, industrial zoning, and potential tax benefits, 229 & 261 Merriam Street presents a compelling opportunity for buyers seeking a well-positioned industrial property in one of Bridgeport's most active commercial corridors. For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

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 DETAILS

Sale Price:	\$725,000
Lease Rate:	\$7/SF NNN
Real Estate Taxes:	\$16,143.63 (2025)
Eligibility:	Enterprise Zone

THE SITE

Space Available:	9,506 SF
Total Building Size:	9,506 SF
Land:	0.5 Acres
Zoning:	CX Heavy Commercial-Wholesale (CX)
Year Built:	1927
Construction:	Concrete, Cinder Block, Brick
Stories:	Two
Tenancy:	Single

FEATURES

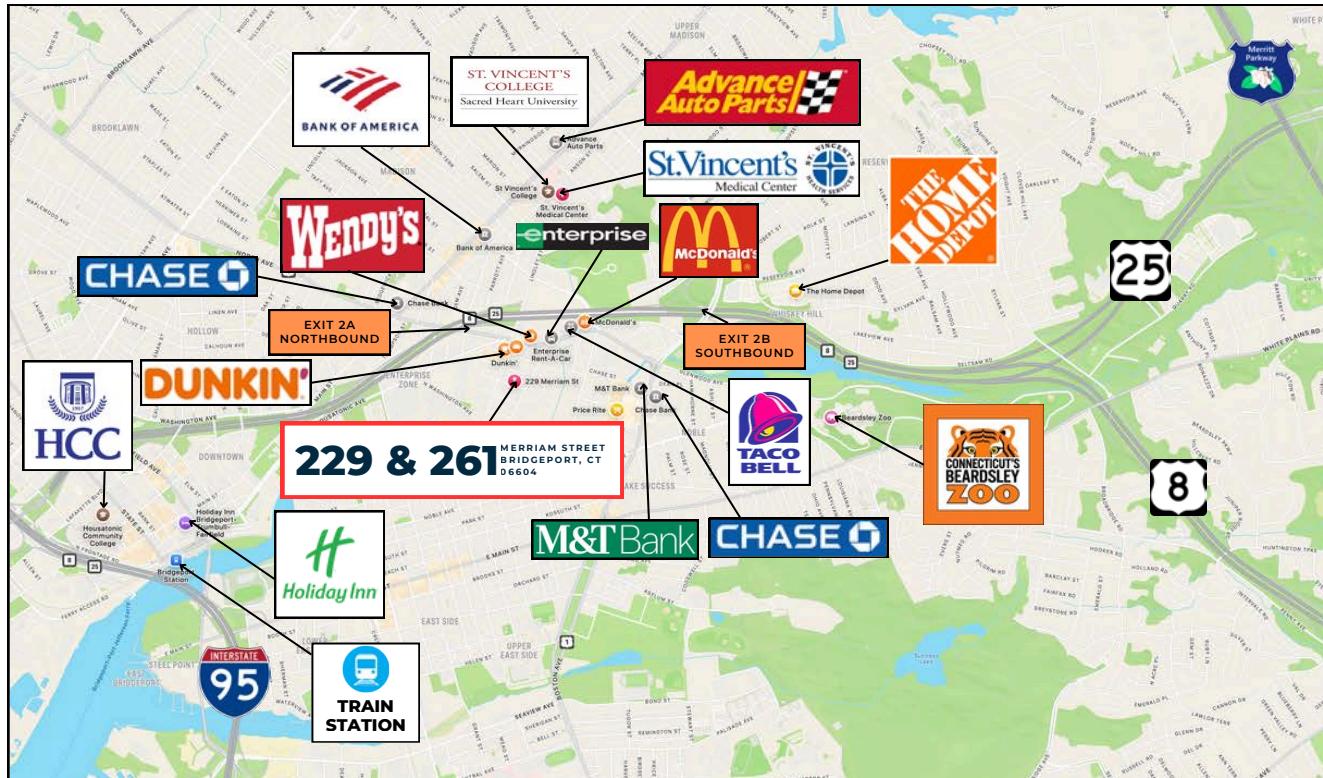
Parking:	20 Surface Spaces
Loading:	One Loading Dock with Leveler
Ceiling Height:	16' 7" Clear (Warehouse)
Amenities:	Fenced Lot, Two Mezzanines, Air Compressor, Dust Collection System, LED Lighting, Live Bus Bars with 220V and 110V Plugs

