

229&261

MERRIAM STREET
BRIDGEPORT, CT
06604



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Southport, CT 06890
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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Industrial Building with Excellent Highway Access for Sale at \$950,000



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 **\$950,000**. 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 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 partial 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.

Property Details & Parcel Map

FINANCIAL DETAILS

Sale Price:	\$950,000
Real Estate Taxes:	\$19,073.36 (2026)
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
Year Renovated:	1967 – Room Addition (with AC & Dust Collection), 1982 – Warehouse & Offices Addition, 1998- 2nd Floor Addition
Construction:	Concrete, Cinder Block, Brick
Stories:	Two (Partial 2 nd Floor)
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, Security System

UTILITIES

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





WELL-EQUIPPED INDUSTRIAL BUILDING



9,506 SF
Industrial Building



Loading Dock
with Leveler



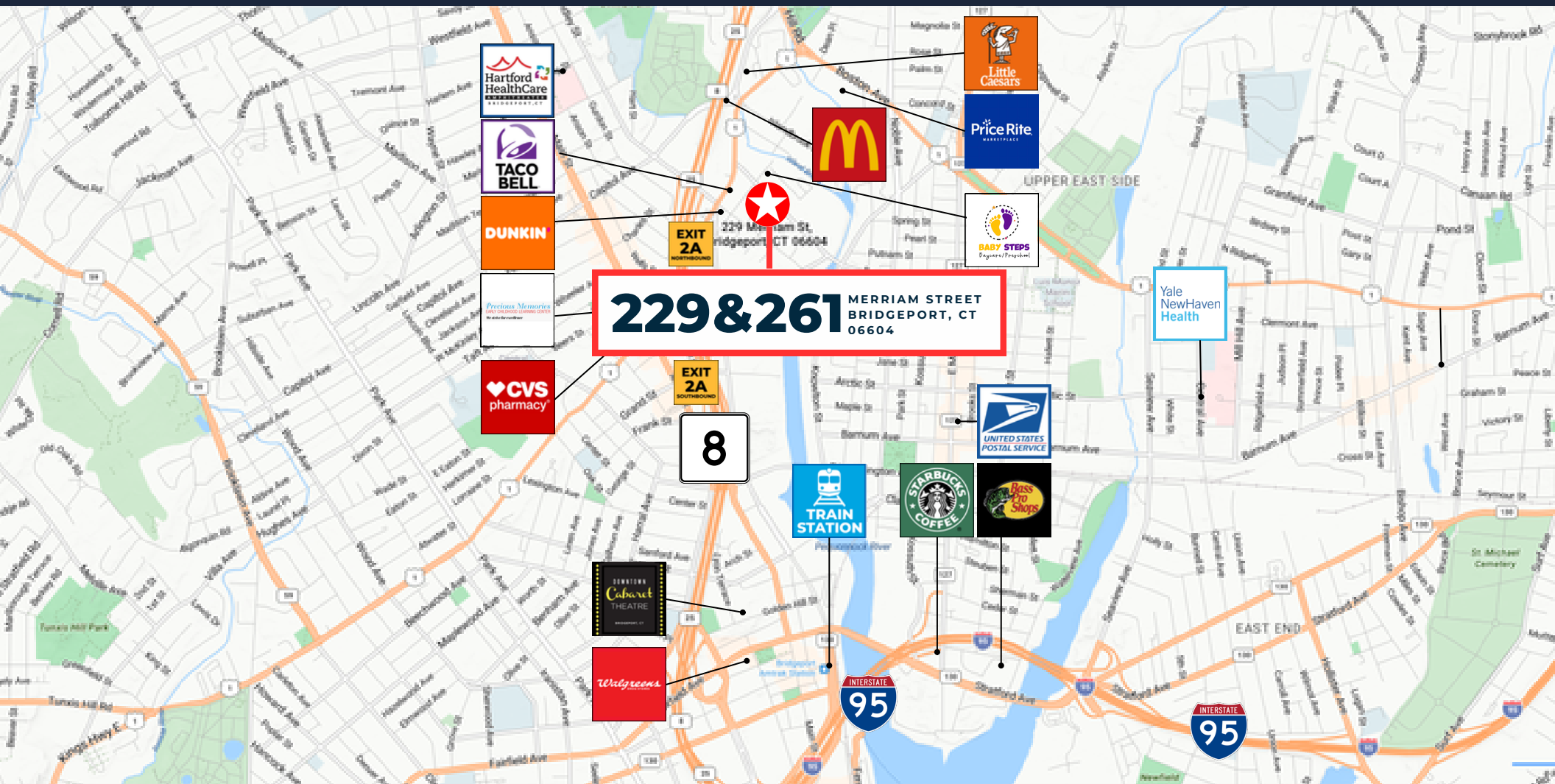
16' 7" Clear Ceiling
Height in Warehouse



