

55 RANDALL AVENUE
BRIDGEPORT, CT
06606



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Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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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.

Property Details & Parcel Map

FINANCIAL DETAILS

Lease Rate:	\$10/SF Gross + Utilities
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THE SITE

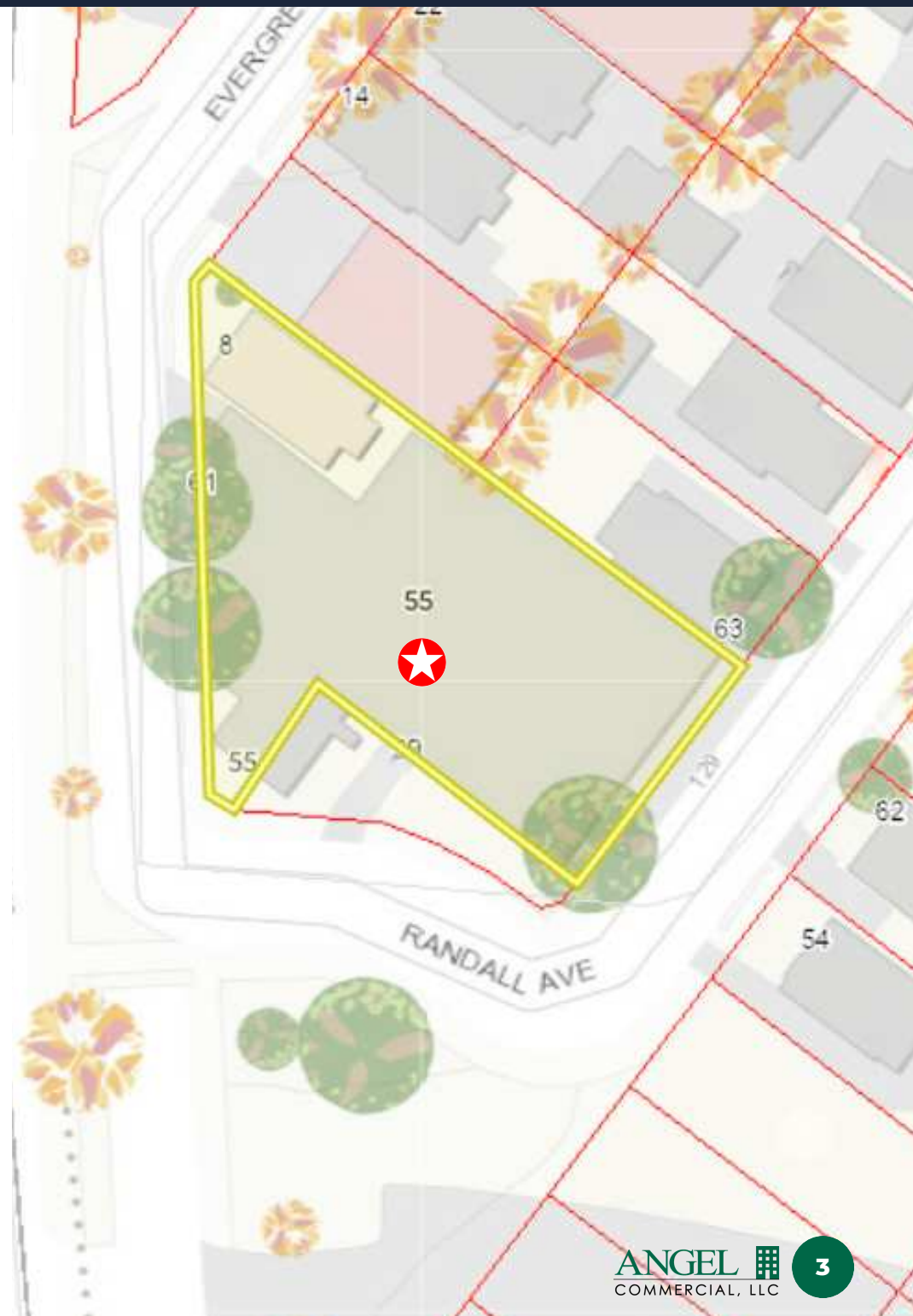
Space Available:	5,200 SF
Total Building Size:	13,562 SF
Land:	0.36 Acres
Zoning:	CX Heavy Commercial-Wholesale (CX)
Year Built:	1989
Stories:	Two
Tenancy:	Multiple

