

# AVAILABLE FOR SALE

50 Austin & 275 Warren Street, Bridgeport, CT 06604



To arrange a tour contact:  
Bruce Wettenstein, SIOR  
203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

  
**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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# 275 Warren Street, Bridgeport, CT 06604

100,000 Square Feet on 1.45 Acres

Industrial & Mixed Use

Under Market

Highly visible to I-95

Multiple opportunities for Industrial & self storage

Columns vary

Four Loading docks, three with levelors

Electric 3,000 amps – 3 phase – 480 volts

Sprinklered

City water and sewer, natural gas

Air conditioned office

Parking for 50±, adjoining lot included

Three buildings on 1.4 acres

One 5 story building of 52,000 sq. ft.

One 20,000 sq. ft. 4 story post, beam & brick

One story 28,000 sq. ft.

All city utilities on-site

## LOCATION:

- ❖ Easy access at the intersection of I-95 and Route 8.
- ❖ Walking distance to Metro North and Downtown.

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Building A – 52,000 SF



Building C – 28,000 SF



Large undercover staging area with multiple docks connecting both buildings



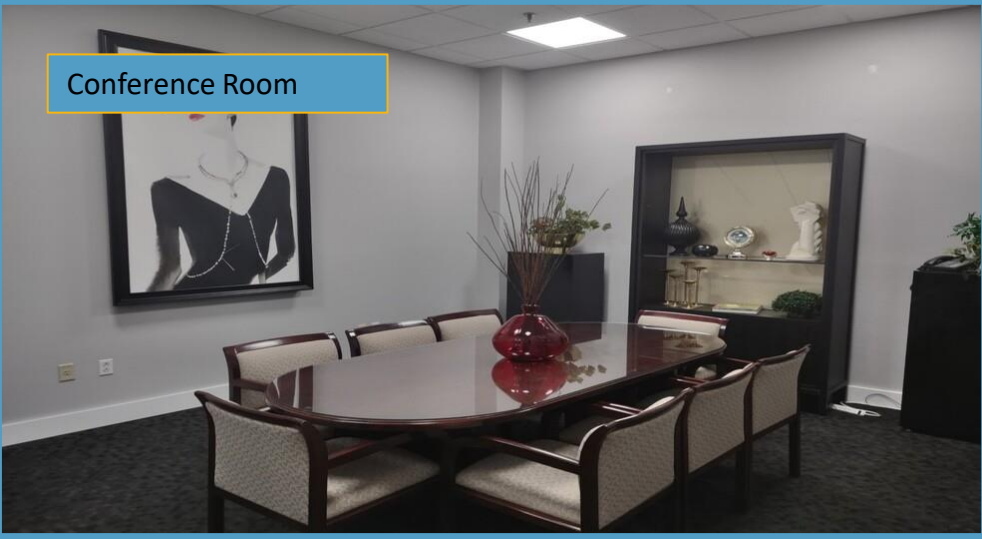
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Front Office Area



Conference Room



Bullpen Office Area





# AVAILABLE FOR SALE

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Warehouse and Distribution



2 Freight Elevators – 3,500 lbs. & 4,500 lbs.



Multiple Employee  
Locker/Bathrooms on All Floors



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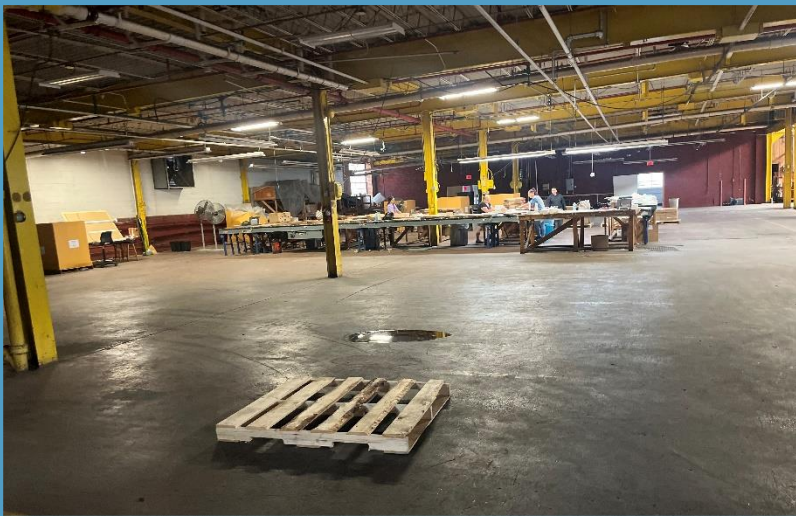
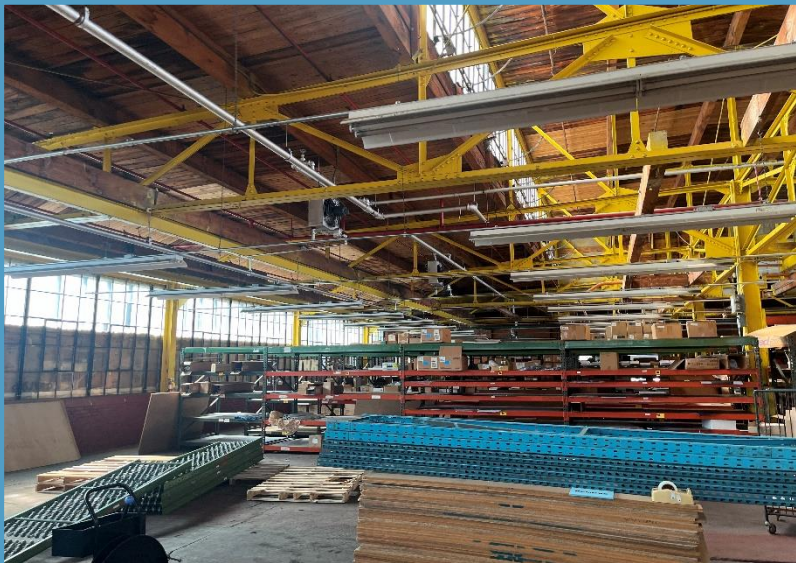