Fully
Gated Lot



20 Parking
Spaces



MINUTES TO I-95, TRAIN STATION AND AMENITIES



MORNING FUEL

Dunkin' &
Starbucks



DAILY ERRANDS

PriceRite &
Stop & Shop



QUICK BITES

McDonald's, Taco Bell
& Little Caesar's



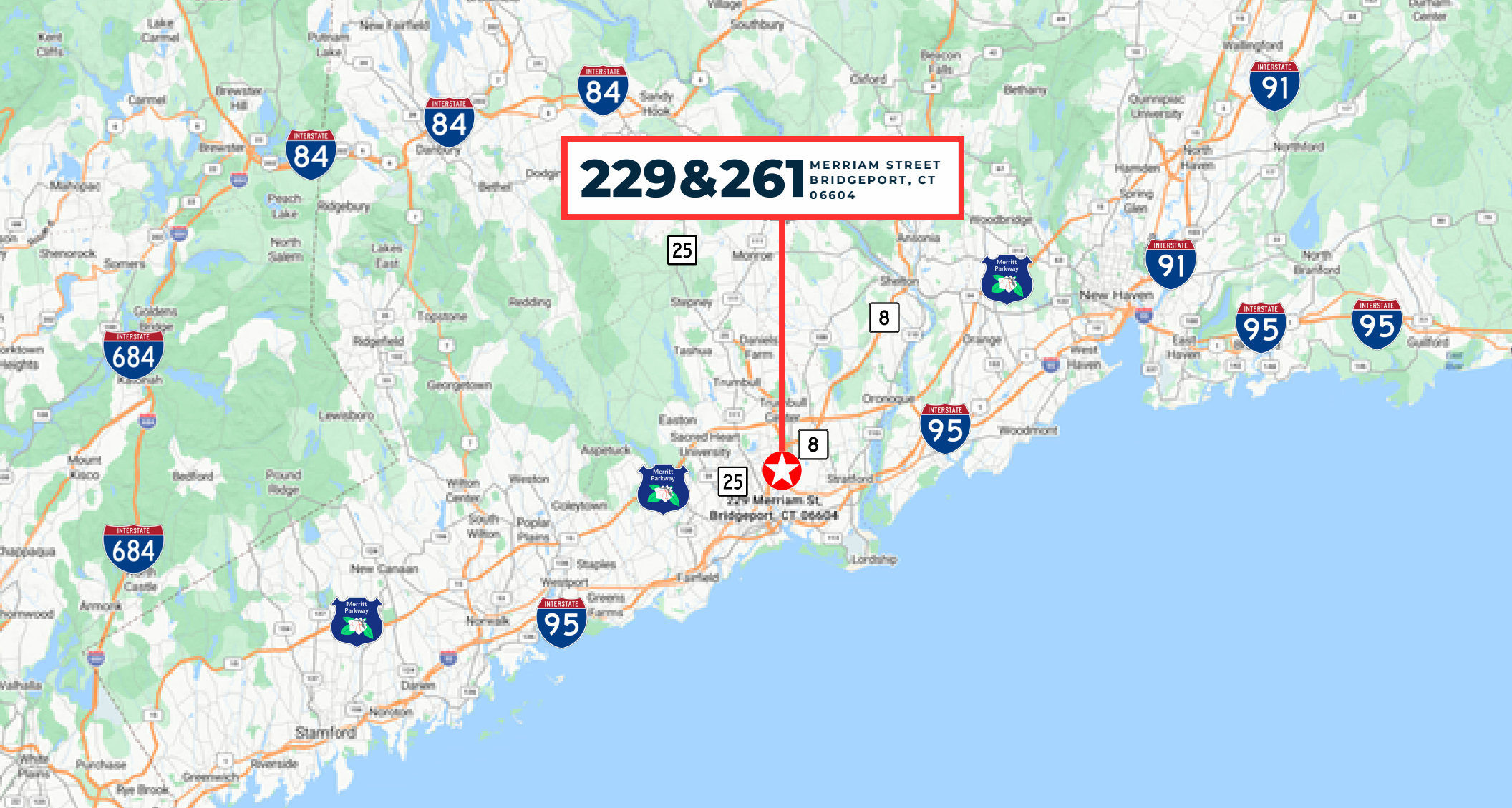
RX & WELLNESS

CVS, Walgreens
& Hospitals



