

229 & 261

MERRIAM STREET
BRIDGEPORT, CT
06604



ANGEL 
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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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 **0.50 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.

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



WELL-EQUIPPED INDUSTRIAL BUILDING



9,506 SF
Industrial Building



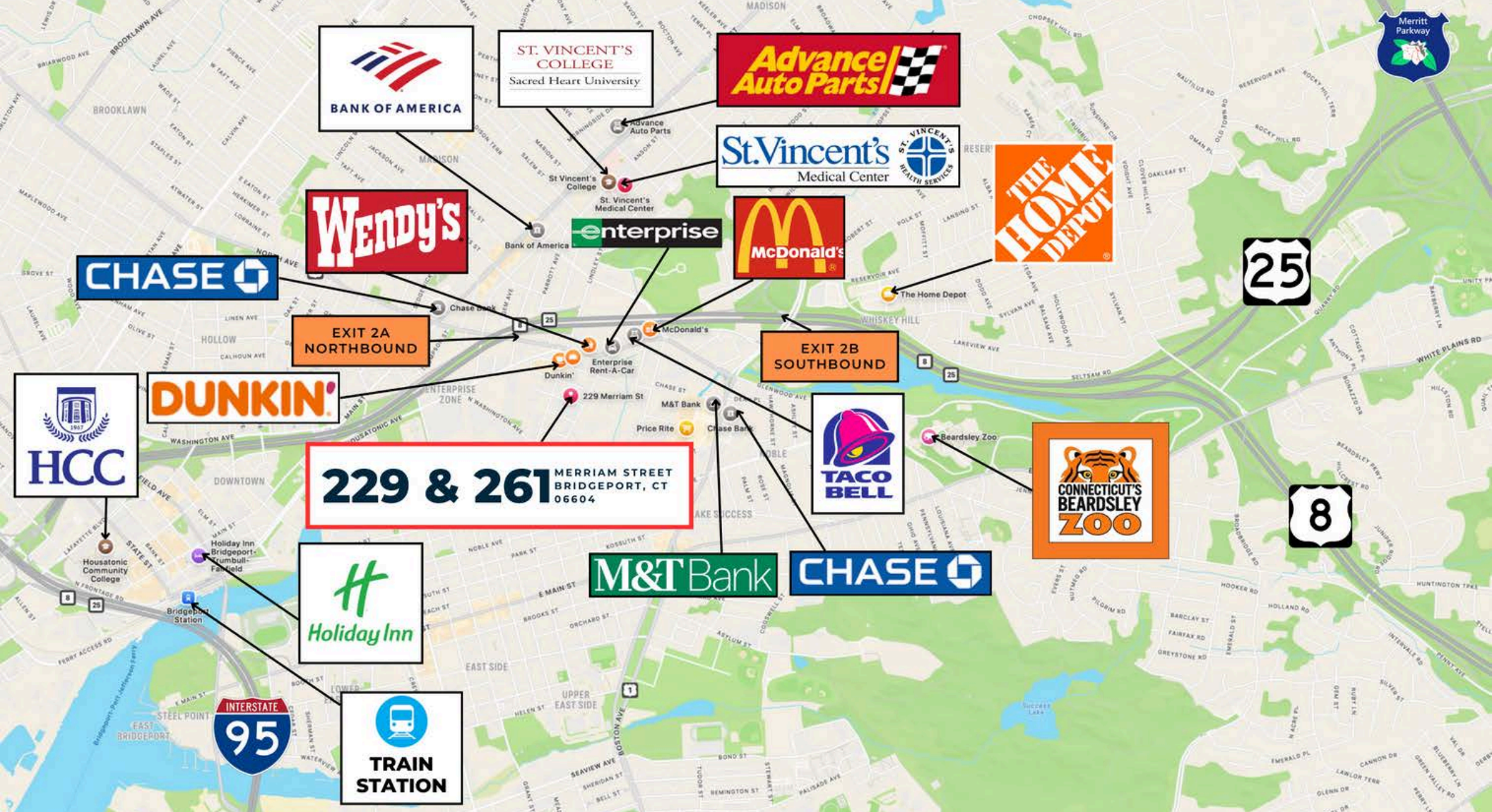
Loading Dock
with Leveler



Fully
Gated Lot



20 Parking