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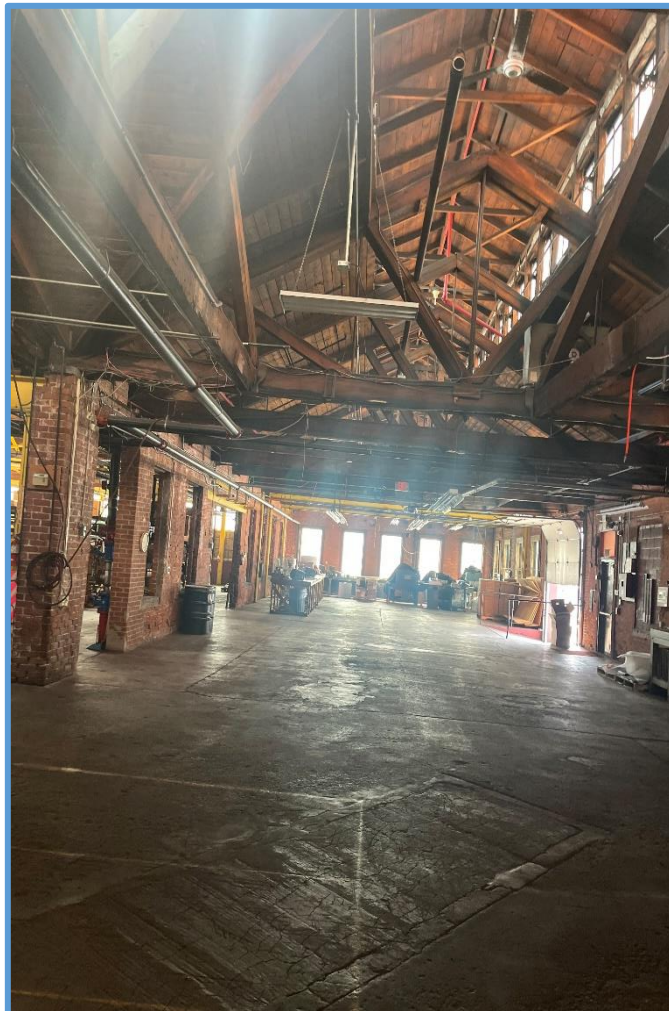
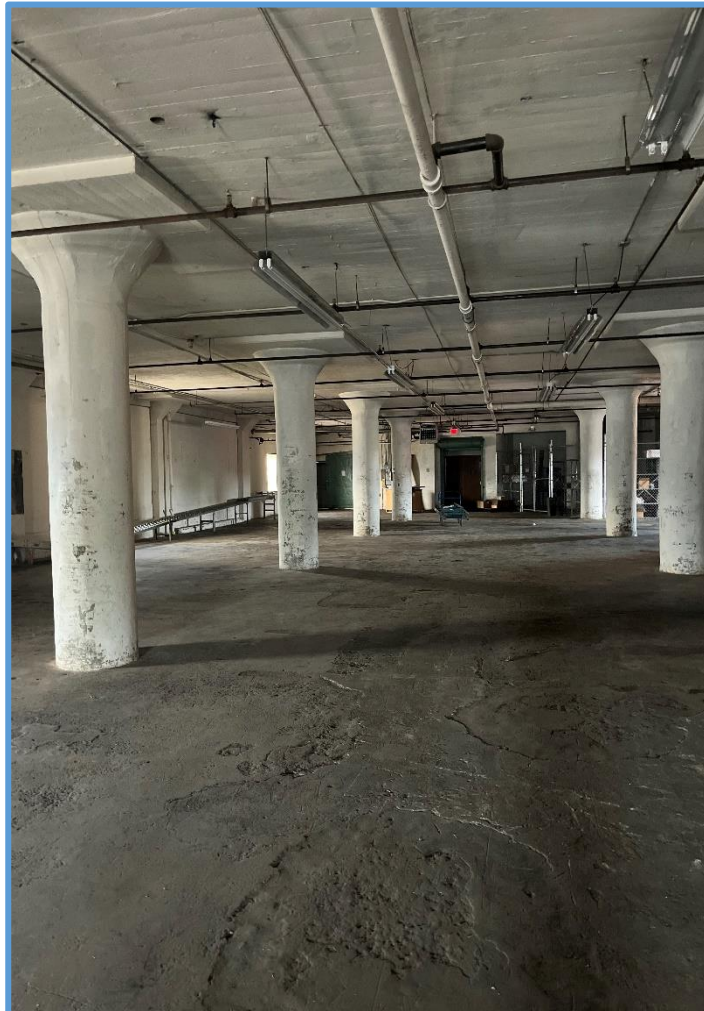
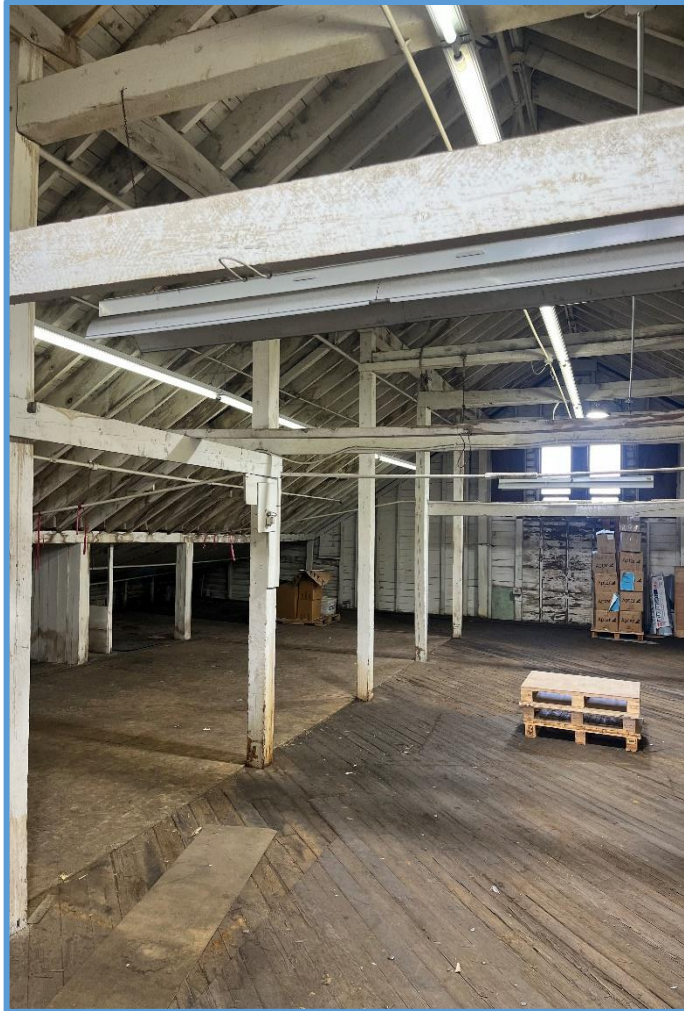


