

**\$1 MILLION
PRICE REDUCTION**

10 ISLAND BROOK AVENUE BRIDGEPORT, CT 06606



ANGEL 
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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ACQUISITION OPPORTUNITY: \$1 MILLION PRICE REDUCTION 47,876 SF Industrial Building with Full HVAC for Sale Now at \$5,950,000

Angel Commercial, LLC is pleased to present **10 Island Brook Avenue in Bridgeport, Connecticut**, now offered at a repositioned price of **\$5,950,000**. This 47,876 SF facility is situated on 2.4 gated acres and is located entirely within the **Bridgeport Enterprise Zone**. This designation provides a significant competitive advantage for qualifying businesses, including a 5-year, 80% property tax abatement and a 10-year credit of up to 50% on the Connecticut corporate business tax.

PROPERTY HIGHLIGHTS

The facility itself is designed for high-volume operations, featuring three dual-access loading docks with levelers and a spacious interior with **16' 10" clear ceiling heights**. To support modern industrial demands, the building is equipped with **full HVAC**, a wet sprinkler system, and **robust high-voltage electrical infrastructure (1,200 Amps & 800 Amps)**.

SUPERIOR LOADING AND LOGISTICS

Designed for efficient shipping and receiving, the building features **three dual-access loading docks**. This includes two enclosed docks with levelers on both sides and one open dock with a single-side leveler. A **16' 10" clear ceiling height** and **60' x 40' column spacing** provide the necessary clearance for diverse industrial applications.

MODERN FACILITY AMENITIES

The building is configured with eight private offices, a breakroom, and a mezzanine for additional storage. Delivered vacant and move-in ready, the property also includes comprehensive racking systems to facilitate an immediate transition for its new occupant.

FLEXIBLE ZONING AND USES

The **Industrial (I) Zone** supports a wide range of commercial activities, including light manufacturing, fabrication, warehousing, distribution, and wholesale trade. The property's large-vehicle access and fully fenced perimeter make it an ideal hub for logistics and trucking operations.

PRIME CONNECTIVITY

Strategically located just one mile from Route 8 (Exit 2A), the site provides rapid access to major regional thoroughfares. The property is also approximately two miles from the Bridgeport Train Station, offering convenient Amtrak and Metro-North rail service for commuters and intercity travel.

Financial Information

Sale Price: ~~\$6,950,000~~ \$5,950,000

Real Estate Taxes: \$90,985.64 (2026)

Eligibility: Enterprise Zone

The Site

Space Available: 47,876 SF

Total Building Size: 47,876 SF

Occupancy: Building will be Delivered Vacant

Land: 2.4 Acres (Based on Survey)

Zoning: Industrial (I)

Year Built: 1977

Construction: Pre-Finished Metal

Stories: One

Tenancy: Currently a Single Occupant

Features

Parking: Abundant

Loading: 3 Dual-Access Loading Docks:
2 Enclosed Docks with Levelers on Both Sides and Bumpers/Seals on One Side, and 1 Open Dock with a Leveler on a Single Side

Ceiling Height: 16' 10" Clear

Column Spacing: 60' x 40'

Amenities: Wet Sprinkler System, Mezzanine, Building Signage, Security System, Energy Efficient Lighting, Gated Lot, Eye Wash Station, High-Voltage Electrical Transformer, Multiple Racking Systems

Utilities

Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Gas

Power: 1,200 Amps, 600 Volts, 3-Phase, 4-Wire & 800 Amps, 600 Volts, 3-Phase, 4-Wire