DAY CARE

Baby Steps &
Precious Memories



A GATEWAY TO THE NORTHEAST CORRIDOR



<1.5 Miles
to Route 8



< 2 Miles
to I-95



<3 Miles
to the Merritt Parkway



~18 miles
to I-91



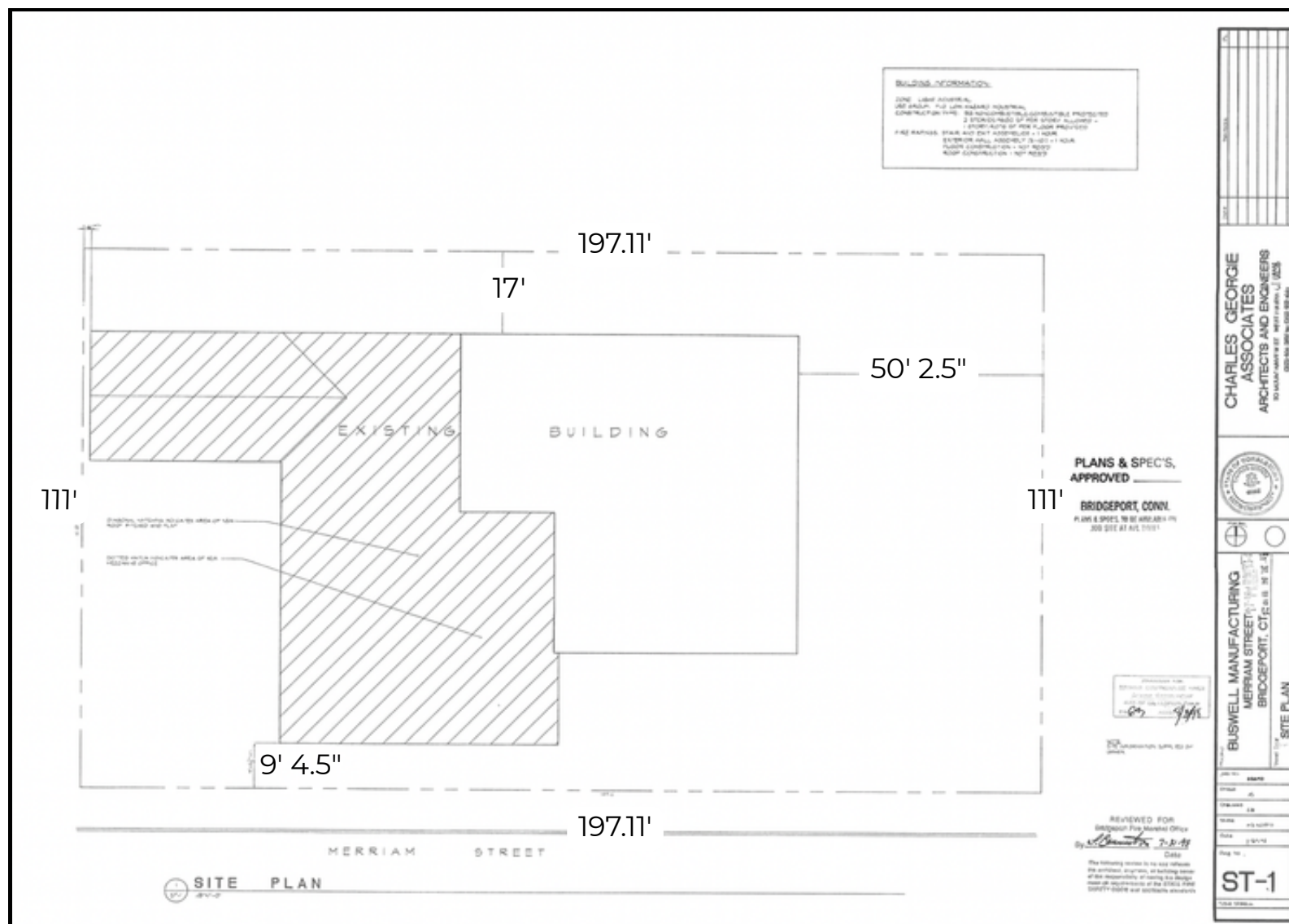
~19.5 miles
to I-84



~33 miles
to I-684

SITE PLAN

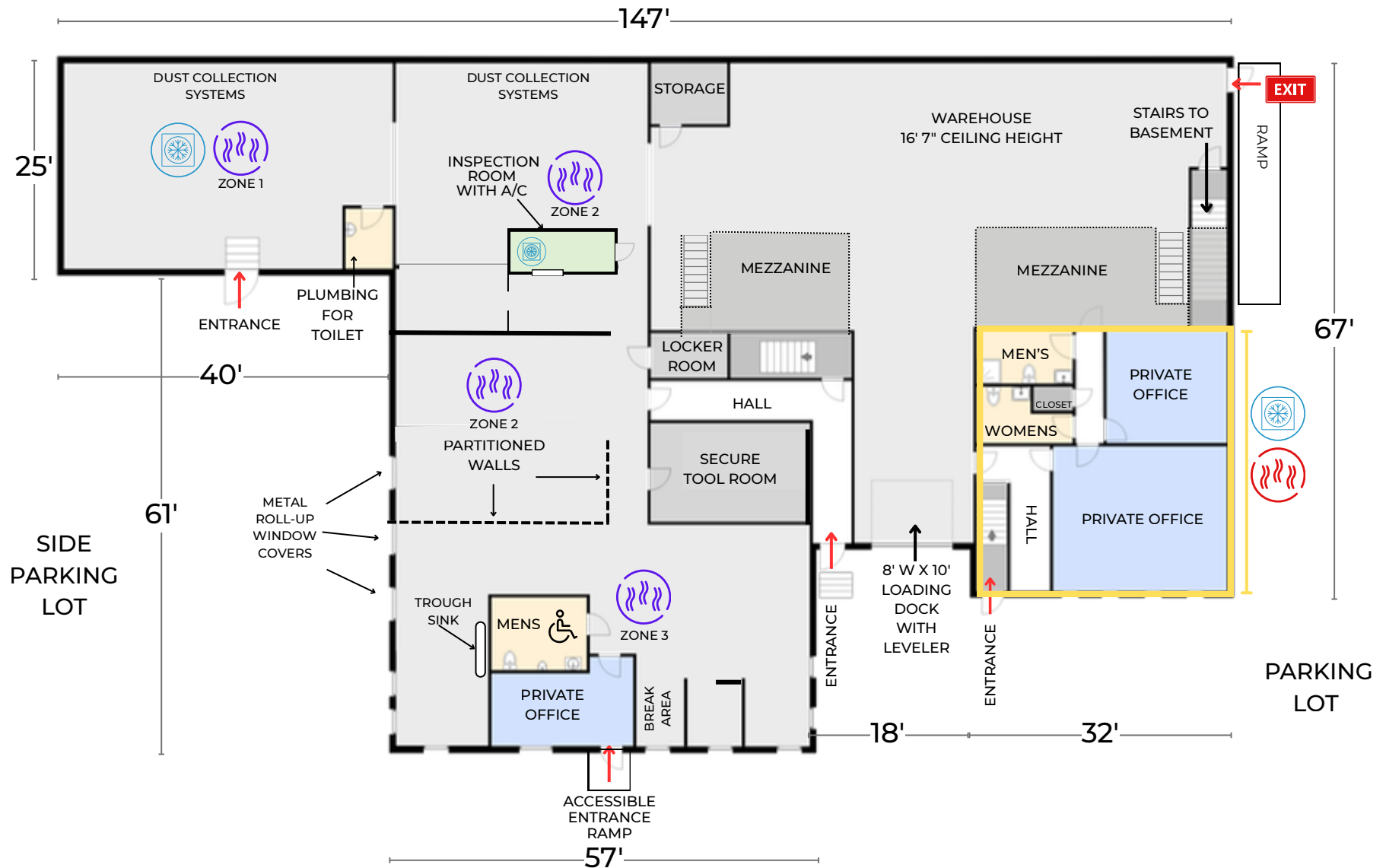