UTILITIES

Water/Sewer:	City/City
A/C:	Partial
Heating:	Oil & Gas
Power:	200 Amps, 230 Volts, Three-Phase, Four Wire

DEMOGRAPHICS 3 MILES 5 MILES

Population:	230.7k	318.8k
Median HH Income:	\$71k	\$86.5k



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PARCEL MAP

0.5 ACRES

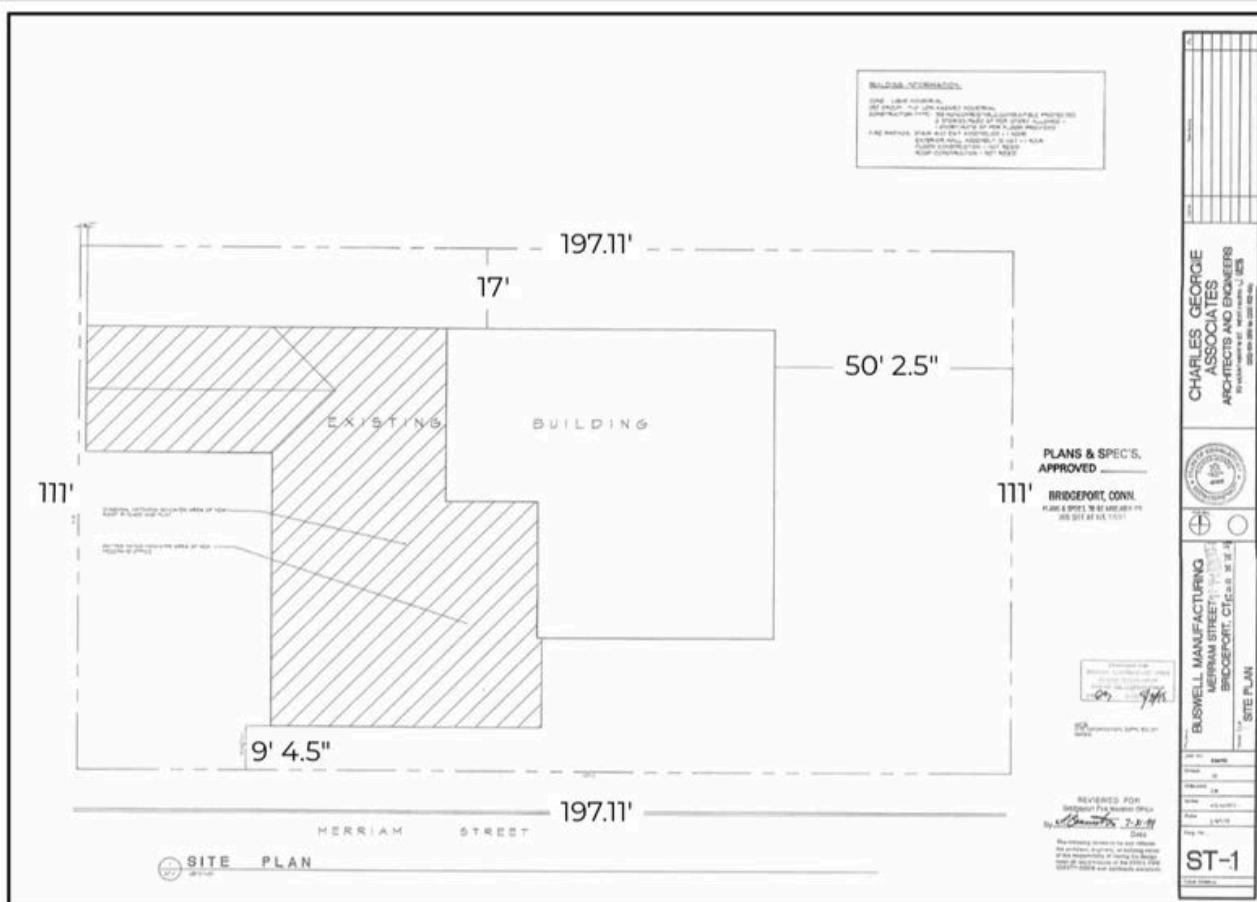


Please note that the acreage on the field card does not match the site plan.

