



55 RANDALL AVENUE
BRIDGEPORT, CT
06606

5,200 SF Industrial Space with Excellent Highway Access for Lease at \$10/SF Gross + Utilities

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **5,200 SF of industrial space** at **55 Randall Avenue in Bridgeport, Connecticut**. Available for lease at **\$10/SF Gross + Utilities**, this is an excellent opportunity to secure light industrial space in a convenient location.

PROPERTY HIGHLIGHTS:

- **Warehouse:** Clear span construction, **13' clear ceilings**, **one 17' W x 12' H drive-in door**, and ceiling fans
- **Surplus Space:** ~23' x ~35' enclosed room for additional warehouse space or equipment. Previously used as a paint booth.
- **Office & Amenities:** Modern private office, kitchenette, and restroom
- **Zoning:** CX Heavy Commercial-Wholesale: ideal for warehousing, distribution, and light manufacturing
- **Site Details:** Flat lot, two front parking spaces and street parking

UNMATCHED REGIONAL CONNECTIVITY:

The property offers exceptional 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 just **two miles from the Bridgeport Train Station** (Amtrak, Metro-North, bus routes, and ferry service). Nearby conveniences include Yale New Haven Hospital, St. Vincent's Medical Center, multiple daycare centers, and various dining options.

With its prime location, flexible layout, and versatility, 55 Randall Avenue presents a compelling opportunity for a tenant seeking a well-positioned property in an active commercial corridor.

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

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FINANCIAL DETAILS

Lease Rate: \$10/SF Gross + Utilities

THE SITE

Space Available: 5,200 SF

Total Building Size: 13,562 SF

Land: 0.36 Acres

Zoning: CX Heavy Commercial-Wholesale (CX)

