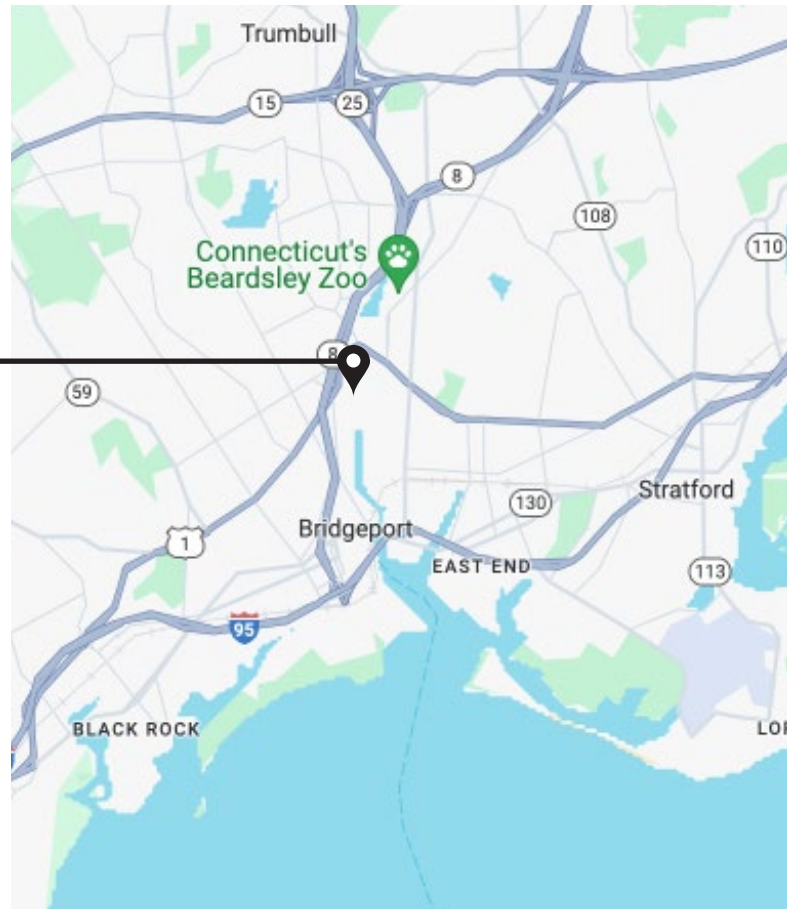


73 RIVER STREET BRIDGEPORT CT



EAC Properties is pleased to present 73 River Street, Bridgeport, CT — a functional and strategically located industrial property in the heart of one of Connecticut's primary commercial corridors. This stand-alone facility offers a total of 36,462 square feet across two floors, currently configured for storage use but adaptable to a wide range of industrial, logistics, or warehousing operations. Situated on 0.89 acres within the CX Heavy Commercial-Wholesale Zone, the building is equipped with the infrastructure and accessibility required to support high-volume commercial activity. With its central location and flexible configuration, 73 River Street is well suited for businesses in need of substantial floor space, robust utility service, and excellent regional connectivity. Subdivision potential adds to the property's versatility for investors or owner-occupants seeking functional industrial space in Fairfield County.



AVAILABLE FOR SALE OR LEASE

Price available on request.

- Total building size: 36,462 SF (two floors)
- Lot size: 0.89 acres
- Zoning: CX Heavy Commercial-Wholesale
- Power: 800 AMP 3-phase electrical service
- Loading: 2 loading docks and 1 overhead drive-in door
- Vertical access: Freight elevator
- Parking: Ample on-site parking
- Transportation: Easy access to I-95, Route 8, Route 15, and public transportation

DEMOGRAPHICS

Population 2023:

06604: 28,521 • Fairfield County: 965,140

Average Household Income:

06604 2023: \$63,349 • 06604 2028: \$71,909 (projected)

Average Disposable Income 2023:

06604: \$48,448 • Fairfield County: \$108,789

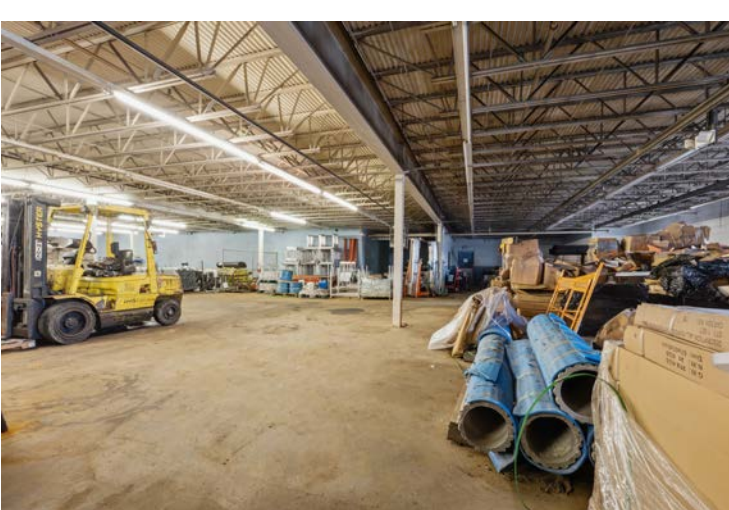
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73 RIVER STREET, BRIDGEPORT, CT



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