EXCEPTIONALLY EQUIPPED INDUSTRIAL PROPERTY



47,876 SF
on 2.4 Acres



16' 10" Clear
Ceiling
Height



Three Dual Access
Loading Docks
with Levelers



Abundant
Parking



MINUTES TO POPULAR DESTINATIONS



Restaurants
& Fast Food



Retail
Stores



Financial
Institutions



Medical
Center

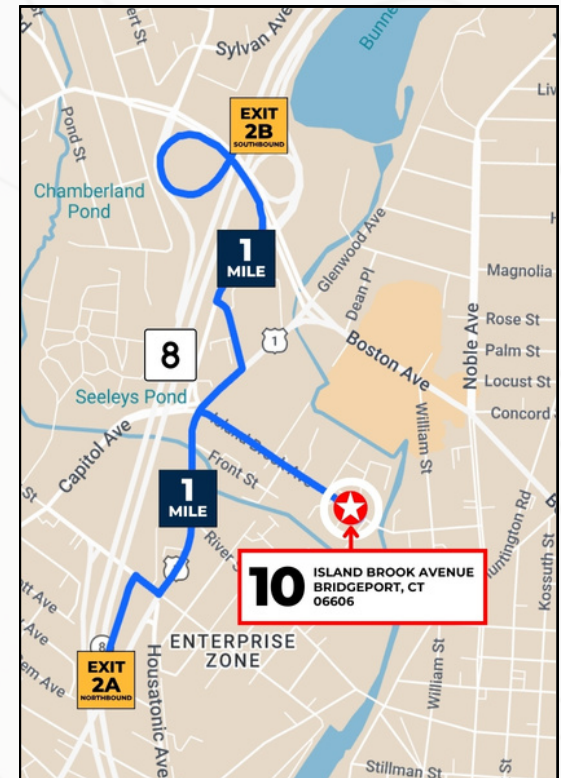
CENTRALLY LOCATED & EASILY ACCESSIBLE



Two Miles from the
Bridgeport Train Station



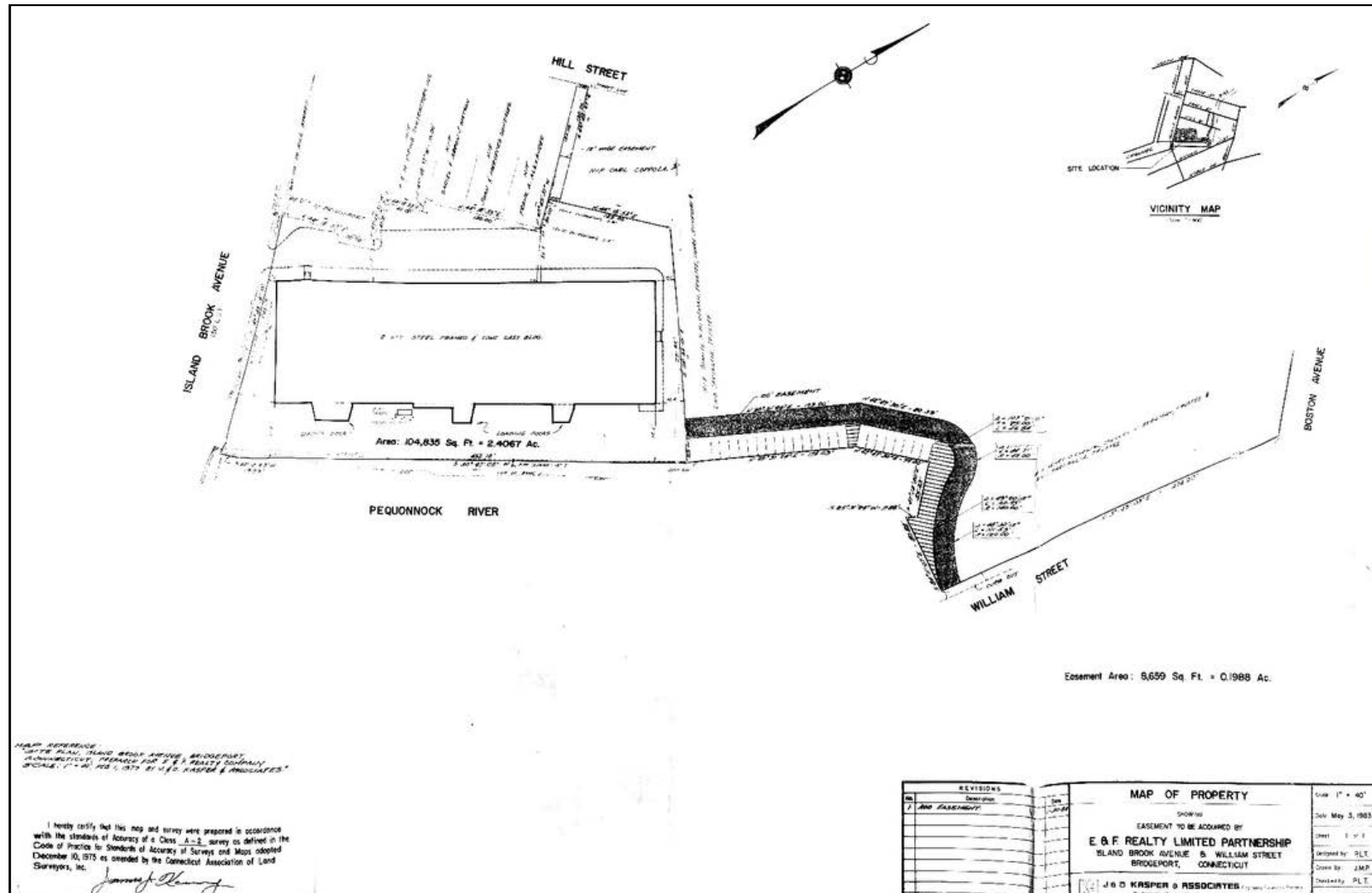
Four Miles from
the Merritt Parkway - Exit 31
(Northbound) &
Three Miles from the Merritt
Parkway - Exit 32B (Southbound)



