

229 & 261

MERRIAM STREET
BRIDGEPORT, CT
06604



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.

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, change of price, rental rates, or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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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 2nd 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:	City/City
A/C:	Partial
Heating:	Oil & Gas
Power:	200 Amps , 230 Volts, Three-Phase, Four Wire



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PARCEL MAP

0.5 ACRES

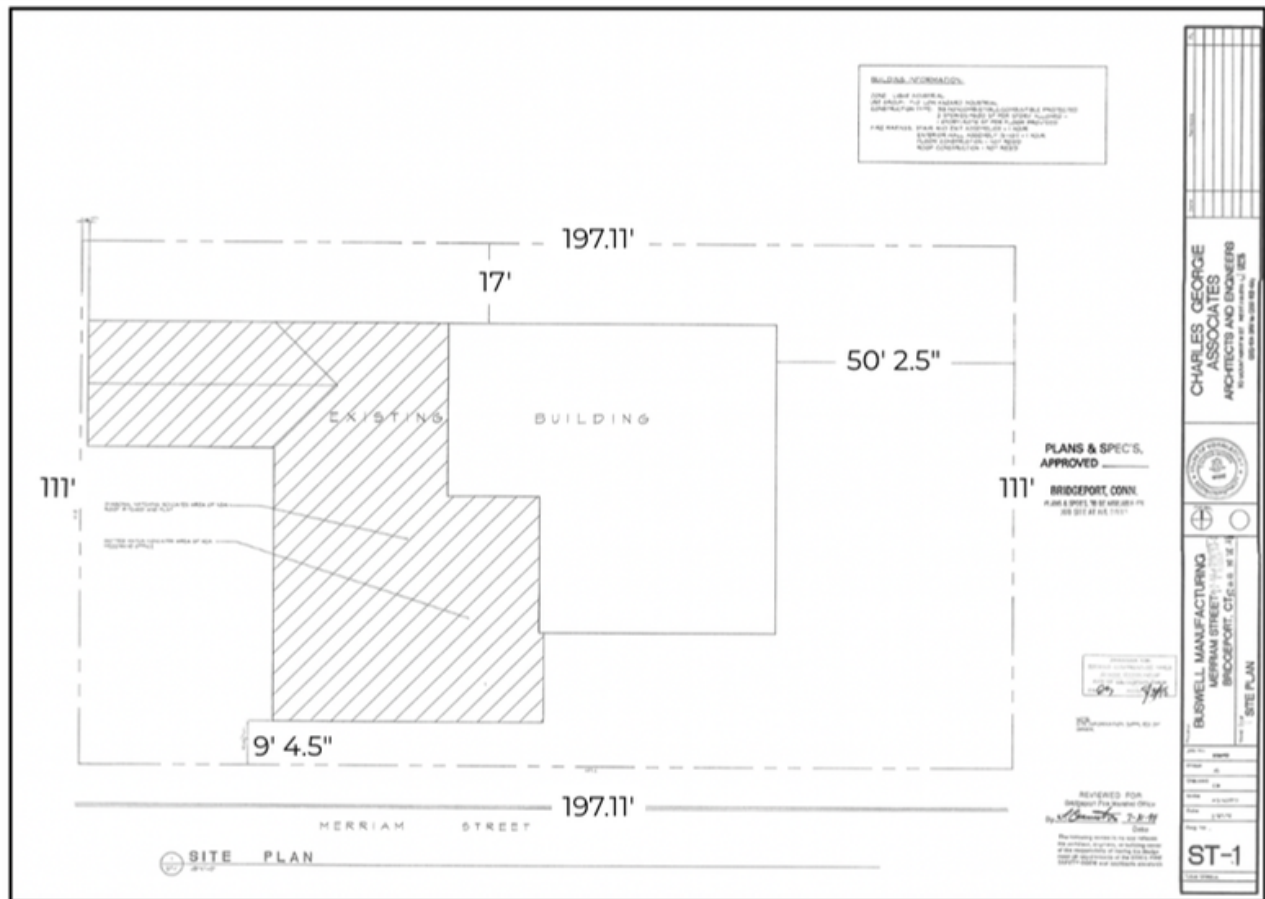


Please note that the acreage on the field card does not match the site plan.