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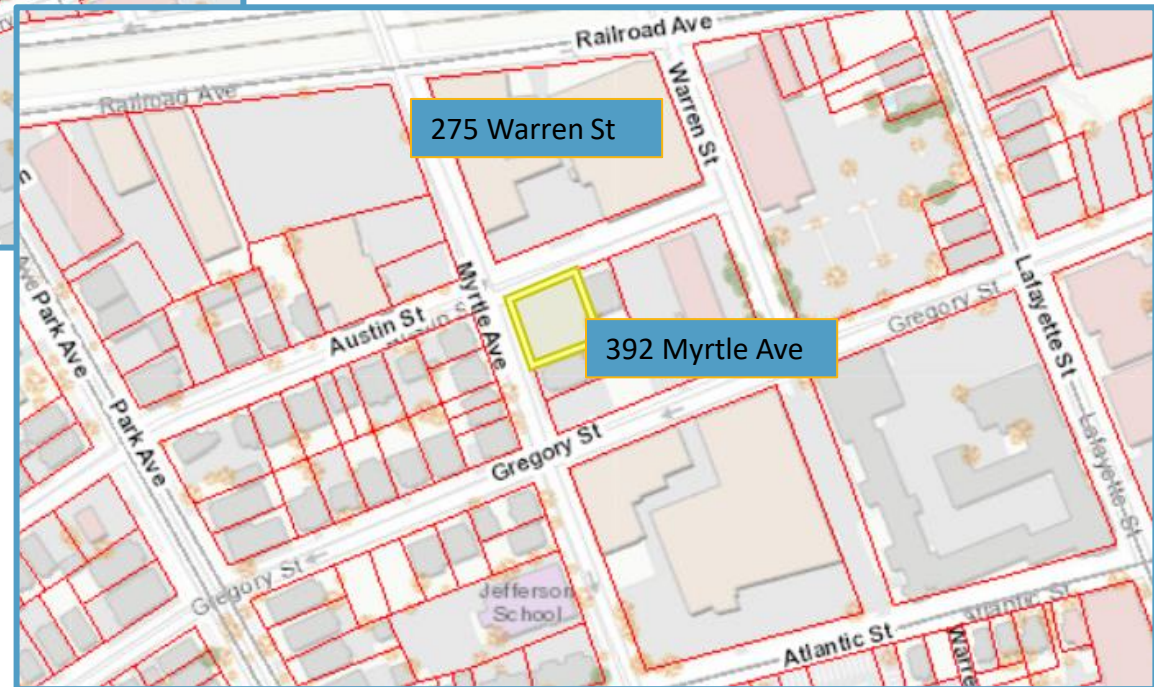
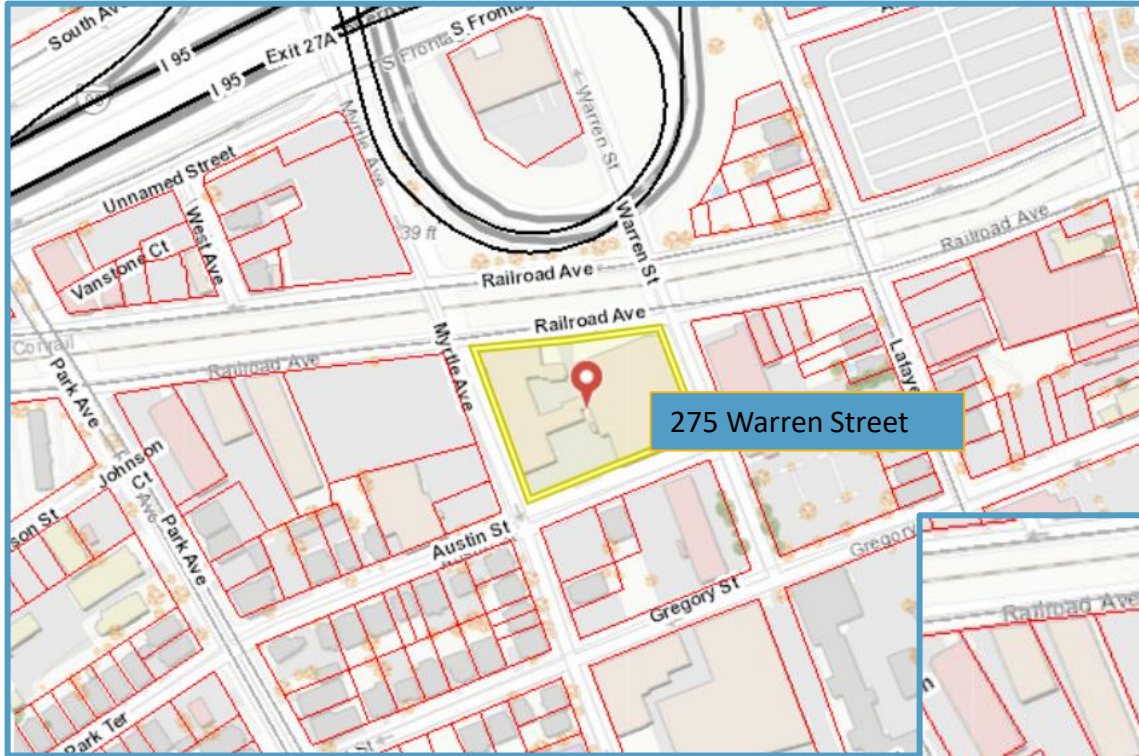