Year Built: 1989

Stories: Two

Tenancy: Multiple

AVAILABLE SPACE FEATURES

Loading: One 17' W x 12' H Drive-In Door

Ceiling Height: 13' Clear

Amenities: Kitchenette, Private Restroom, Ceiling Fans

Floor: First

Construction: Brick

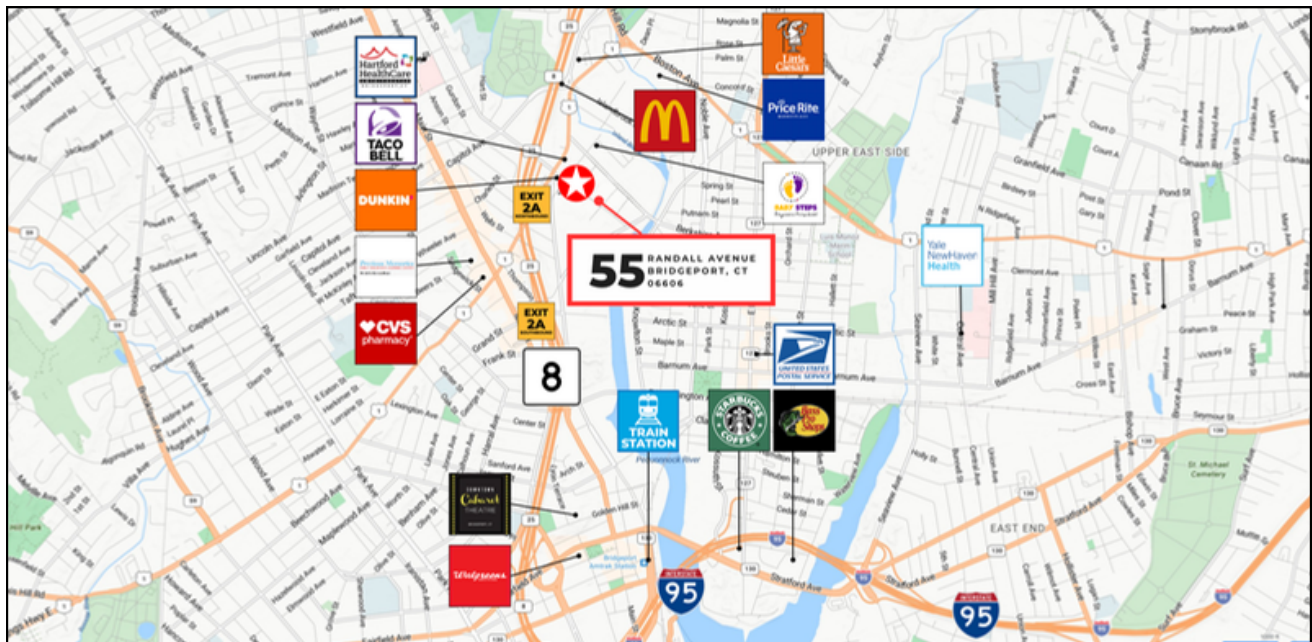
Parking: 2 Spaces Plus Street Parking

UTILITIES

Water/Sewer: Public Water / Public Sewer

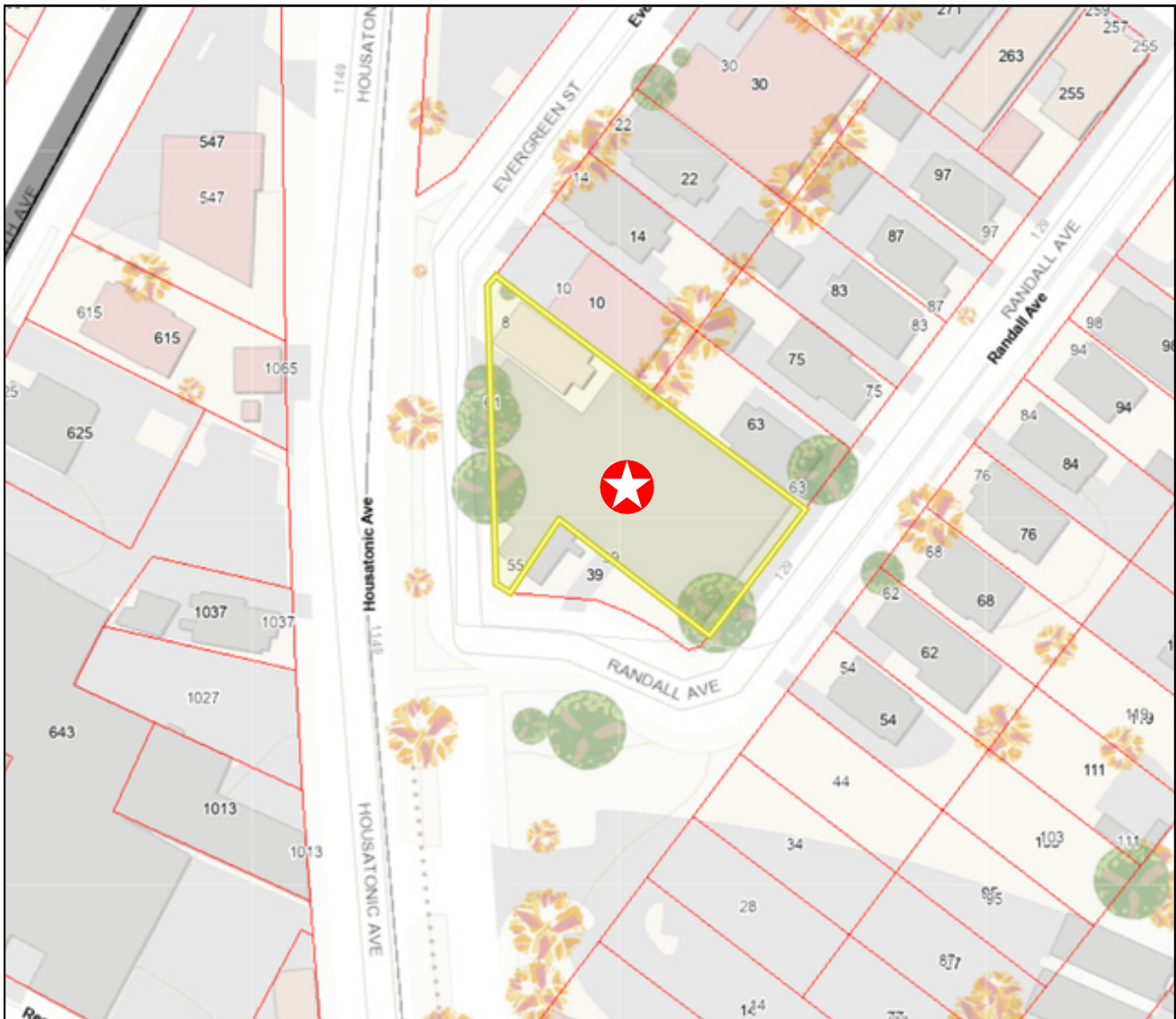
Heating: Gas

Power: 120/208V, 3-Phase Power; Panels Rated up to 200 Amps. (Service capacity to be verified)