One Mile from Route 8
Exit 2A (Northbound) &
Exit 2B (Southbound)

SITE PLAN: 2.4 ACRES

While the municipal field card indicates 2.89 acres, the property consists of 2.4067 deeded acres as verified by this professional A-2 Boundary Survey.



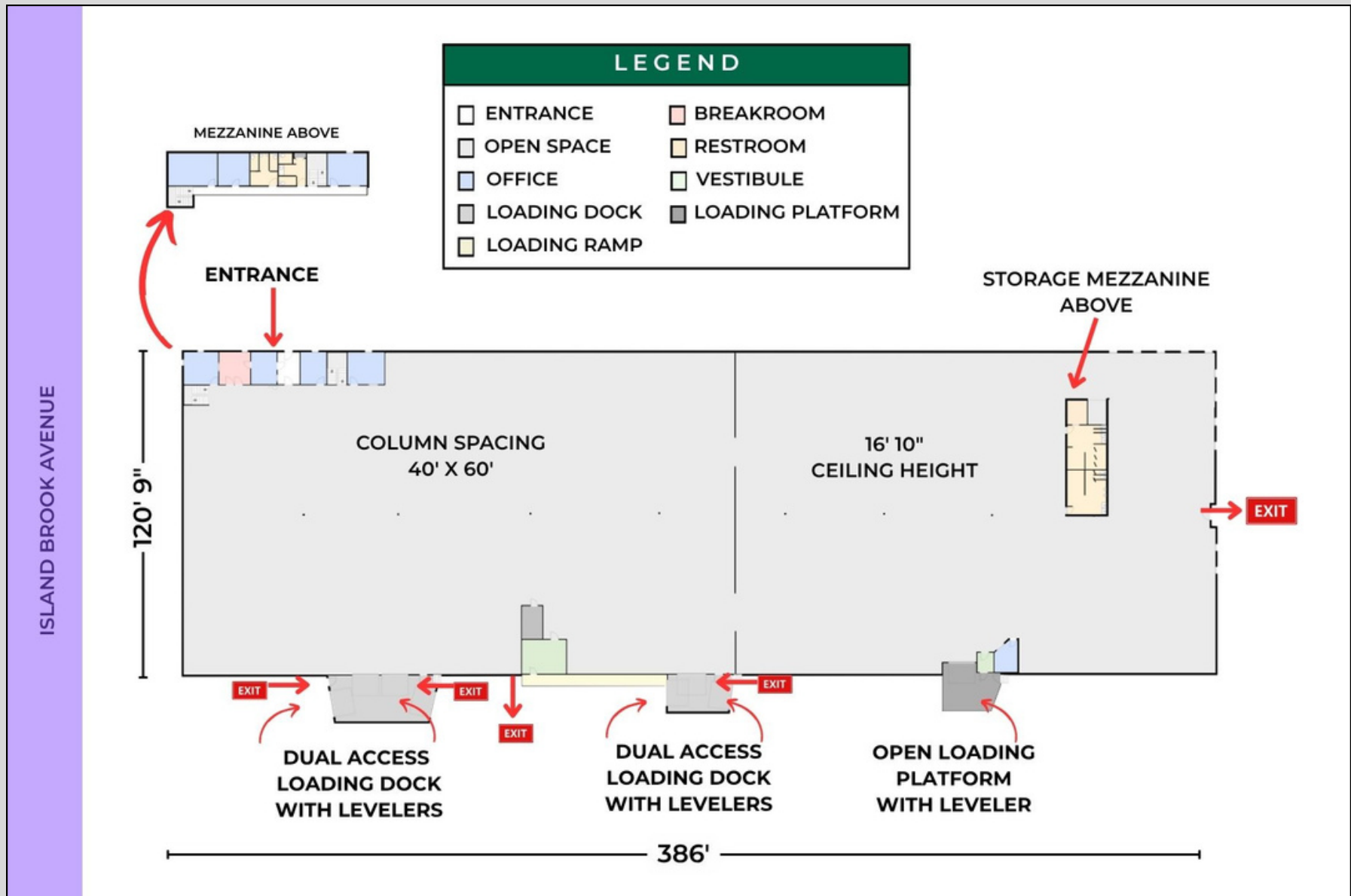
PARCEL MAP



FLOOR PLAN

47,876 SF

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE.



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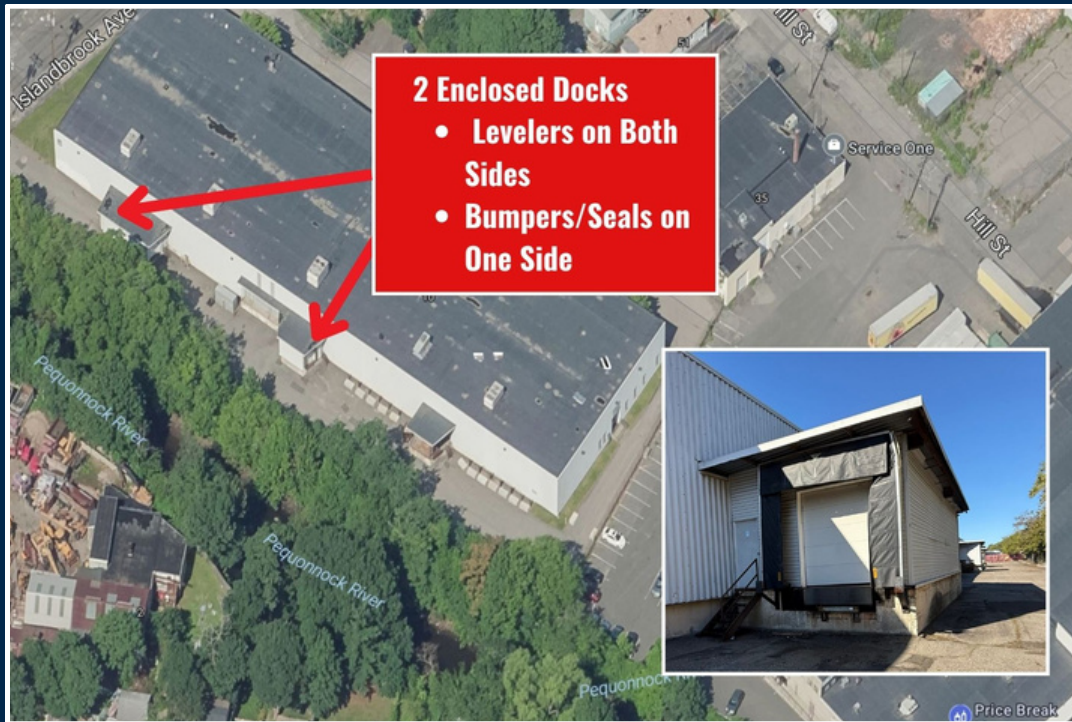
BACK ENTRANCE