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SITE PLAN 0.5 ACRES



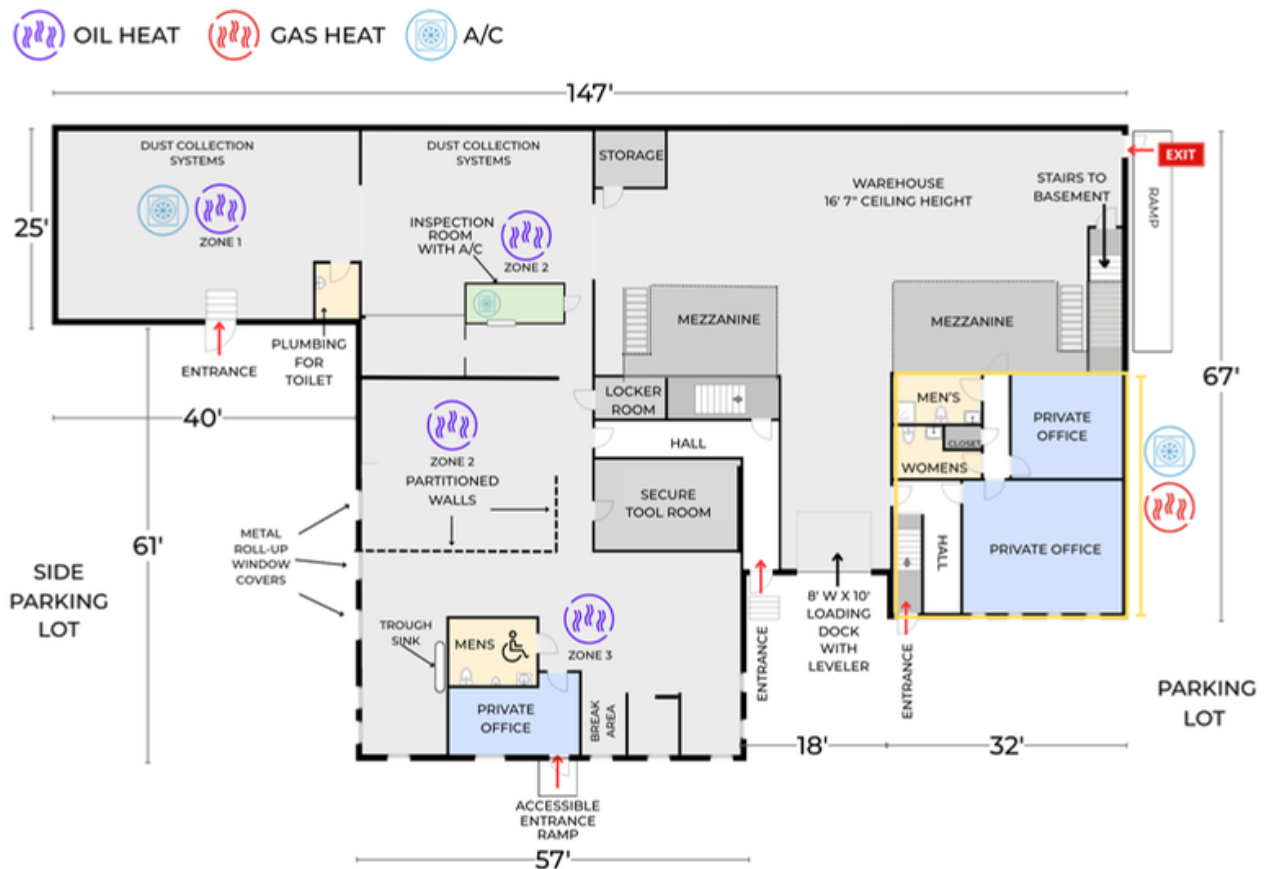
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FLOOR PLAN: FIRST FLOOR 9,506 SF



NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.