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SITE PLAN 0.5 ACRES



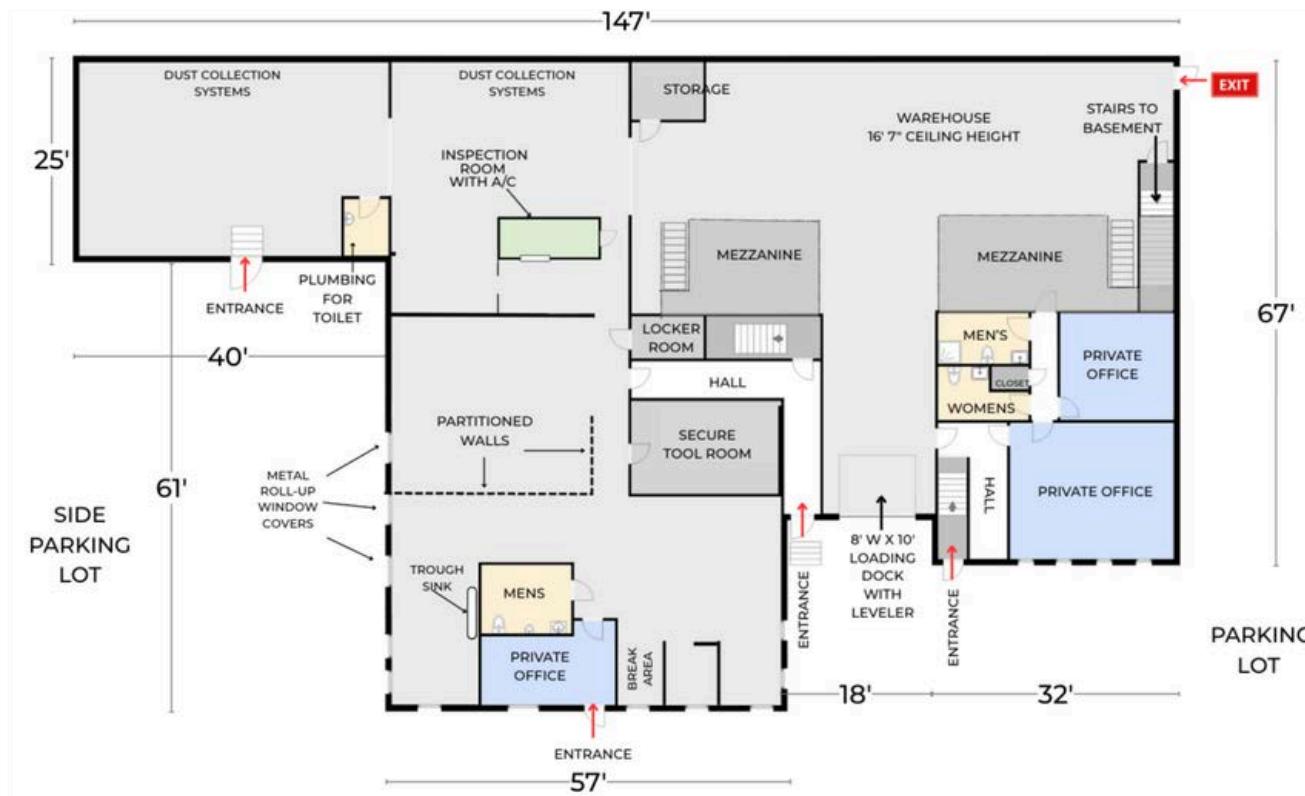
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FLOOR PLAN: FIRST FLOOR 9,506 SF



NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.

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FLOOR PLAN: SECOND FLOOR ±1,000 SF



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