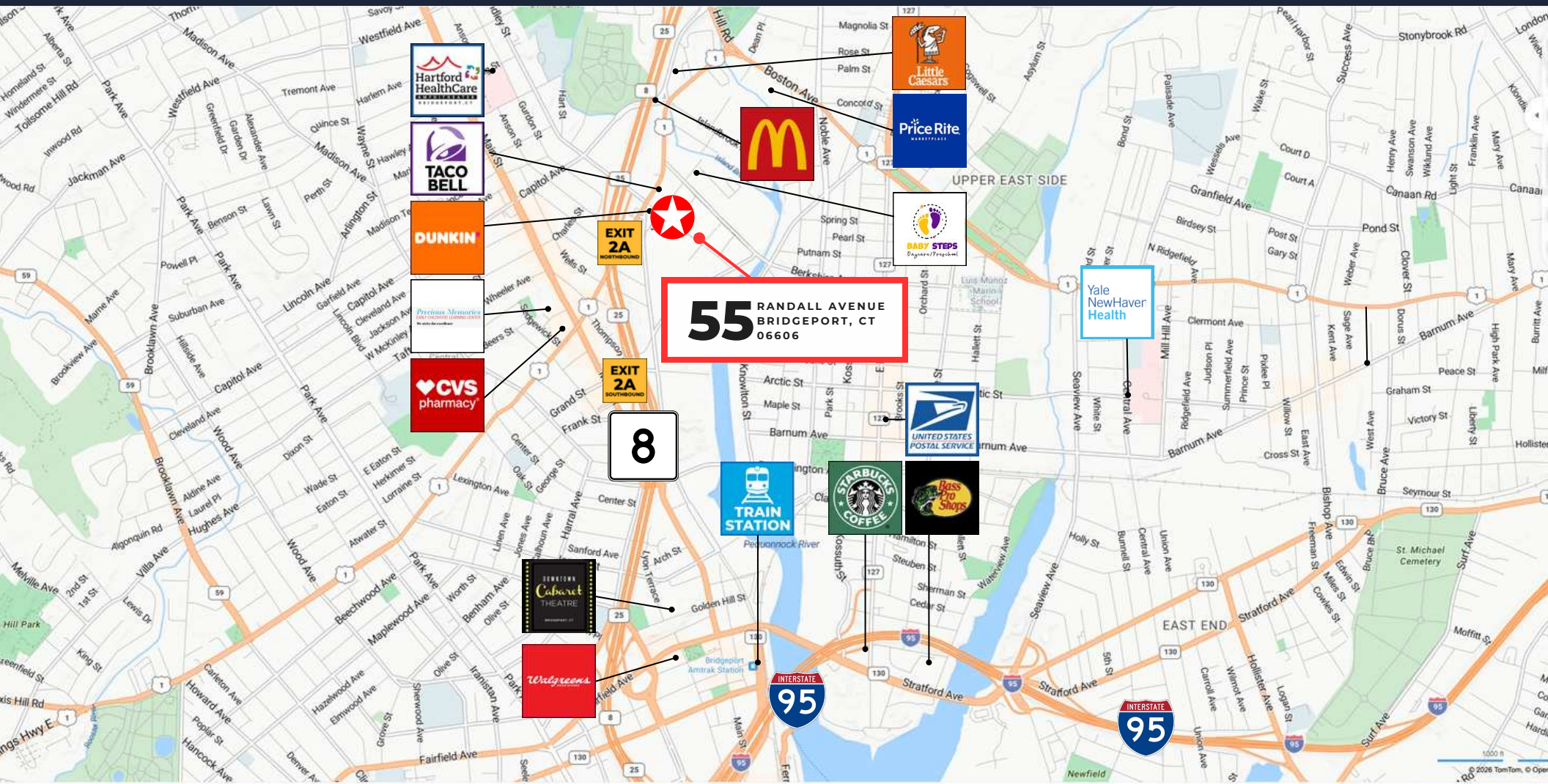
AVAILABLE SPACE FEATURES

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)