A photograph of the back entrance of a large, white, corrugated metal building. The entrance is a dark doorway with a small set of concrete steps and a black metal handrail on the right. Above the door is a white sign with a circular logo on the left and the text "CREATIVE MAILING SERVICES" in blue capital letters on the right. To the left of the entrance are two windows with brown metal grates. To the right are four more windows, also with grates. The building is set on a grassy area next to a paved asphalt road. The sky is clear and blue.

ABUNDANT PARKING

A wide, paved parking lot with yellow painted lines. A blue car is parked on the left, and a silver car is parked further back. The lot is bordered by trees on the left and a large white building on the right. The sky is blue with some clouds.

9



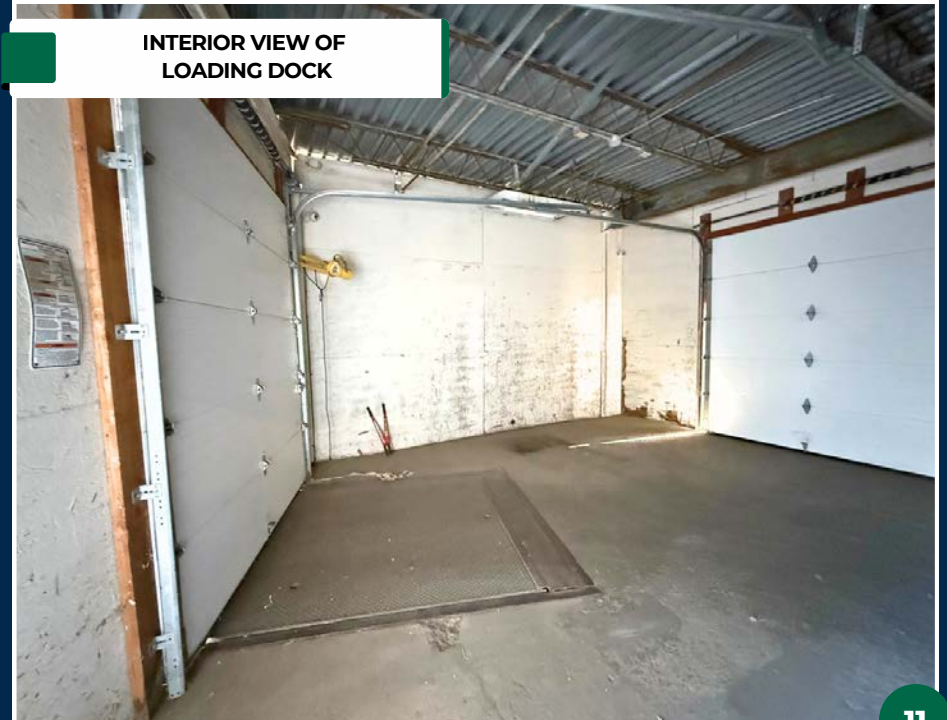
**PRIVATE OFFICES, BREAKROOM
& RESTROOMS**