# 275 Warren Street, Bridgeport, CT

392 Myrtle Ave  
Additional 10,000 SF Fenced in lot  
Included 100' x 100' lot



# 275 Warren Street, Bridgeport, CT



# 275 Warren Street, Bridgeport, CT



VICINITY MAP T=800

- LEGEND**
- S.S. SCH
  - BOLLARD
  - LIGHT POLE
  - UTILITY POLE
  - G.V. GAS VALVE
  - W.M. WATER MAIN
  - H.M. HYDRANT
  - C.B. CATCH BASIN
  - M.W. MAIN WALK
  - E.O.P. EDGE OF PAVEMENT
  - N.O.F. NOW OR FORMERLY
  - U.G. UNDERGROUND GAS LINE
  - U.E. UNDERGROUND ELECTRIC LINE
  - U.T. UNDERGROUND TELEPHONE LINE
  - E.W. EXIST. WATER LINE
  - E.S.S. EXIST. SAN. SEWER LINE
  - E.S. EXIST. STORM SEWER LINE
  - E.O.S. EXIST. OVERHEAD SERVICE WIRE

**MAP REFERENCES:**

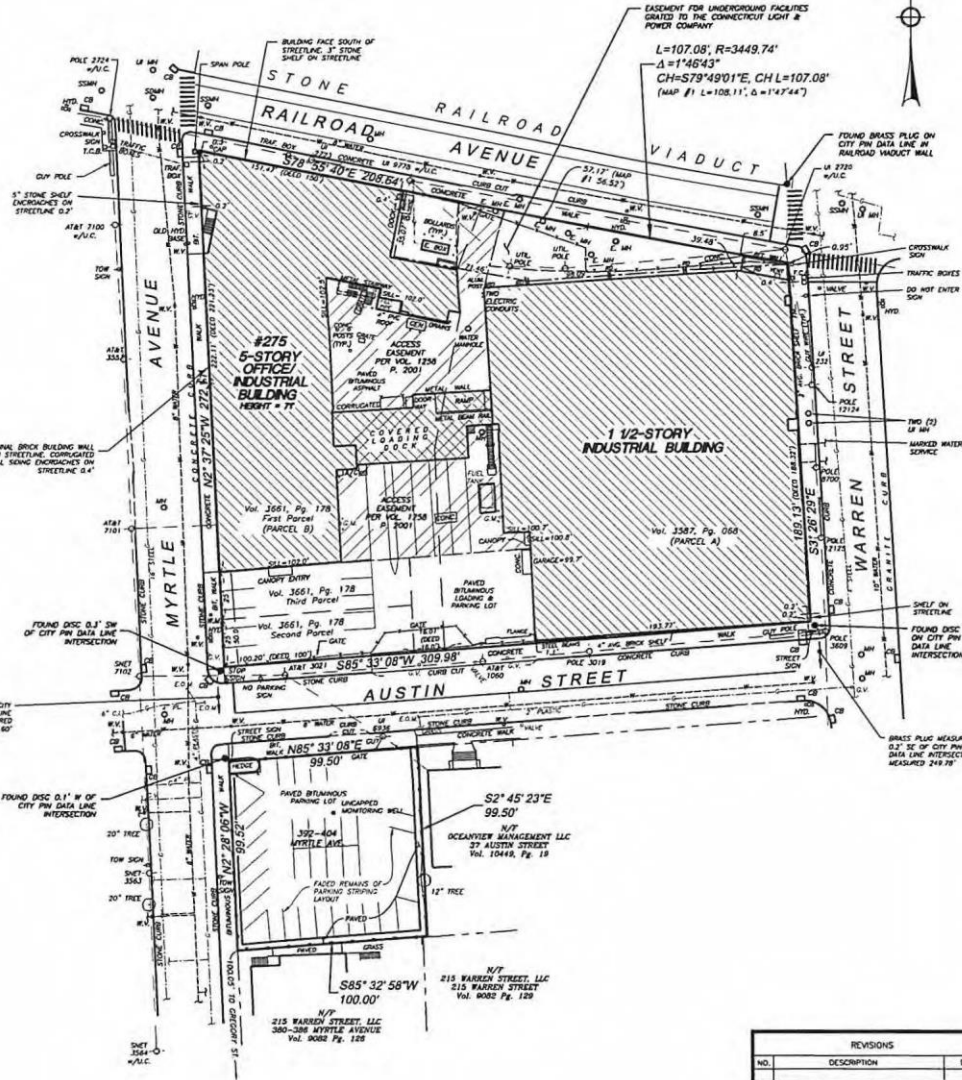
1. MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN., PREPARED FOR STEWART-WARNER CORPORATION, FEBRUARY 19, 1961, SCALE 1"=165', BY FULLER & CO., INC., RECORDED IN MAP VOL. 28, PAGE, 15, OF THE BRIDGEPORT LAND RECORDS.
2. COMPILATION PLAN SHOWING EASEMENT TO BE ACQUIRED FROM FIRST MACDONAGH, LLC, BY THE CONNECTICUT LIGHT & POWER COMPANY, CITY OF BRIDGEPORT, FAIRFIELD COUNTY CONNECTICUT, BY COLLEEN A. COLLANTONIO, INC., RECORDED IN MAP VOL. 53, PAGE, 348, OF THE BRIDGEPORT LAND RECORDS.

