

640 N. WASHINGTON AVENUE BRIDGEPORT, CT



PRIME INDUSTRIAL
PROPERTY FOR LEASE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



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10 Middle Street Bridgeport, CT 06604

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PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is proud to present an outstanding opportunity at 640 N. Washington Avenue, Bridgeport, CT — a rare and exceptional industrial property now available for lease.

This premier commercial building offers approximately 36,000 square feet of leasable, versatile industrial space, fully vacant and ready for immediate occupancy. Ideally positioned within a well-established commercial zone of Bridgeport, the property provides seamless access to major transportation routes, including Interstate 95. Impeccably maintained, the facility features impressive 35-foot ceiling heights throughout, setting it apart as a standout storage or operational hub. The expansive layout offers a blank canvas for a wide range of industrial uses, from warehousing and logistics to light manufacturing or automotive services. With its exceptional infrastructure, strategic location, and immediate availability, 640 N. Washington Avenue represents a rare leasing opportunity in Bridgeport's industrial market.

Key Highlights:

- 36,000 SF of gross leasable space
- Asking Rent: \$8/SF NNN
- 35' clear ceiling heights across the entire building
- Prime location with excellent proximity to I-95 and other major highways
- Robust loading options including a large drive-in door and loading dock
- Ample on-site parking for employees and customers
- Heavy electric capacity with 3-phase power at 277/480 volts



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640 N. WASHINGTON AVENUE BRIDGEPORT, CT PROPERTY PHOTOS



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CONFIDENTIAL OFFERING

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Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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