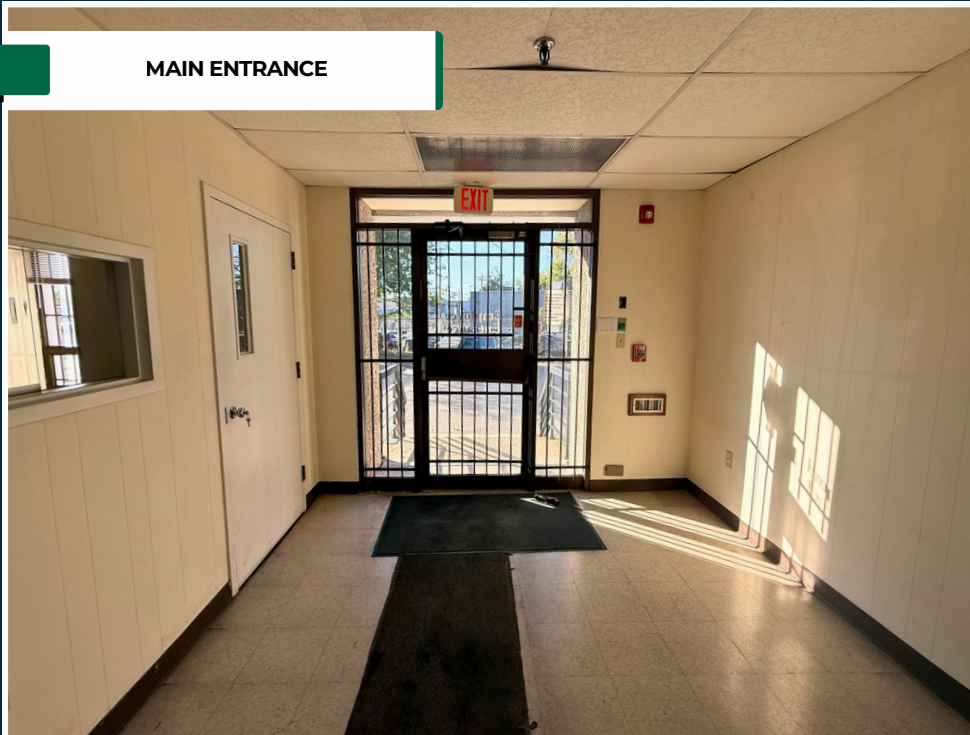
**TWO RESTROOMS WITH
STORAGE MEZZANINE ABOVE**