**NOTES:**

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-1 THROUGH 20-300a-25. THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED ON OCTOBER 26, 2018. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS RESIDENTIAL. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
2. ALL MONUMENTATION FOUND ON SET HAS BEEN DEPICTED HEREOF.
3. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK.
4. THERE ARE NO PROPOSED CHANGES TO THE STREET LINES.
5. THERE ARE NO PARTY WALLS ON THE PROPERTY.
6. REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE AND NO. CONVEYANCES HANT, DATED SEPT. 21, 2022, AND THE FOLLOWING SURVEY RELATED TITLE EXCEPTION NUMBERS:
  9. A certain easement dated February 21, 1963, and recorded in Volume 1258 of Page 201 of the Bridgeport Land Records.
  10. A permission to pass and re-pass over the above premises to Austin Street in those of the premises adjoining on the north as set forth in Volume 12 of Page 124 of the Bridgeport and Records.
  11. Easement for Underground Utilities from First Macdonagh, L.L.C. to the Connecticut Light and Power Company dated May 11, 2008 and revised June 6, 2008 in Volume 7066 of Page 123 of the Bridgeport Land Records. (as to 275 Warren Street)
  12. Wireless Communication Easement and Assignment Agreement between First Macdonagh, LLC and TE Union City Management LLC dated July 22, 2010 and recorded November 30, 2010 in Volume 8330 of Page 193 of the Bridgeport Land Records.
  13. Notes, notations, easements and conditions as shown on Map Nos. 28/15 and 53/248. (as to 275 Warren Street)
- 7a. (Lender), Inland Real Estate Acquisitions, LLC, Devon Self Storage LLC, and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(c), 11, 12, 14, 16, 17, 18, 19, 20 of Task A thereof. The field work was completed on 11-01-2022.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREOF.



**As to 275 Warren Street (First Parcel):**

First Place formerly known as 420-422 Myrtle Avenue)  
 ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being more particularly bounded and described as follows:  
 NORTHERLY: by land now or formerly of Richard A. Day, 100 feet  
 EASTERLY: by land now or formerly of the Bessick Company, 25 feet  
 SOUTHERLY: by Austin Street, 100 feet  
 WESTERLY: by Myrtle Avenue, 25 feet

**Second Place (formerly known as 424-426 Myrtle Avenue)**

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being more particularly bounded and described as follows:  
 NORTHERLY: by land formerly of Edward R. Tomlinson, now or formerly of the Bessick Company, 100 feet  
 EASTERLY: by land formerly of David Corey, now or formerly of the Bessick Company, 25 feet  
 SOUTHERLY: by land now or formerly of Frank Schmitt, 100 feet  
 WESTERLY: by Myrtle Avenue, 25 feet

**Third Place (formerly known as 430 Myrtle Avenue)**

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements located thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being known and designated as Parcel B, as shown on a certain map entitled "Map of Survey of Property in Bridgeport, Conn., Prepared for Stewart-Warner Corporation", dated February 19, 1963, and on file in the Bridgeport Town Clerk's Office in Volume 28 of Page 15 of the Volumes of maps to which map reference is hereby made, said premises being bounded and described as follows:  
 NORTHERLY: by Railroad Avenue, as shown on said map, 150 feet, more or less;  
 EASTERLY: by Parcel A, as shown on said map, being land now or formerly of Seal-Rite Aluminum Products Inc., 238.81 feet  
 SOUTHERLY: by Austin Street, as shown on said map, 15 feet, more or less; beyond now or formerly of Julia Chapin, 50 feet, more or less;  
 SOUTHERLY AGAIN: by land now or formerly of Julia Chapin, 100 feet, more or less;  
 WESTERLY: again, by Myrtle Avenue, on said map, 221.23 feet, more or less.