Spaces



EXCELLENT HIGHWAY ACCESS & NEAR AMENITIES



Restaurants
& Fast Food



Institutions
for Higher
Learning



Hotels

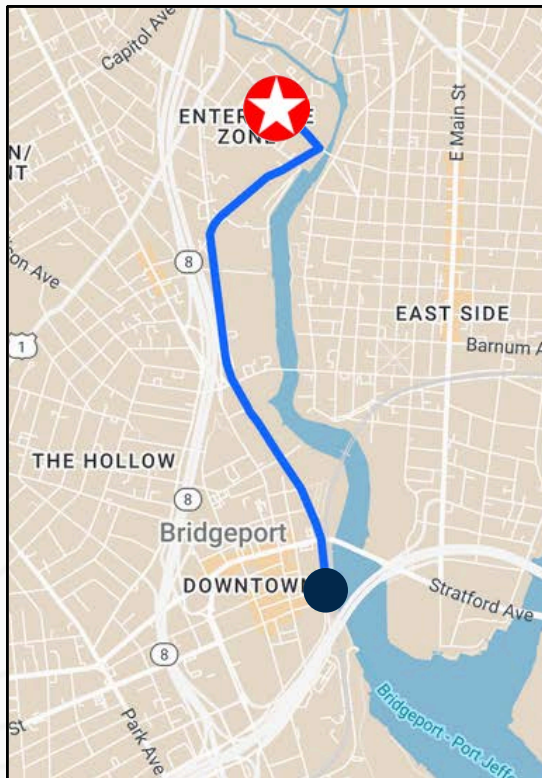


Financial
Institutions

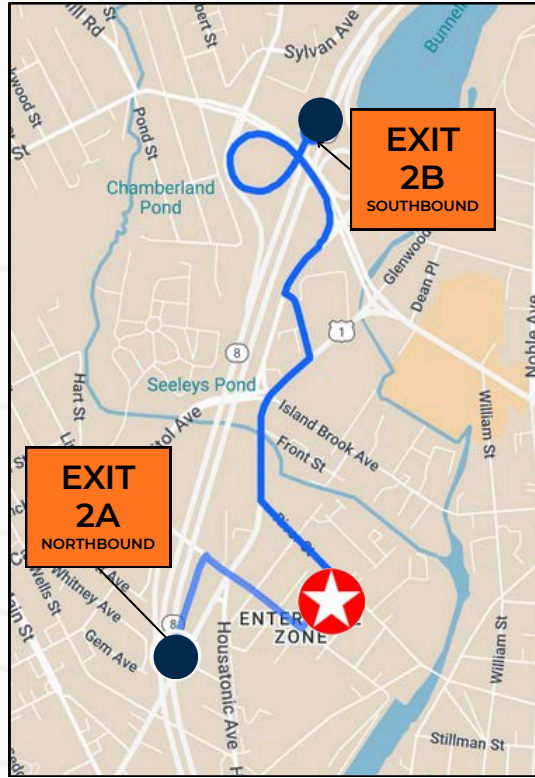


Retail
Stores

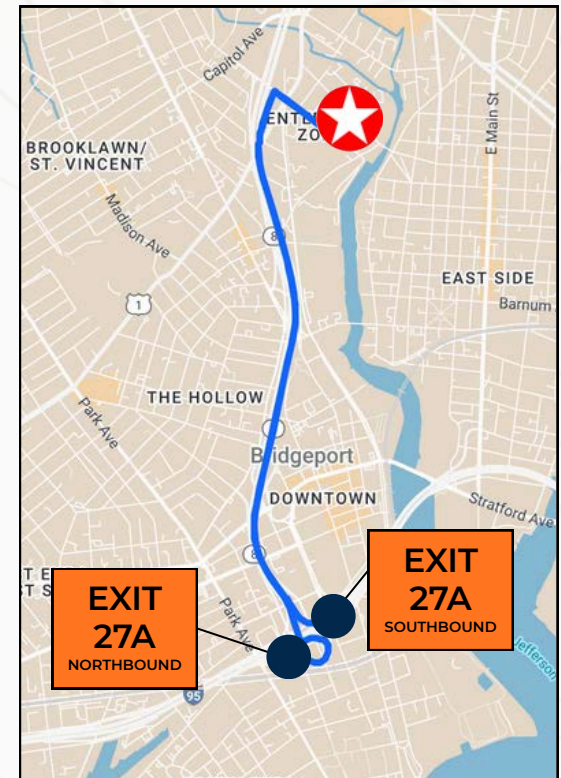
CENTRALLY LOCATED & EASILY ACCESSIBLE



Two Miles from the
Bridgeport Train Station



Half a Mile from
Route 8 (Northbound) &
One Mile from Route 8
(Southbound)



Two Miles from I-95,
Exit 27A (Northbound &
Southbound)