0.5 Acres



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

FLOOR PLAN - FIRST FLOOR

9,506 SF

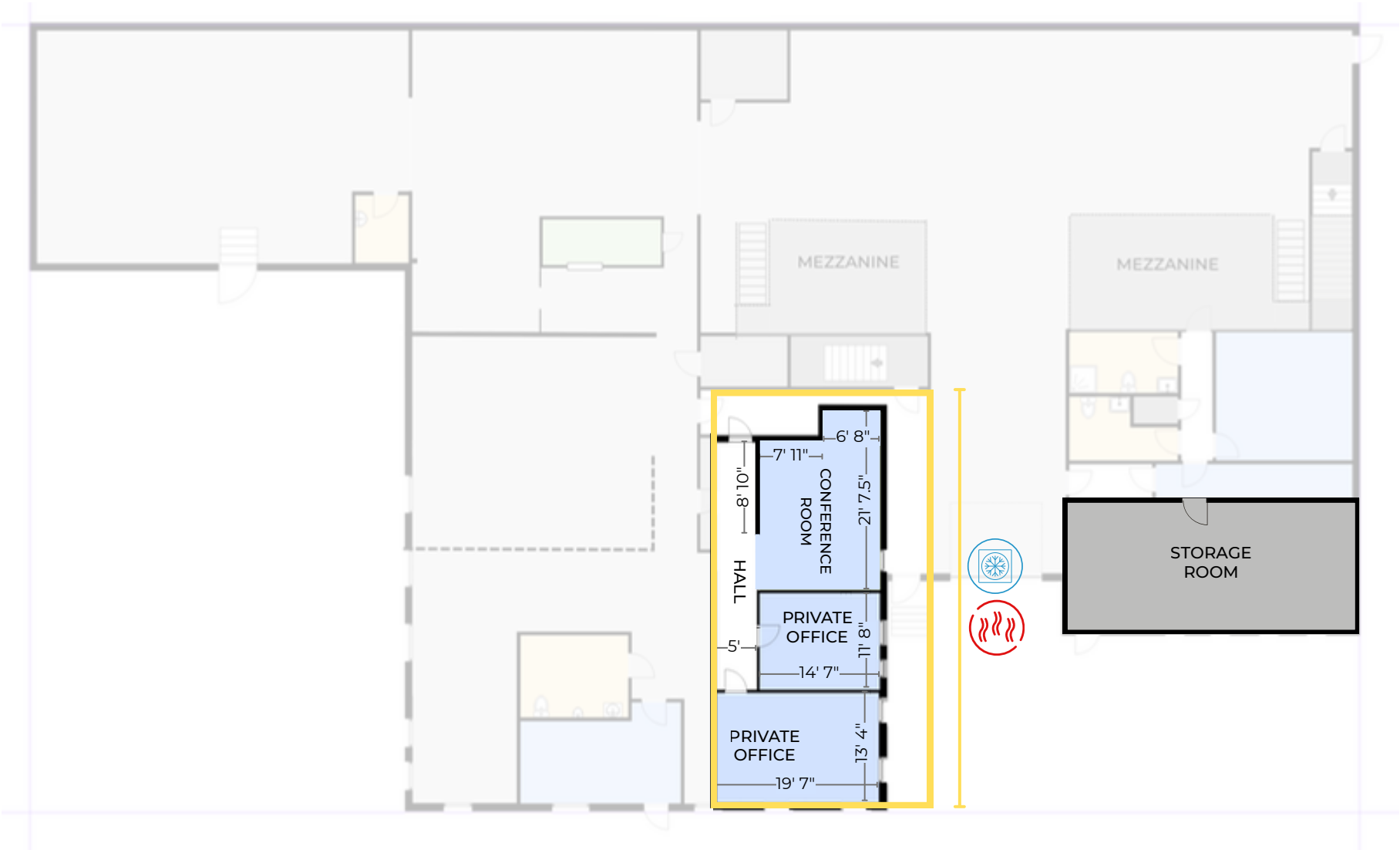


NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

FLOOR PLAN - PARTIAL SECOND FLOOR

±1,000 SF

 GAS HEAT  A/C



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

UNLOCK EXCEPTIONAL TAX INCENTIVES IN BRIDGEPORT, CT



Invest in a Property Located in an Enterprise Zone

Bridgeport, Connecticut offers powerful **state tax advantages** for qualifying investments—making it one of the most compelling markets for developers, investors, and business owners.