TOGETHER WITH an assessment for garage by vehicle and on foot, and for the turning of motor vehicles over a portion of Parcel A on said map, as set forth in a certain deed from Stewart-Warner Corporation to Seal-Rite Aluminum Products, Inc., dated February 21, 1963, and recorded in Volume 1258 of Page 201 of the Bridgeport Land Records.

TOGETHER WITH the provisions of an agreement respecting the maintenance of areas subject to easement as set forth in said deed recorded in Volume 1258 of page 201 of the Bridgeport Land Records.

**Fourth Place (original 275 Warren Street)**

ALL THAT certain piece or parcel of land with the buildings thereon standing, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, known and designated as Parcel A on a certain map entitled "Map of Survey of Property in Bridgeport, Conn., Prepared for STEWART-WARNER CORPORATION, February 19, 1963, Scale 1" = 165', certain substantially correct by Harry Fodor, R.L.S., Fuller & Co., Inc. which map is on file in the Bridgeport Town Clerk's Office, said parcel being more particularly bounded and described as follows:  
 NORTHERLY: by Railroad Avenue, 164.63 feet  
 SOUTHERLY: by Warren Street, 188.32 feet  
 SOUTHERLY: by Austin Street, 198.77 feet  
 WESTERLY: by land now or formerly of Stewart-Warner Corporation, shown as Parcel B on said map, 236.81 feet

Together with an assessment over Parcel B as more particularly described in a deed dated February 21, 1963 and recorded in Volume 1258 of Page 201 of the Bridgeport Land Records.

**As to 392-404 Myrtle Avenue (Second Parcel)**

ALL THAT CERTAIN piece or parcel of land, together with the building and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being more particularly bounded and described as follows:  
 NORTHERLY: by Austin Street, 100 feet, more or less;  
 EASTERLY: by land now or formerly of Anthony J. Lancia Sr. and Marie C. Lancia, 99.5 feet more or less;  
 SOUTHERLY: by land now or formerly of Justus Horstman in part, and in part by land now or formerly of Marie Piroles, in all, 100 feet, more or less;  
 WESTERLY: by Myrtle Avenue, 99.5 feet, more or less.

**ZONE CHART:**

ZONE RXZ	STANDARDS	EXISTING CONDITION
LOT WIDTH	-	N/A
Primary Street Wall	80E Min.	Non-Primary Streets
Primary Street Build-out Zone	0 to 11 Min., 25 to 11 Max.	Non-Primary Streets
Non-Primary Street Build-out Zone	0 to 11 Min., 10 to 11 Max.	0 ft. on Austin St. & Warren St. Encroaches 0.5' on Myrtle St.
Side Setback	3 Min.	N/A
Front Setback	12 to 11 Min.	N/A
Side Coverage	80 % Min.	94.82%
Height	2 Stories Max. 5.5 Stories Min.	N/A
Additional High-Rise or Classroom-Block Height	15 additional stories and above per 8.7b	5 Stories
Ground Story Height	10 ft. min. 14 ft. max.	14' 8"
All Other Stories Height	10 ft. min. 14 ft. max.	-
Roof Type	Flat, gabled	Flat, gabled
Tower	Absent	Tower above roof

\* EXISTING NON-CONFORMING CONDITION

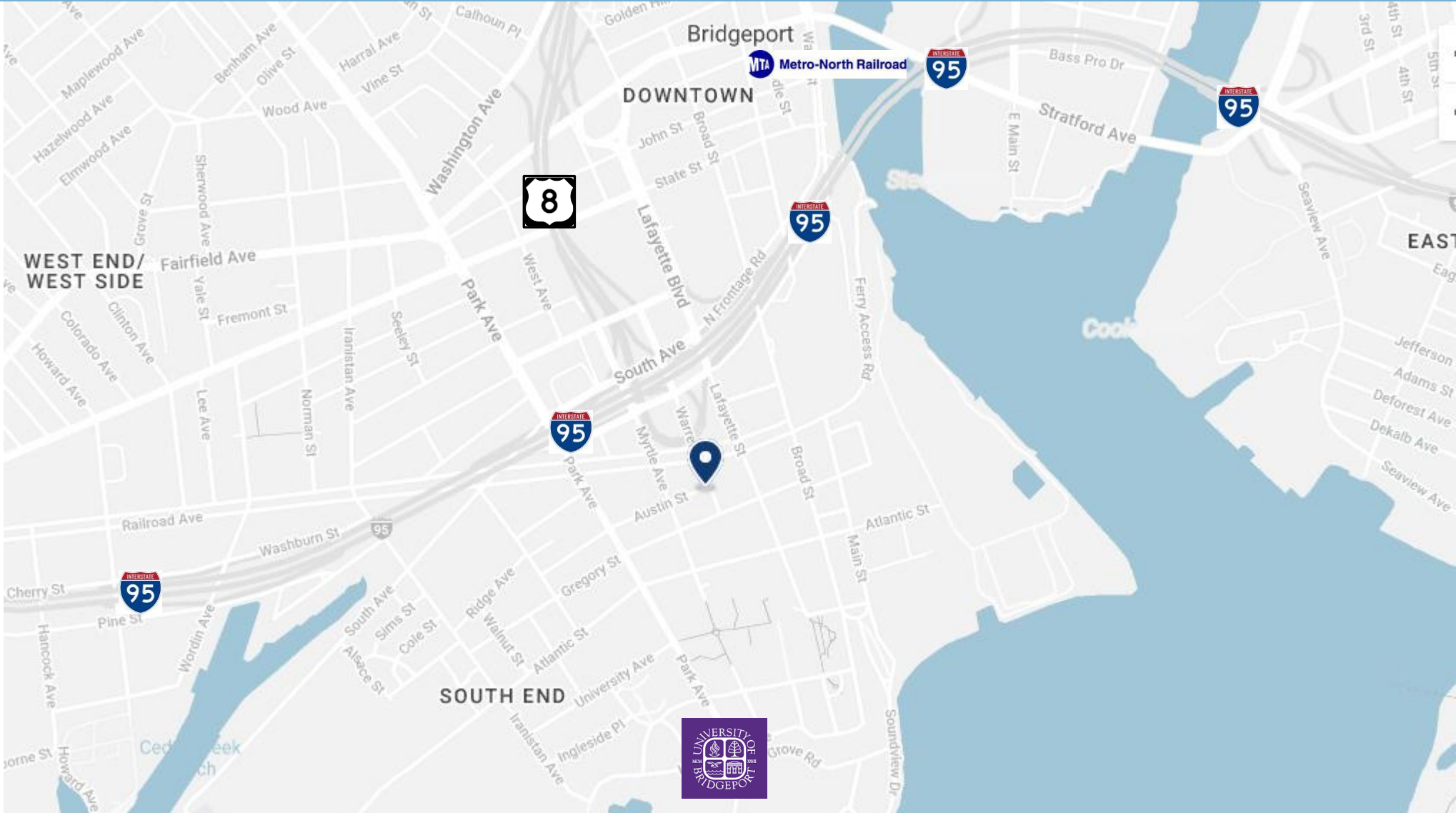
REVISONS		ALTA SURVEY	
NO.	DESCRIPTION	DATE	