PARCEL MAP

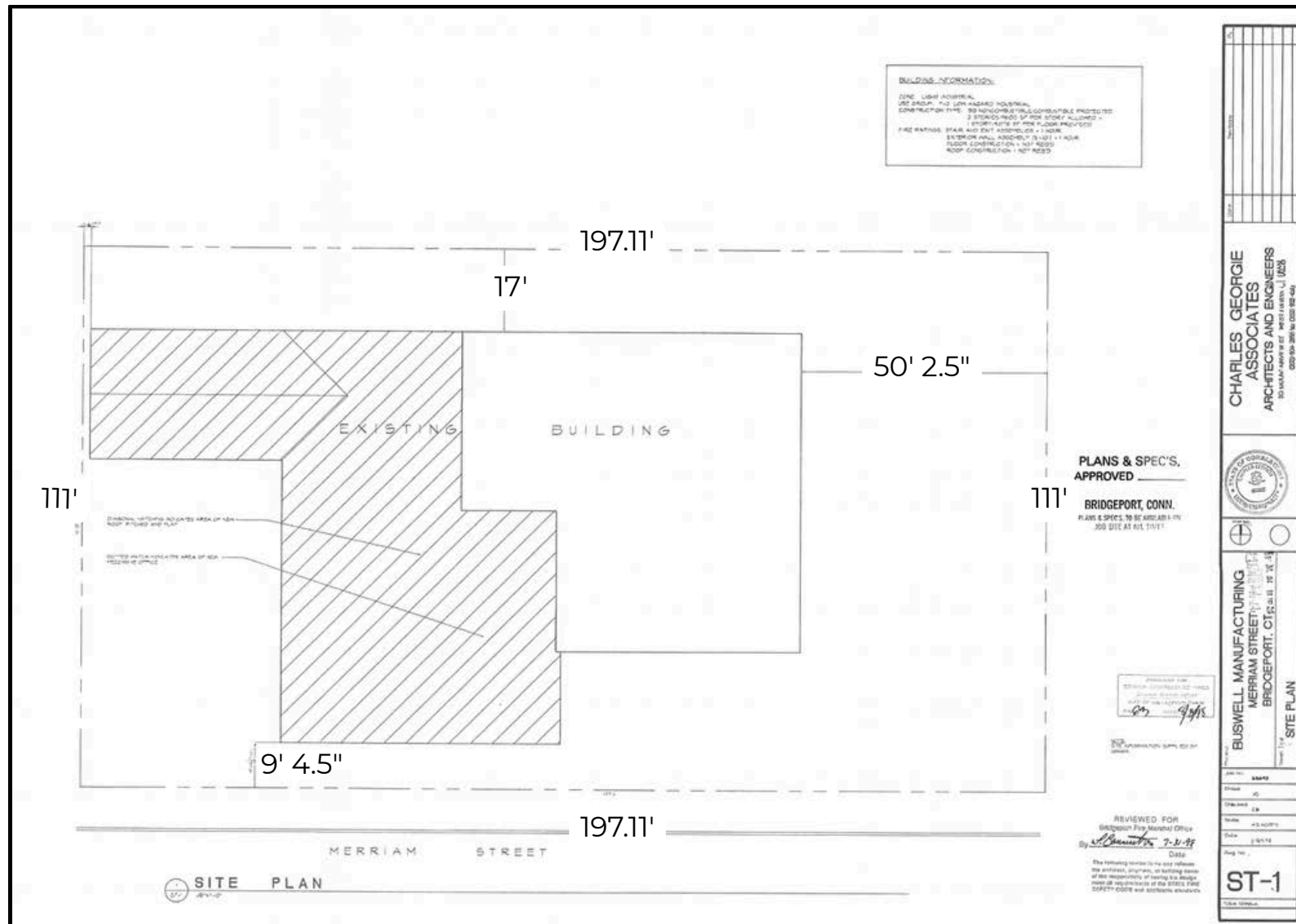
0.5 Acres



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

SITE PLAN

0.5 Acres

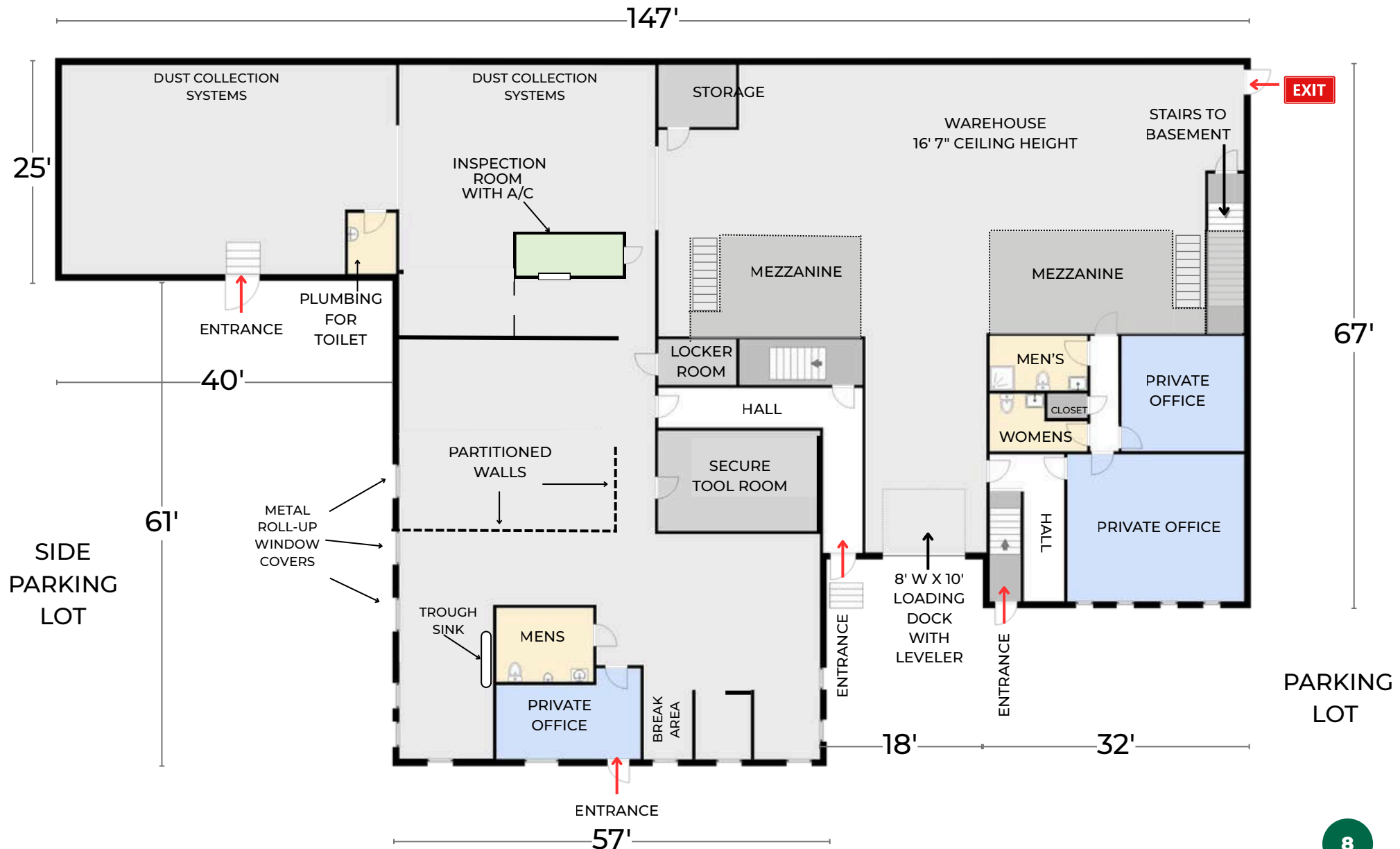


Please note that the acreage on the field card does not match the site plan.