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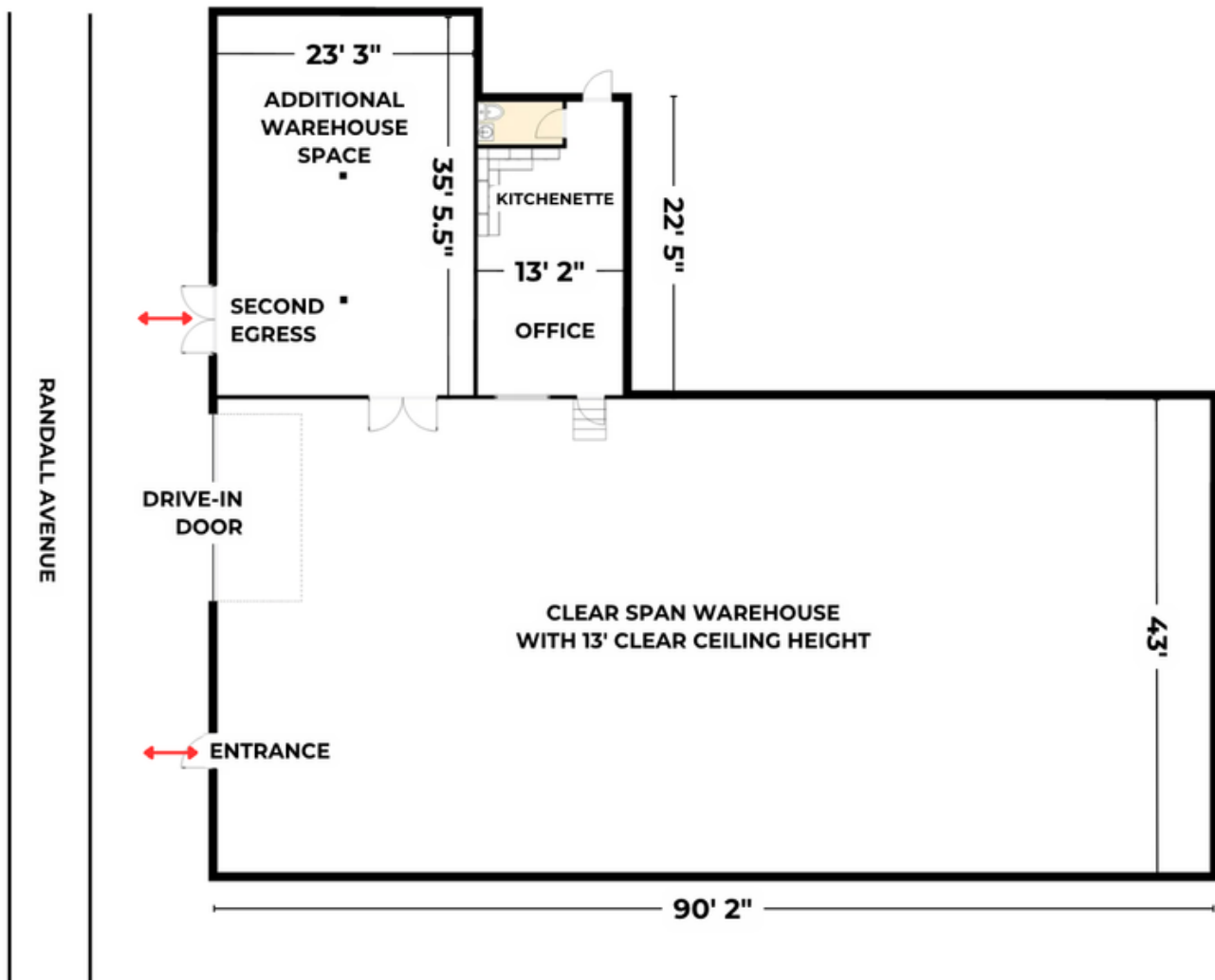
PARCEL MAP 0.34 ACRES



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

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FLOOR PLAN: 5,200 SF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.