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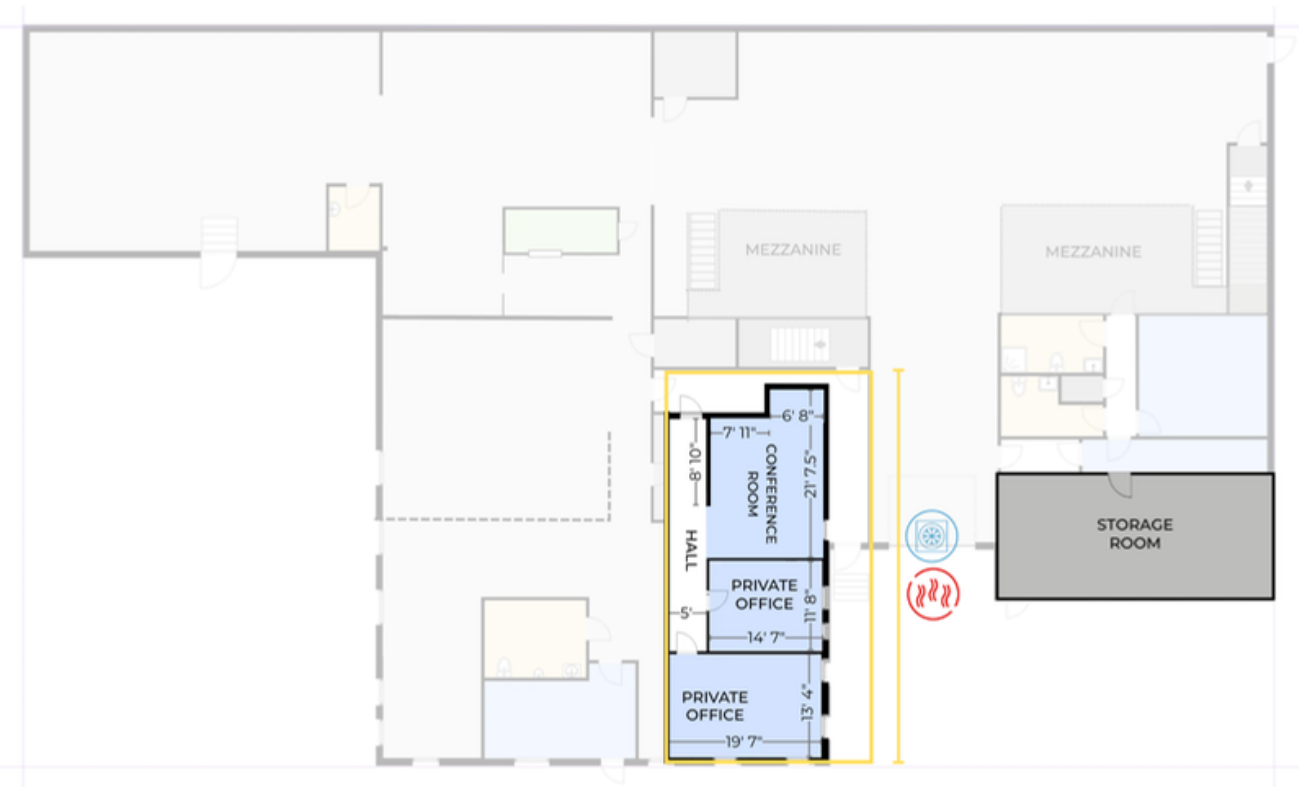
FLOOR PLAN: PARTIAL SECOND FLOOR ±1,000 SF



GAS HEAT



A/C



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