FLOOR PLAN - FIRST FLOOR

9,506 SF

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.



FLOOR PLAN- SECOND FLOOR

±1,000 SF

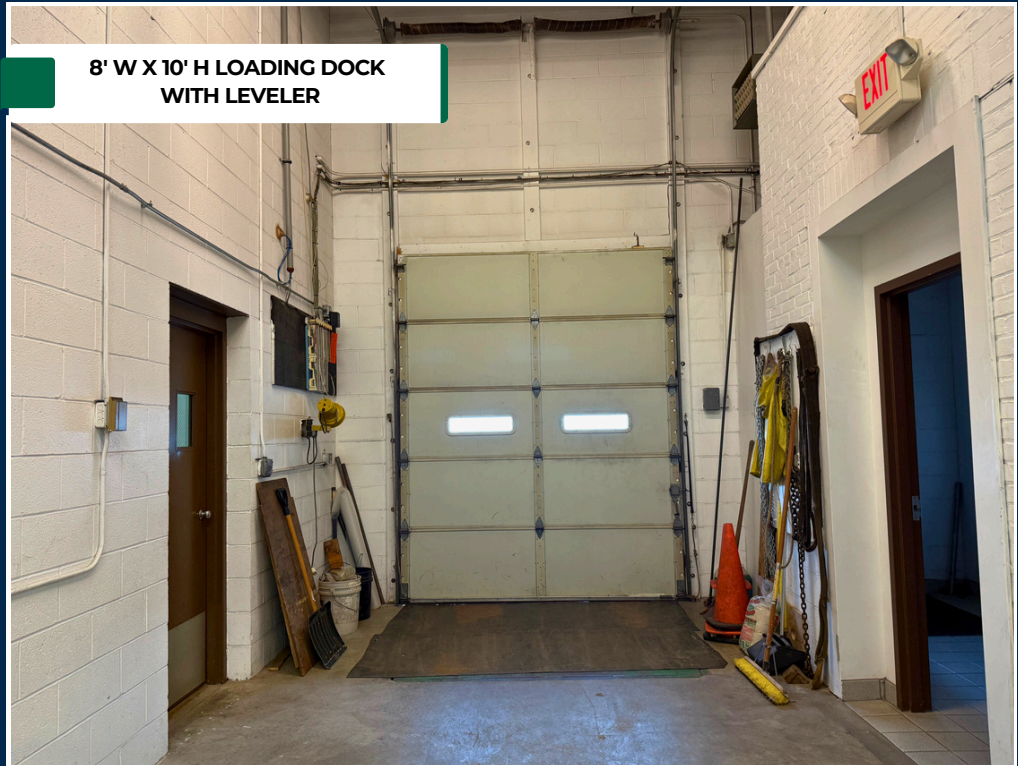
NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.



