

120

SILLIMAN AVENUE
BRIDGEPORT, CT
06605



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

CONTACT

Eva Kornreich, Senior Vice President
ekornreich@angelcommercial.com
203.335.6600 Ext. 23

Industrial/Warehouse Property in Bridgeport's West End for Sale at \$950,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present an industrial owner-user opportunity located at **120 Silliman Avenue, Bridgeport, CT**, for sale at **\$950,000**. This versatile property in a high-utility industrial zone features two distinct industrial buildings totaling **10,995 SF** on a gated **0.59-acre lot** 0.5 miles from I-95 (Exit 25).

PROPERTY OVERVIEW

BUILDING 1: INDUSTRIAL/WAREHOUSE FACILITY (7,427 SF)

This brick building features:

- **Construction:** Durable Brick/Masonry frame with finished concrete flooring
- **Ceiling Height:** 10' 5" to 12' clear ceiling height
- **Utilities:** Oil & gas fired forced air heating system
- **Layout:** Open warehouse/industrial space, two private offices, two restrooms, drive-in double door/main door, and garage door

BUILDING 2: WAREHOUSE SPACE (3,568 SF)

A functional secondary building perfect for overflow storage or specialized tasks:

- **Construction:** Pre-finished metal exterior with a wood frame and metal/tin roofing
- **Ceiling Height:** 8' ceiling height
- **Condition:** Unheated "cold storage" style warehouse
- **Layout:** Divided into four separate bays, each with an overhead door

STRATEGIC LOCATION & ZONING (Zone I)

Zoned for Industrial use (Zone I), this property is positioned within Bridgeport's West End, offering excellent logistical advantages and easy access to major transportation arteries serving Fairfield County and the I-95 corridor.

FINANCIAL DETAILS

Sale Price:	\$950,000
Real Estate Taxes:	\$12,485.82 (2026)

PROPERTY DETAILS

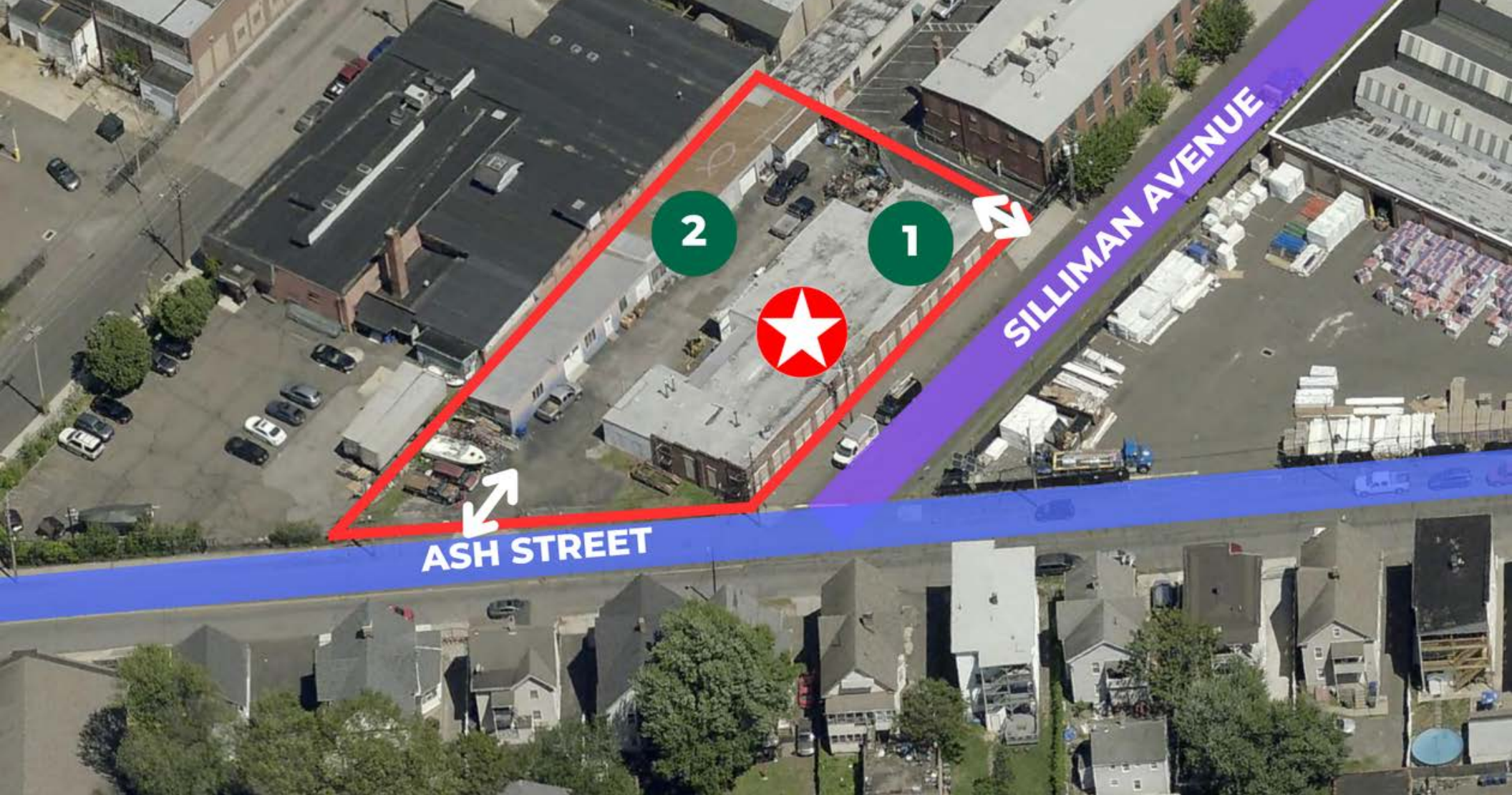
Space Available:	10,995 SF
# of Buildings:	Two
Building SF:	7,427 SF (Building #1) 3,568 SF (Building #2)
Building Type:	Industrial
Land:	0.59 acres
Zoning:	I (Industrial)
Year Built:	1921
Construction:	Brick/Masonry (Building #1) Pre-finished Metal (Building #2)
Stories:	One

