

For Sale or Lease
678 Howard Avenue
Bridgeport, CT
Fairfield County



Location:	Excellent location off State Street, within short distance of Exit 25 of I-95.
Building Type:	Light industrial - includes offices and showroom space.
Zoning:	Industrial Light
Building Size:	22,200 SF +/- warehouse 2,700 SF +/- offices 3,300 SF +/- showroom 28,200 SF +/- Total – Building can be expanded
Ceiling Height:	Varies from 24' to 11'
Land Size:	1.16 acres
Parking:	50 spaces in two separate parking lots
Loading:	2 loading docks – 3 overhead doors
Asking Price:	\$2,300,000
Asking Rent:	\$6.80 per SF Triple Net - RE Taxes \$34,112
Sublease Term:	Through April 2011. Longer term direct lease is available.
Notes:	Occupancy is negotiable. 800 Amps service.
Contact:	Franco Fellah Executive Vice President Exclusive Agent
	203-454-8700