STATE OF CONNECTICUT ENTERPRISE ZONE PROGRAM

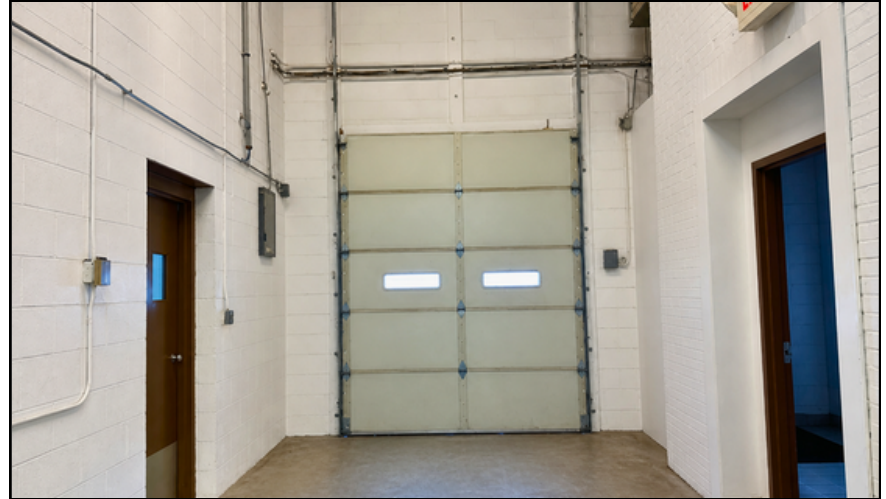
- **Up to 80% Property Tax Abatement for 5 Years** - Qualifying improvements or newly constructed buildings may be eligible for major municipal property tax savings.
- **Corporate Business Tax Credits** - Eligible businesses may receive up to a 25% corporate business tax credit for 10 years.
- **Sales Tax Exemptions** - Certain machinery, equipment, and construction materials may qualify for sales tax relief.
- **Job Creation Incentives** - Businesses creating jobs in the zone may receive additional hiring incentives and state support.

Investors should consult with a tax advisor to understand how these rules apply to their specific situation, as timing and compliance are critical for maximizing benefits.

PHOTO GALLERY



16' 7" CEILING HEIGHT IN WAREHOUSE



8' W X 10' H LOADING DOCK WITH LEVELER



ONE OF TWO MEZZANINES



DUST COLLECTION SYSTEM

PHOTO GALLERY



OPEN SPACE



SECOND FLOOR CONFERENCE ROOM



BASEMENT

DEMOGRAPHIC EXECUTIVE SUMMARY

229 & 261 Merriam Street is situated in a densely populated area of Bridgeport, providing excellent access to a deep local labor pool. Supported by a diverse workforce and strong daytime population, the site offers a strategic location for industrial, distribution, or manufacturing operations.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	39,337	188,027	278,957
Daytime Population	33,327	161,515	245,597
Total Households	13,887	69,985	103,296
Average Household Income	\$78,710	\$101,450	\$132,823
Median Household Income	\$59,379	\$67,323	\$84,142

EDUCATION & WORKFORCE



Workforce Readiness: The area provides a deep and reliable labor pool, with the majority of the local population holding a high school diploma (37%) or some college experience (25%), making it highly suited for manufacturing, distribution, and industrial operations.



Professional Workforce: The area features a **50% White-Collar** employment rate, supported by a diverse local economy with a **7.6% unemployment rate**.



Business Environment: The local community is economically active, with a mix of **Blue Collar (29%)** and **Services (21%)** sectors alongside the white-collar workforce.

HOUSING CHARACTERISTICS



High Home Ownership: The immediate area is primarily renter-dominated, with a **30.9% owner-occupied rate** and a **69.1% renter-occupied rate**.



Household Composition: The neighborhood is characterized by smaller living arrangements, with **1-person households (38%)** and **2-person households (30%)** making up the majority of the local consumer units.

*Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)*

5 REASONS WHY THIS PROPERTY IS IDEAL

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

1

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.

2

FUNCTIONAL INDUSTRIAL BUILDING WITH OFFICE SPACE

The 9,506 SF two-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.

3

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.

4

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.

5

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



EMAIL BROKER



VIEW
ONLINE LISTING



VIEW TAX BILL



CALL BROKER

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