MINUTES TO I-95, TRAIN STATION AND AMENITIES



MORNING FUEL
Dunkin' & Starbucks



DAILY ERRANDS
PriceRite & Stop & Shop



QUICK BITES
McDonald's, Taco Bell & Little Caesars



RX & WELLNESS
CVS, Walgreens & Hospitals



DAY CARE
Baby Steps & Precious Memories

FLOOR PLAN

5,200 SF

NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

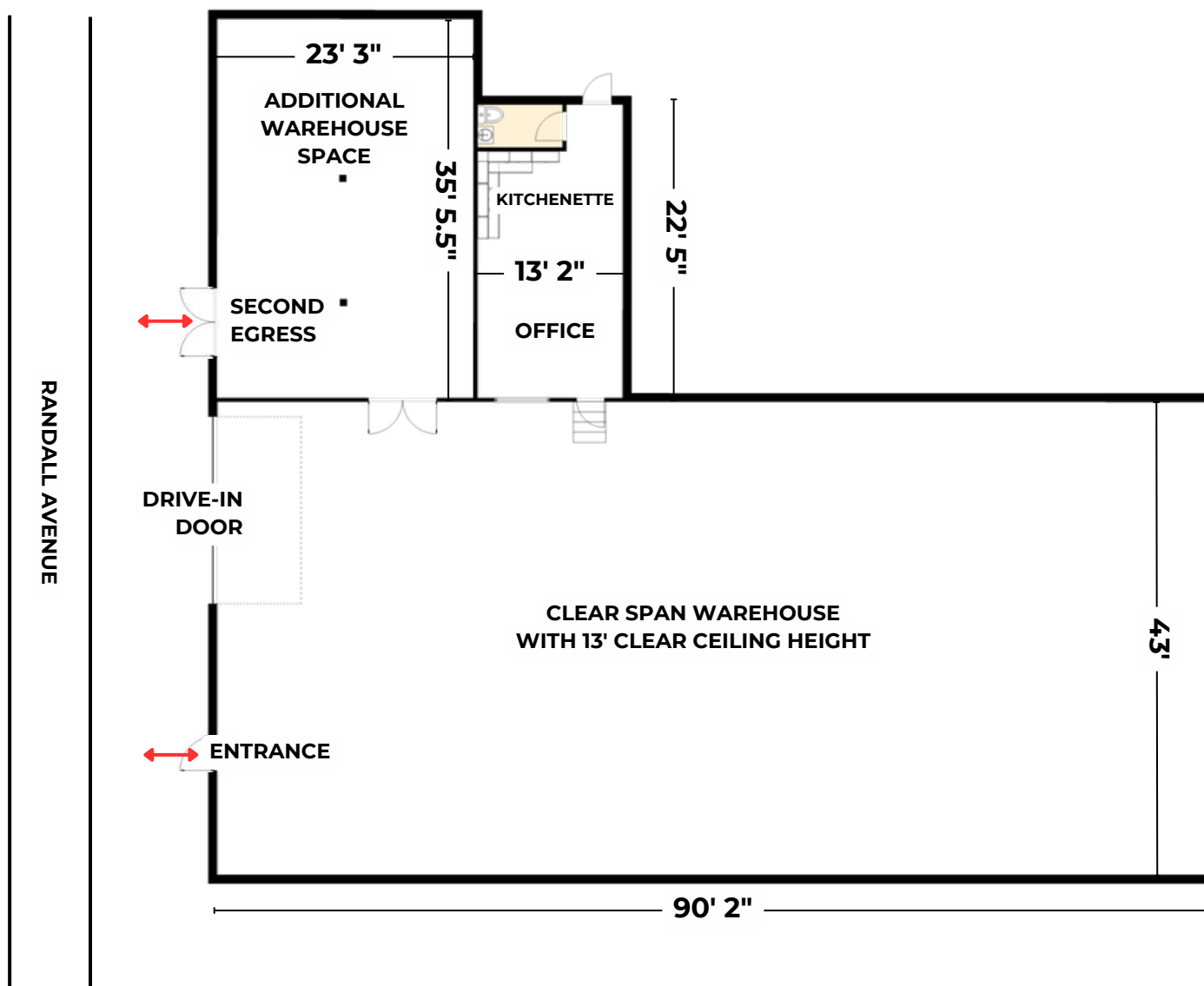


PHOTO GALLERY



**WAREHOUSE WITH 13' CLEAR CEILING HEIGHT,
17' W X 12' H DRIVE-IN DOOR, AND EGRESS**



**ADDITIONAL WAREHOUSE SPACE
& SECOND EGRESS**



KITCHENETTE



PRIVATE OFFICE

NEXT STEPS

55 RANDALL AVENUE
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VIEW
ONLINE LISTING



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



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CALL BROKER

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