

380 Horace Street Bridgeport, CT



Large Industrial
Campus for Lease

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*

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 55 Walls Drive Fairfield, CT 06824

380 Horace Street Bridgeport, CT

PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present 380 Horace Street, Bridgeport, Connecticut for sale. This premier industrial facility offers an exceptional opportunity for a wide range of manufacturing, warehouse, distribution, and industrial users. The property features substantial loading capacity, impressive clear heights, heavy power infrastructure, and an expansive parking area capable of accommodating a large workforce, fleet vehicles, and outside storage requirements. With its functional design and versatile layout, 380 Horace Street is well-positioned to meet the needs of both owner-users and investors seeking a high-quality industrial asset.

PROPERTY HIGHLIGHTS:

- **Asking Price:** \$9.25NNN per square foot
- Approximately 100,000 square feet available.
- Expansive on-site parking lot with approximately 150 parking spaces.
- Multiple loading docks and drive-in doors providing exceptional shipping and receiving capabilities.
- Excellent overall property condition with well-maintained building improvements including a brand new roof.
- Private and secure setting offering operational efficiency and flexibility.
- Heavy power infrastructure and industrial specifications suitable for a variety of manufacturing and distribution uses.
- Owners willing to discuss a potential subdivision.
- Space available for occupancy beginning: 10/1/2027.



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PROPERTY PHOTOS



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CONFIDENTIAL OFFERING

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Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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