

# INDUSTRIAL BUILDING FOR SALE

836 Fairfield Avenue, Bridgeport, CT



To arrange a tour contact:  
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## PROPERTY DETAILS

Building Area: 15,380± SF industrial space with 2,400± SF of office space

Land Area: 1.02 acre

Zoning: NX1

Parking: 25±

Loading: 4 drive in doors; two 12'x12' & two 14' x 14' overhead doors, all electric

Clear Height: original portion is 13' under the truss, and 17' to 19' in the newer portion.

Sprinklered: no, however there is city water hooked up to the building

HVAC: Central

Heating: Oil- above ground tanks, 1 is a waste oil heating unit and the other is heating oil.  
Over-head forced air units

Water/ Sewer: City

Taxes: \$22,457. based on new mill rate of 27.95

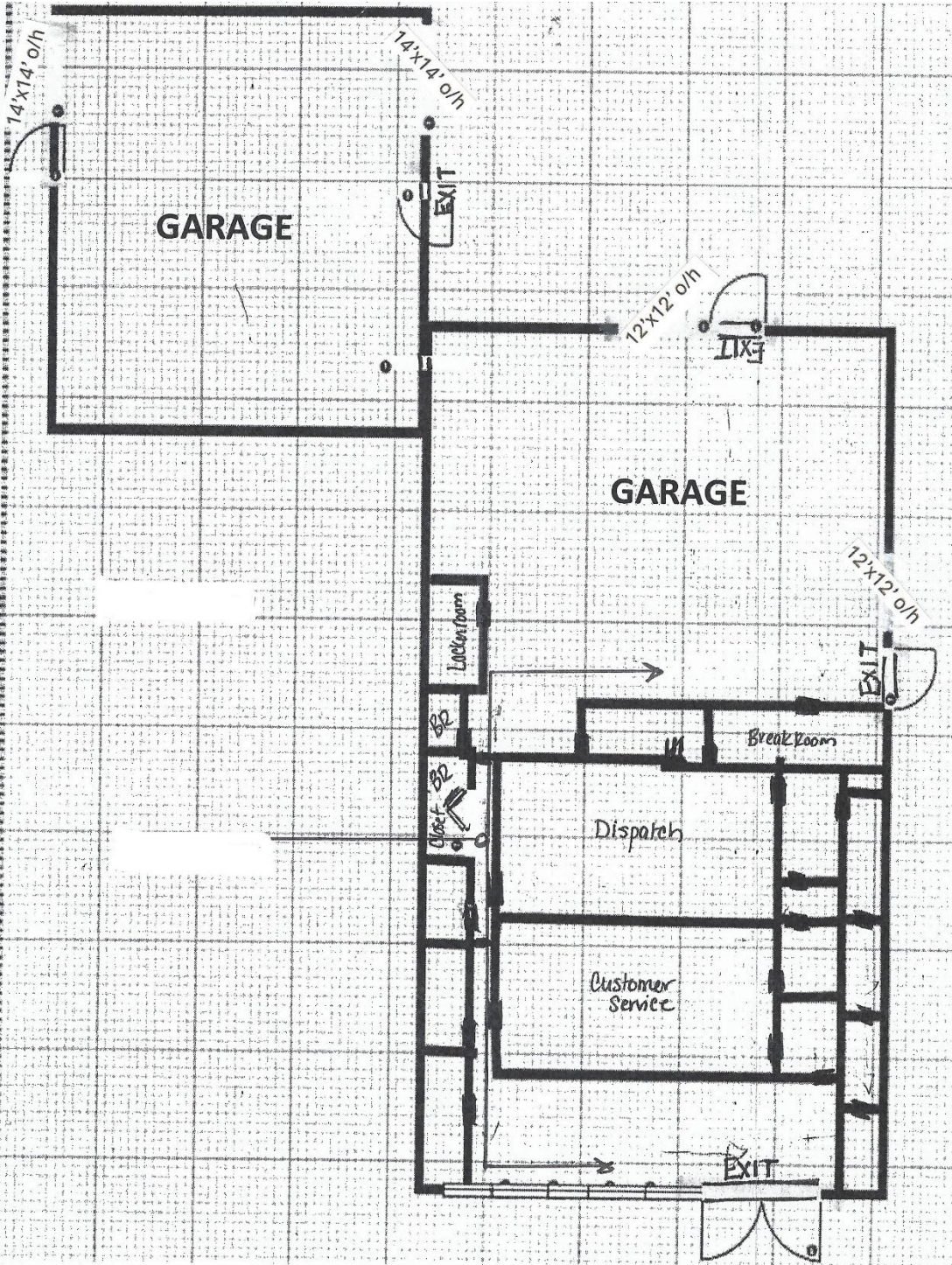
Sale Price: \$ 1,307,000.

## Amenities include;

- Downdraft fans in the garage
- Kitchen with sink and cabinets
- Sky lights in both buildings, lots of natural light
- Floor drains and oil water separator.
- ½ ton overhead hoist the full length of the original building.
- Air compressor, 150 psi with airlines throughout the facility.
- Exhaust fans in the wall and ceiling
- Above ground auto lift included



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Both buildings are attached and clear span, no columns.

Floor is concrete

1 story older portion is brick facade and newer portion of approximately 4,800 sq/ft is pre-engineered.

Roof had been replaced in 2021

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Location: Convenient to exits 1A & 1D of Route 8 Connector and exit 27 of I-95



Individual Members  
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