**ALTA SURVEY**  
 OF PROPERTY LOCATED AT  
**275 WARREN STREET**  
**BRIDGEPORT, CONNECTICUT**  
 PREPARED FOR

**ROSE**  
**TISO**  
**& CO., LLC.**  
 REALTOR/APPRAISER  
 1000 ROUTE 20 EAST  
 WESTPORT, CT 06880  
 DATE: NOVEMBER 1, 2022  
 SCALE: 1"=30'  
 DRAWN BY: PNC  
 CHECKED BY: M.L.

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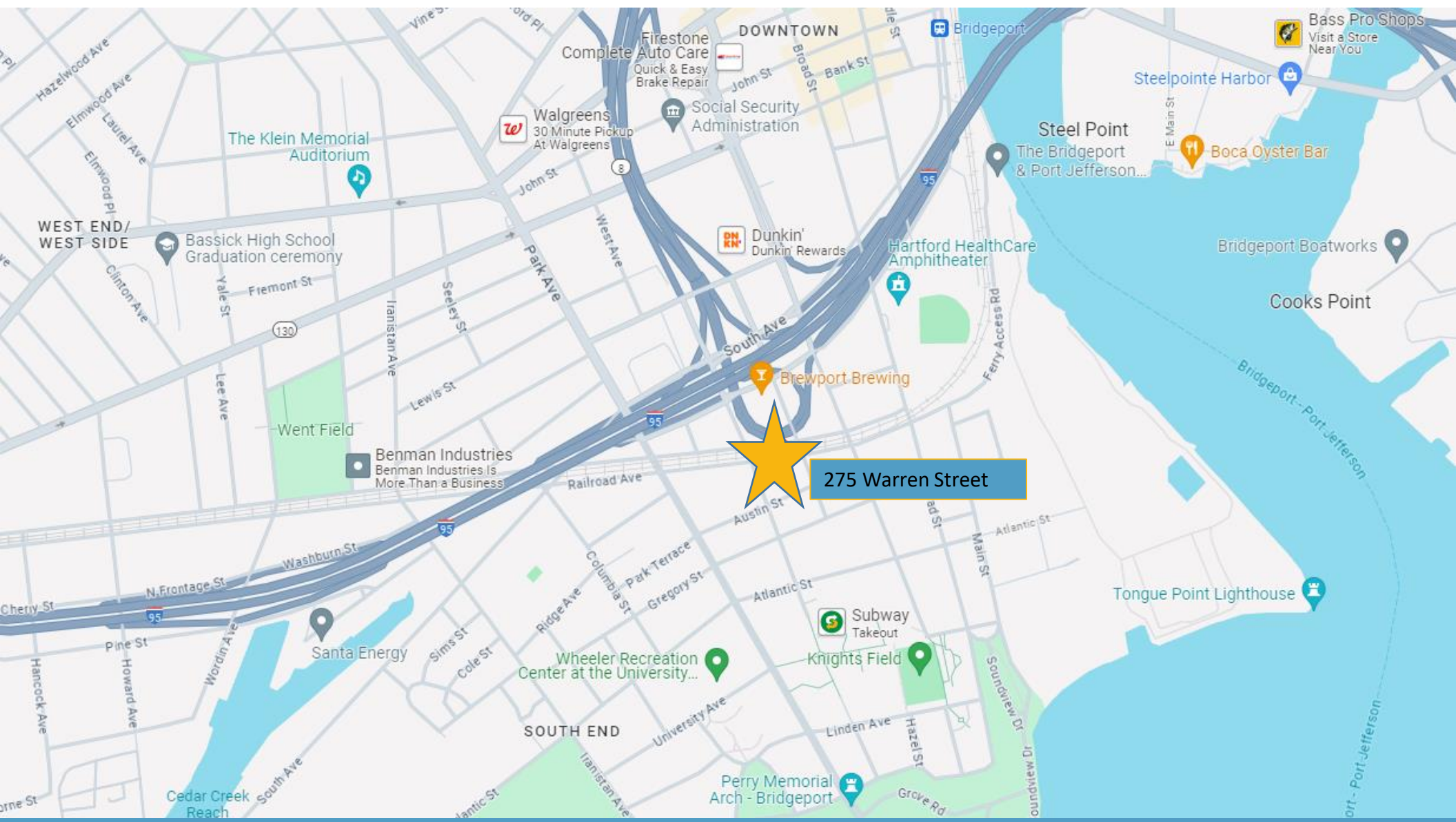