**16' 7" CEILING HEIGHT IN
WAREHOUSE**



**8' W X 10' H LOADING DOCK
WITH LEVELER**



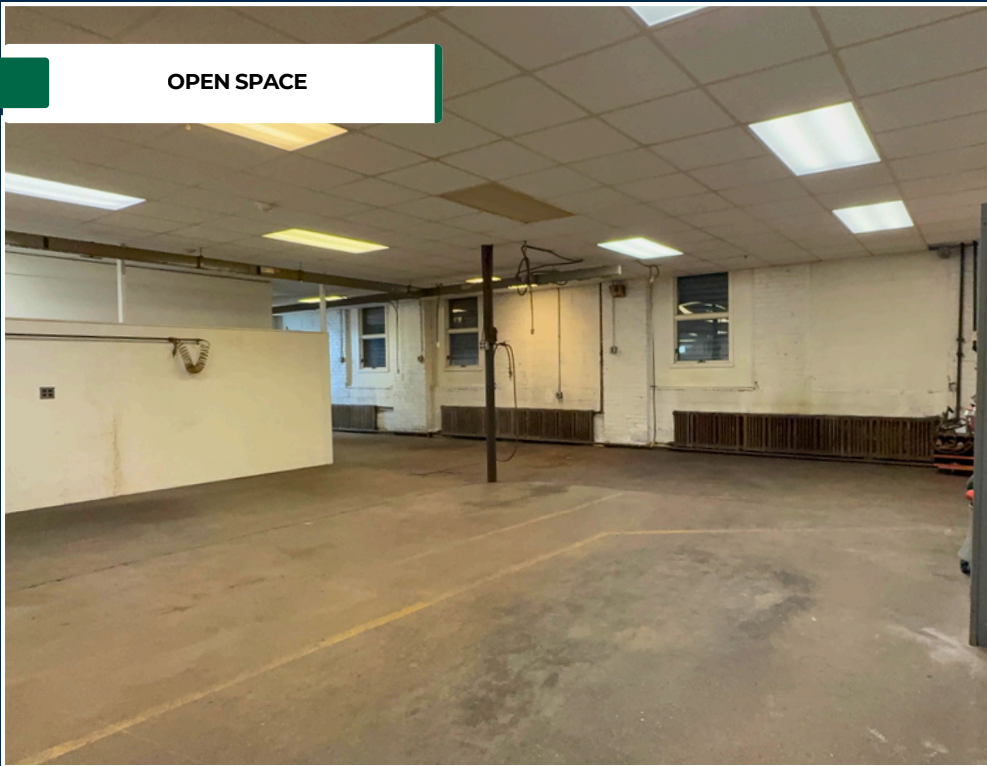
ONE OF TWO MEZZANINES



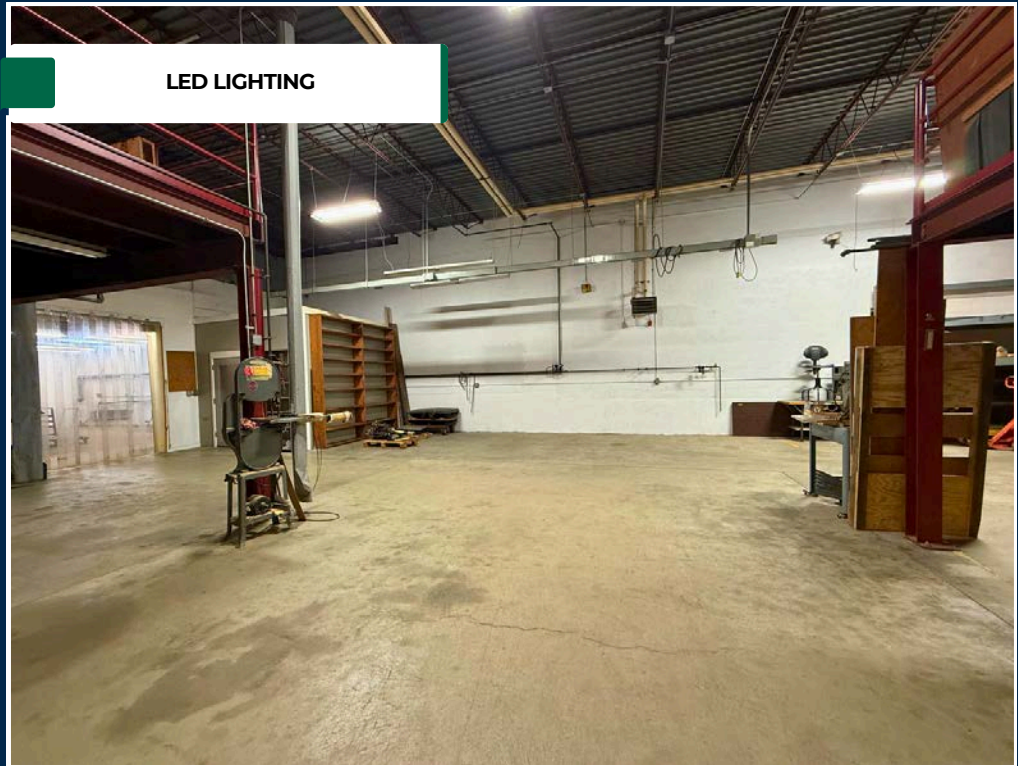
DUST COLLECTION SYSTEM



OPEN SPACE



LED LIGHTING



TROUGH SINK



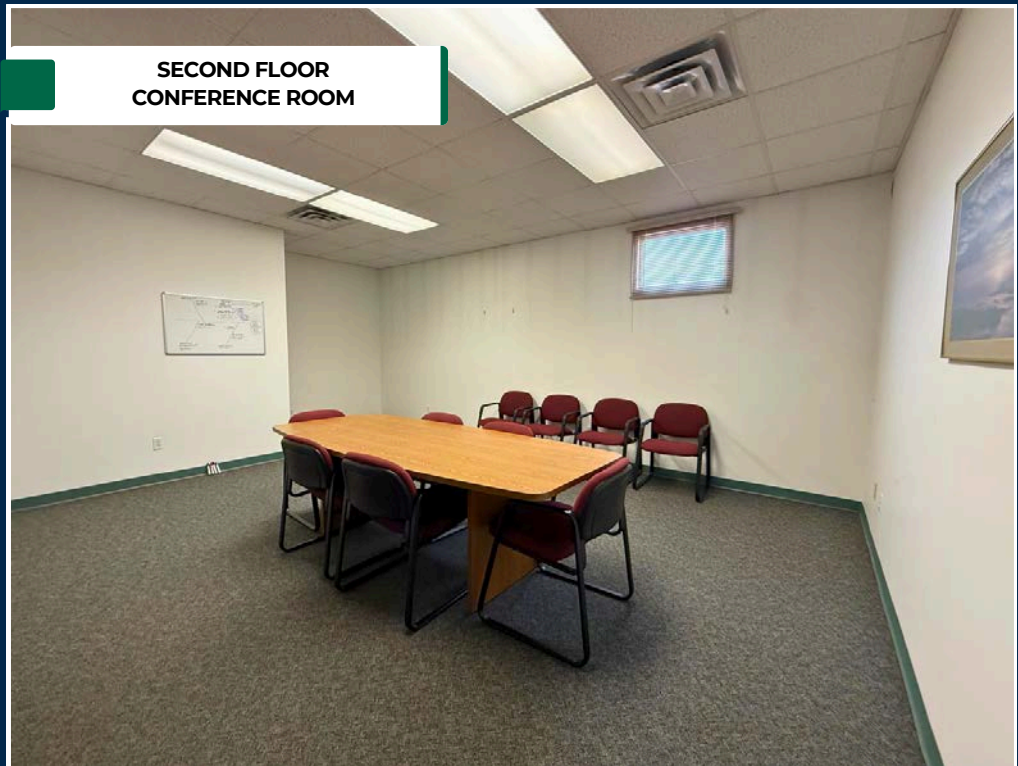
LOWER LEVEL



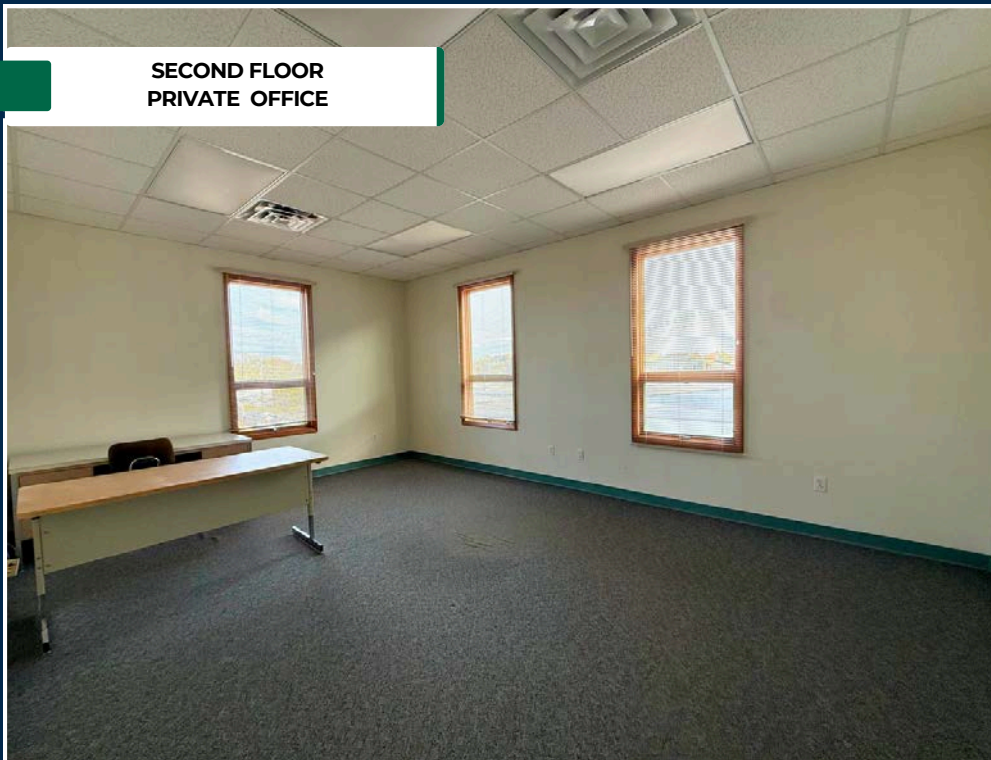
**AIR CONDITIONED
INSPECTION ROOM**



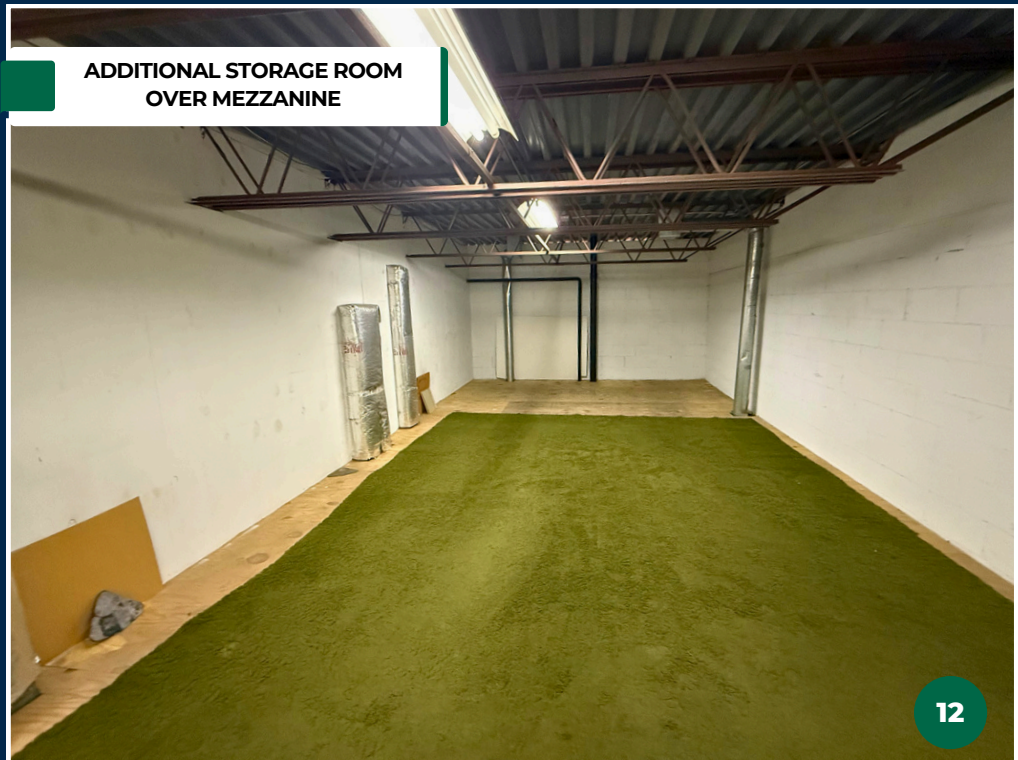
**SECOND FLOOR
CONFERENCE ROOM**



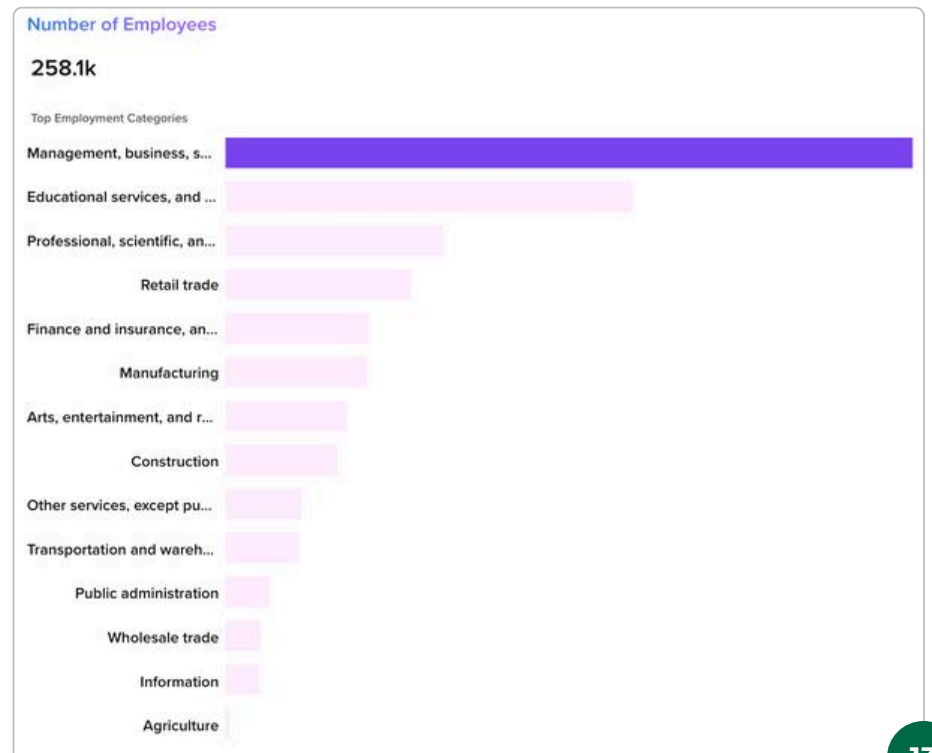
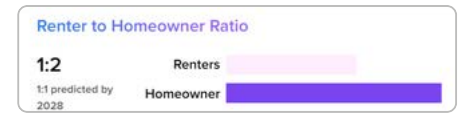
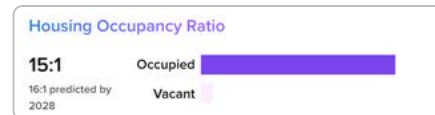