**INTERIOR VIEW OF
LOADING DOCK**



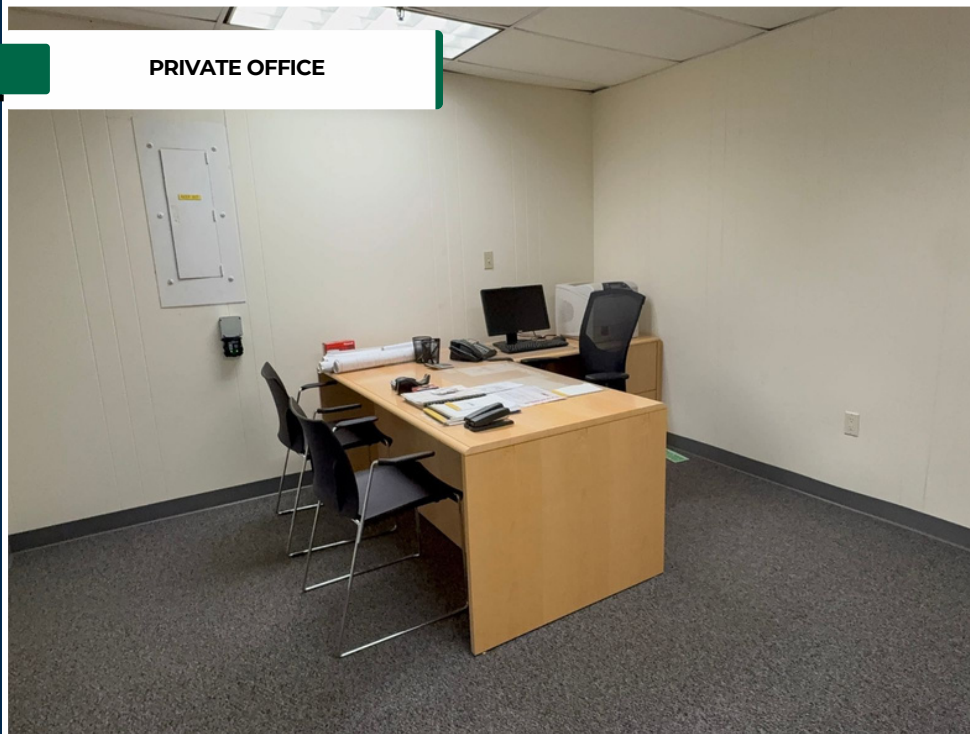
MAIN ENTRANCE



BREAKROOM



PRIVATE OFFICE



TWO SETS OF MEN'S & WOMEN'S RESTROOMS



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.