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# 275 Warren Street, Bridgeport, CT





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# Bridgeport, Connecticut

## General

ACS, 2017-2021	Bridgeport	State
Current Population	148,529	3,605,330
Land Area <i>mi</i> <sup>2</sup>	16	4,842
Population Density <i>people per mi</i> <sup>2</sup>	9,248	745
Number of Households	52,914	1,397,324
Median Age	35	41
Median Household Income	\$50,597	\$83,572
Poverty Rate	23%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	11,006	36%
2 Government <i>Local Government</i>	4,475	63%
3 Retail Trade <i>Food and Beverage Stores</i>	3,543	37%
4 Manufacturing <i>Computer and Electronic Product Mfg</i>	3,367	19%
5 Educational Services <i>Educational Services</i>	2,768	100%
Total Jobs, All Industries	42,589	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	1,188	1,450	1,730	2,458	2,447

Total Active Businesses 14,757

### Key Employers

Data from Municipalities, 2023

- 1 Trefz Corp
- 2 People's United Financial Inc
- 3 Bridgeport Hospital
- 4 Connecticut Post
- 5 St. Vincent'S Medical Center

## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Achievement First Bridgeport Academy	k-12	1,084	0	93%
Bridgeport School District	PK-12	19,337	922	74%
Capital Preparatory Harbor School	k-12	772	0	97%
Great Oaks Charter School District	12-Jun	664	0	86%
New Beginnings Inc Family Academy	PK-8	406	78	
Park City Prep Charter School	8-May	383	0	
The Bridge Academy District	12-Jul	280	0	81%
Statewide	-	513,513	19,014	89%

## Demographics

ACS, 2017-2021

### Age Distribution

Age Group	Bridgeport	State
Under 10	17,979 (12%)	11%
10 to 19	21,630 (15%)	13%
20 to 29	23,880 (16%)	13%
30 to 39	20,432 (14%)	12%
40 to 49	19,591 (13%)	12%
50 to 59	18,497 (12%)	15%
60 to 69	14,335 (10%)	12%
70 to 79	7,717 (5%)	7%
80 and over	4,468 (3%)	4%

### Race and Ethnicity

Race/Ethnicity	Bridgeport	State
Asian	4%	5%
Black	32%	10%
Hispanic or Latino/a	42%	17%
White	18%	65%
Other	4%	4%

*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home

Language	Bridgeport	State
English	52%	78%
Spanish	12%	33%

### Educational Attainment

Attainment Level	Bridgeport	State
High School Diploma Only	26%	32%
Associate Degree	7%	8%
Bachelor's Degree	13%	22%
Master's Degree or Higher	7%	18%

## Housing

ACS, 2017-2021

	Bridgeport	State
Median Home Value	\$194,100	\$286,700
Median Rent	\$1,225	\$1,260
Housing Units	58,625	1,527,039

	Bridgeport	State
Owner-Occupied	43%	66%
Detached or Semi-Detached	35%	65%
Vacant	8%	10%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Achievement First Bridgeport Academy	26%	45%
Bridgeport School District	11%	21%
Capital Preparatory Harbor School	14%	27%
Great Oaks Charter School District	11%	24%
New Beginnings Inc Family Academy	12%	31%
Park City Prep Charter School	31%	48%
The Bridge Academy District	14%	23%
Statewide	42%	48%

# Bridgeport, Connecticut

## Labor Force

CT Department of Labor, 2022

	Bridgeport	State
Employed	65,388	1,851,993
Unemployed	4,081	80,470

	Bridgeport	State
Unemployment Rate	6%	4%
Self-Employment Rate*	10%	9%

\*ACS, 2017–2021

## Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



## Access

ACS, 2017–2021

	Bridgeport	State
Mean Commute Time *	29 min	26 min
No Access to a Car	19%	8%
No Internet Access	13%	9%

## Commute Mode

Mode	Bridgeport	State
Public Transport	9%	4%
Walking or Cycling	3%	3%
Driving	82%	81%
Working From Home *	10%	4%

## Public Transit

CT transit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Amtrak, Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

### Municipal Revenue

Total Revenue	\$619,351,017
Property Tax Revenue	\$341,933,022
per capita	\$2,288
per capita, as % of state avg.	71%
Intergovernmental Revenue	\$253,169,239
Revenue to Expenditure Ratio	101%

### Municipal Expenditure

Total Expenditure	\$610,589,593
Educational	\$289,409,738
Other	\$321,179,855

### Grand List

Equalized Net Grand List	\$11,354,459,050
per capita	\$76,547
per capita, as % of state avg.	47%
Commercial/Industrial Share of Net Grand List	23%
Actual Mill Rate	45.00
Equalized Mill Rate	29.89

### Municipal Debt

Moody's Rating (2023)	A3
S&P Rating (2023)	A
Total Indebtedness	\$882,368,896
per capita	\$5,949
per capita, as % of state avg.	218%
as percent of expenditures	145%
Annual Debt Service	\$96,213,033
as % of expenditures	16%



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## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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