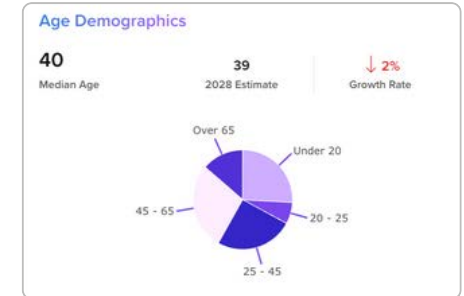
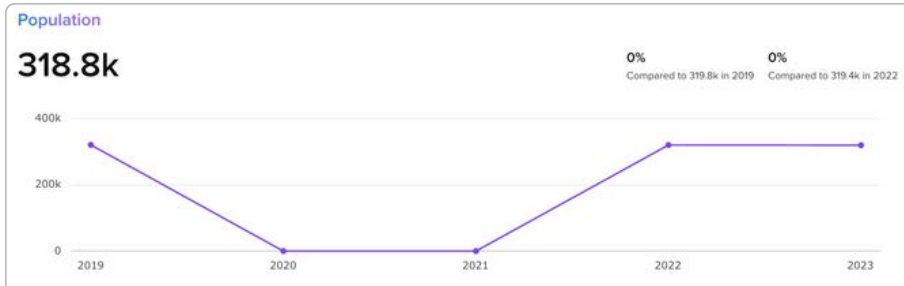
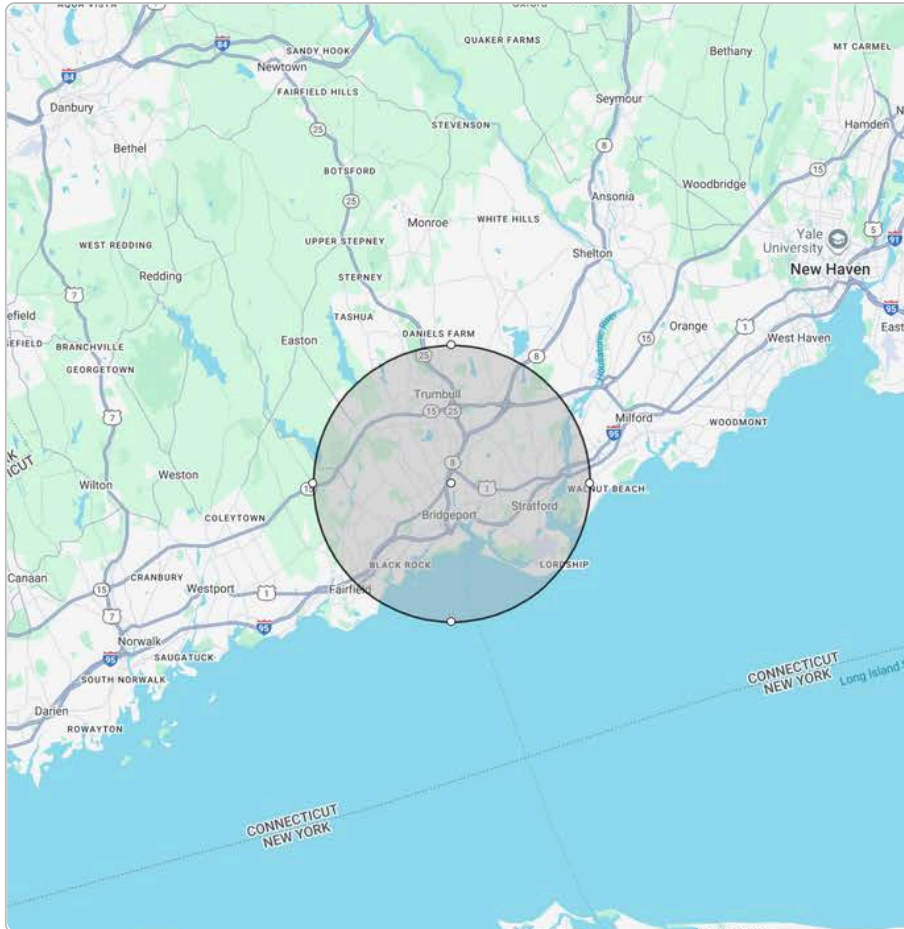
**SECOND FLOOR
PRIVATE OFFICE**



**ADDITIONAL STORAGE ROOM
OVER MEZZANINE**



DEMOGRAPHICS: FIVE MILES



5 Reasons Why this Property is Ideal

Purchasing or leasing 229 & 261 Merriam Street in Bridgeport, CT, offers several advantages:



STRATEGIC LOCATION WITH EXCELLENT HIGHWAY ACCESS

Located less than one mile from Route 8 (Exits 2A & 2B) and with easy connections to I-95, Route 25, the Merritt Parkway, and I-84, this property offers exceptional regional access for shipping, distribution, and employee commuting.



FUNCTIONAL INDUSTRIAL BUILDING WITH OFFICE SPACE

The 9,506 SF one-story industrial building includes a loading dock with leveler, front dock access, and 1,100 SF of air-conditioned office space, providing a seamless combination of operational and administrative functionality.



SECURE, FULLY-GATED LOT WITH AMPLE PARKING

With a fully-fenced perimeter and approximately 20 parking spaces, the property ensures both security and convenience for vehicles, employees, and deliveries — a major advantage for industrial operations.



FLEXIBLE ZONING AND EXPANSION POTENTIAL

Zoned CX Heavy Commercial-Wholesale, the property accommodates a wide range of industrial uses, including warehousing, distribution, storage, and light manufacturing.



ENTERPRISE ZONE LOCATION OFFERING POTENTIAL TAX INCENTIVES

Situated within a designated Enterprise Zone, qualified investors and business owners may benefit from tax incentives, making it an attractive and cost-efficient option for industrial operations and long-term investment.

NEXT STEPS

229 & 261

MERRIAM STREET
BRIDGEPORT, CT
06604



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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