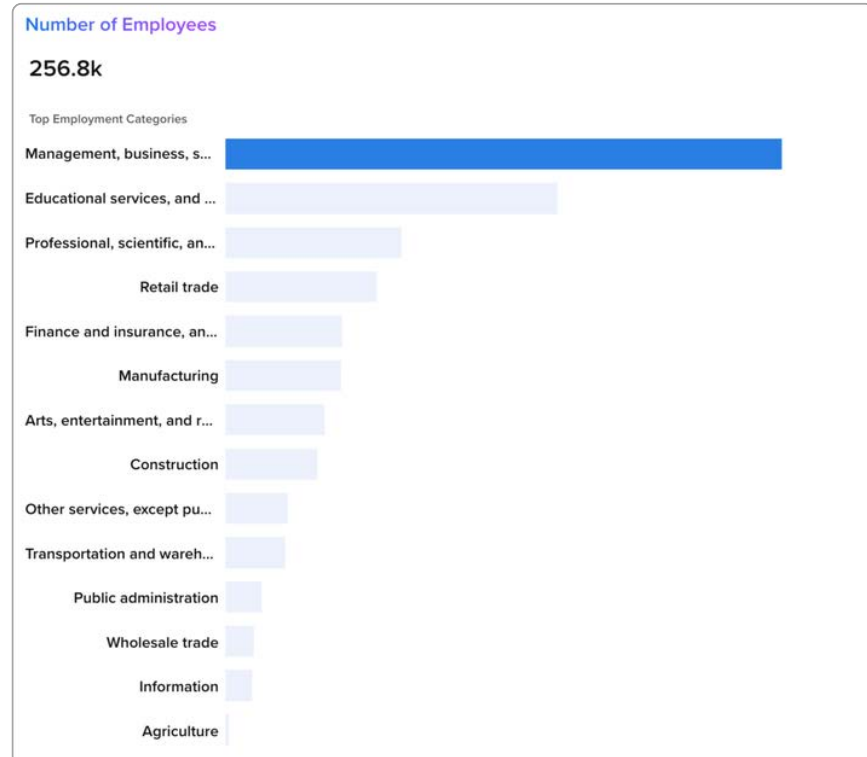
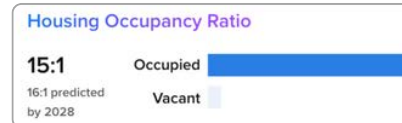
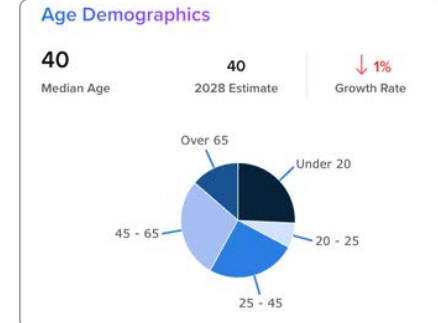
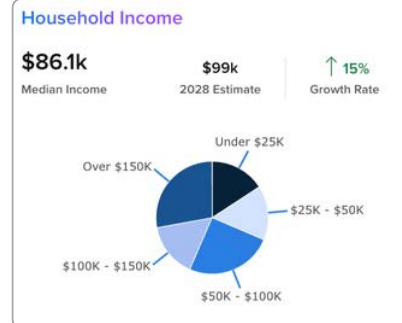
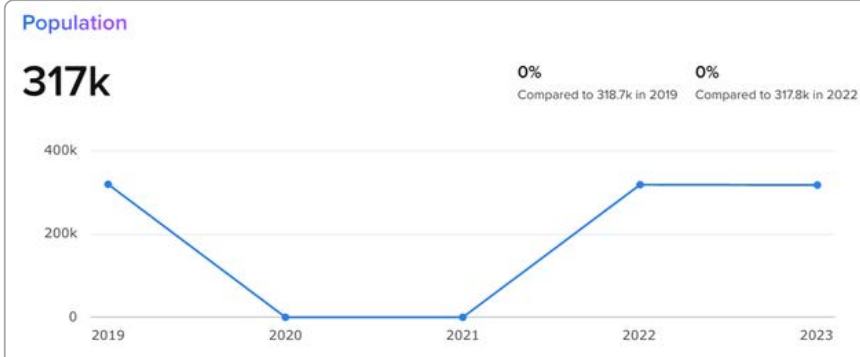
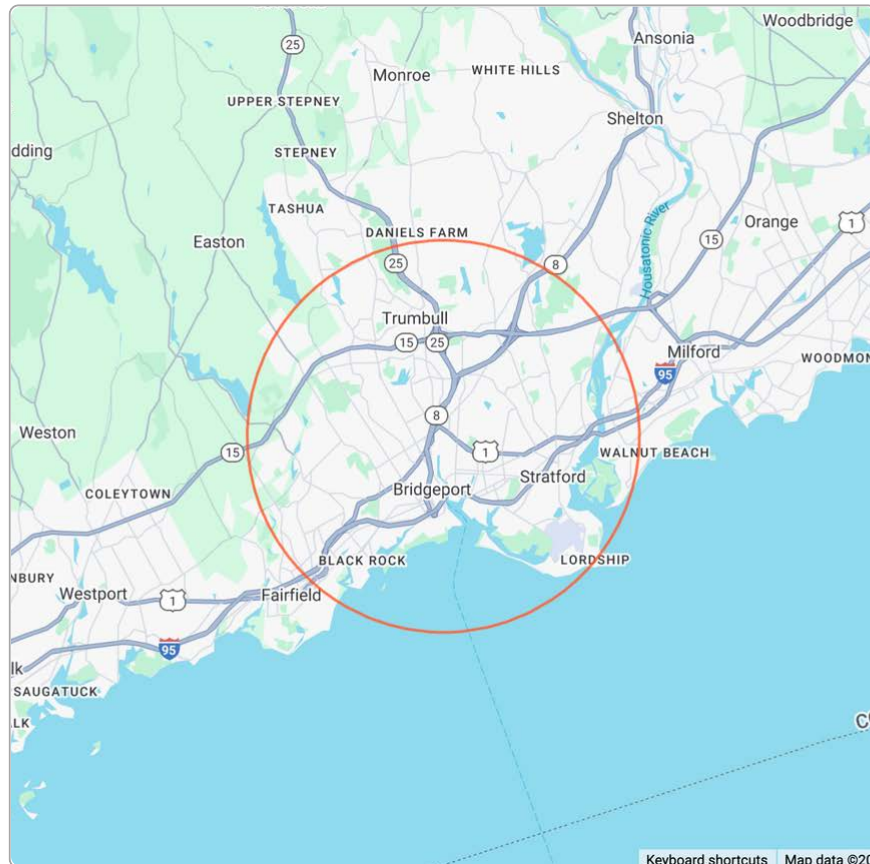


STATE OF CONNECTICUT ENTERPRISE ZONE PROGRAM

- **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.

DEMOGRAPHICS: FIVE MILES



NEXT STEPS

10 ISLAND BROOK AVENUE
BRIDGEPORT, CT
06606



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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