FEATURES

Parking:	Approx. 10 Surface Spaces (1,200 SF Paved Lot)
Loading:	Two Drive-In Doors (Building #1), Four Storage Bays (Building #2)
Ceiling Height:	10' 5" - 12' Clear (Building #1)
Amenities:	700 SF Storage Space, Gated Lot, Video Surveillance Security System, Two Restrooms (One with Shower)

UTILITIES

Water/Sewer:	City/City
Heating:	Oil & Gas (Building #1)
Power:	Three Phase, 200 Amps



**TWO DISTINCT INDUSTRIAL BUILDINGS TOTALING 10,995 SF
ON A GATED 0.59-ACRE LOT**

1

BUILDING #1

7,427 SF with Two Drive-In Doors

2

BUILDING #2

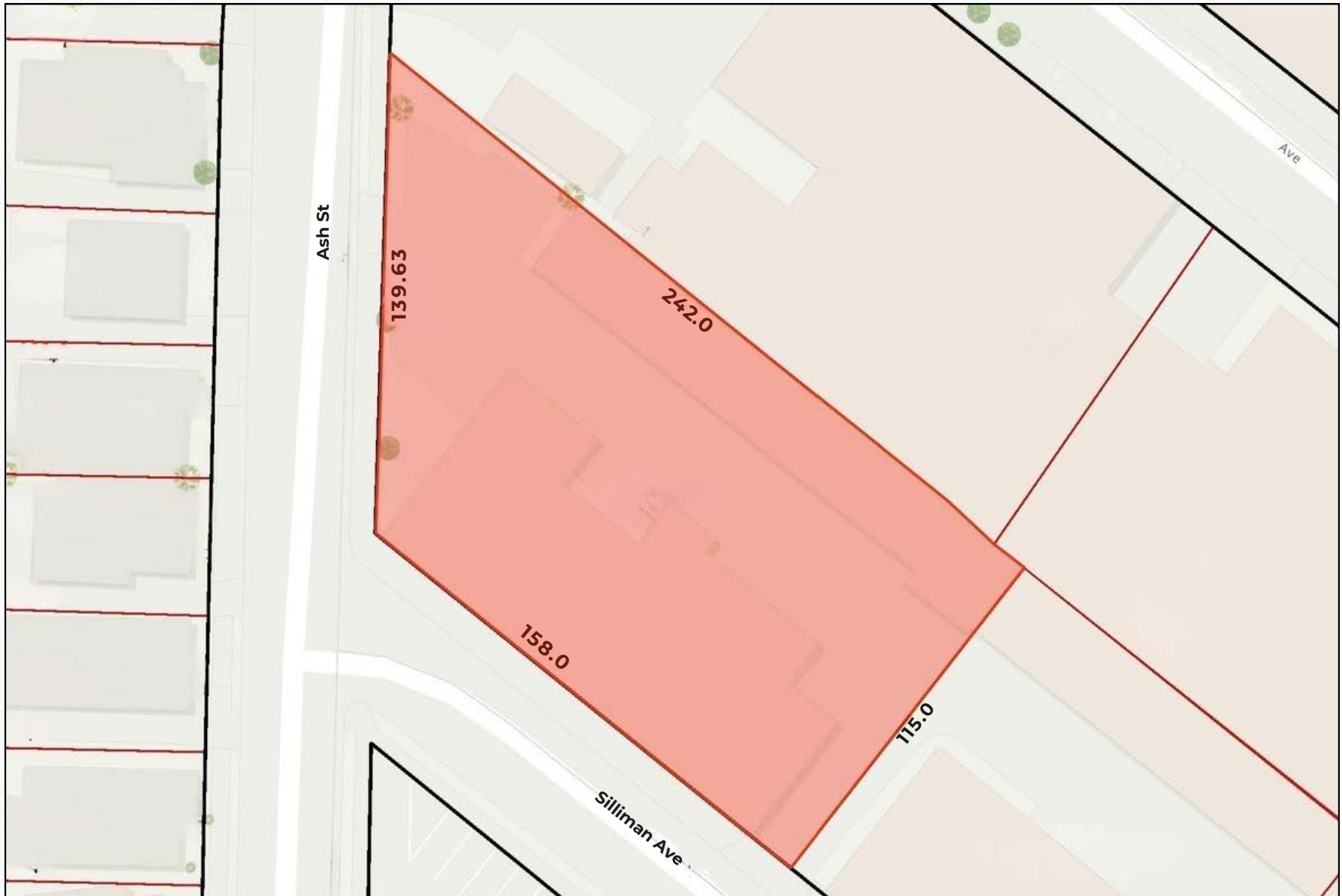
3,568, SF with Four Bays Each with an Overhead Door

UNRIVALED REGIONAL CONNECTIVITY



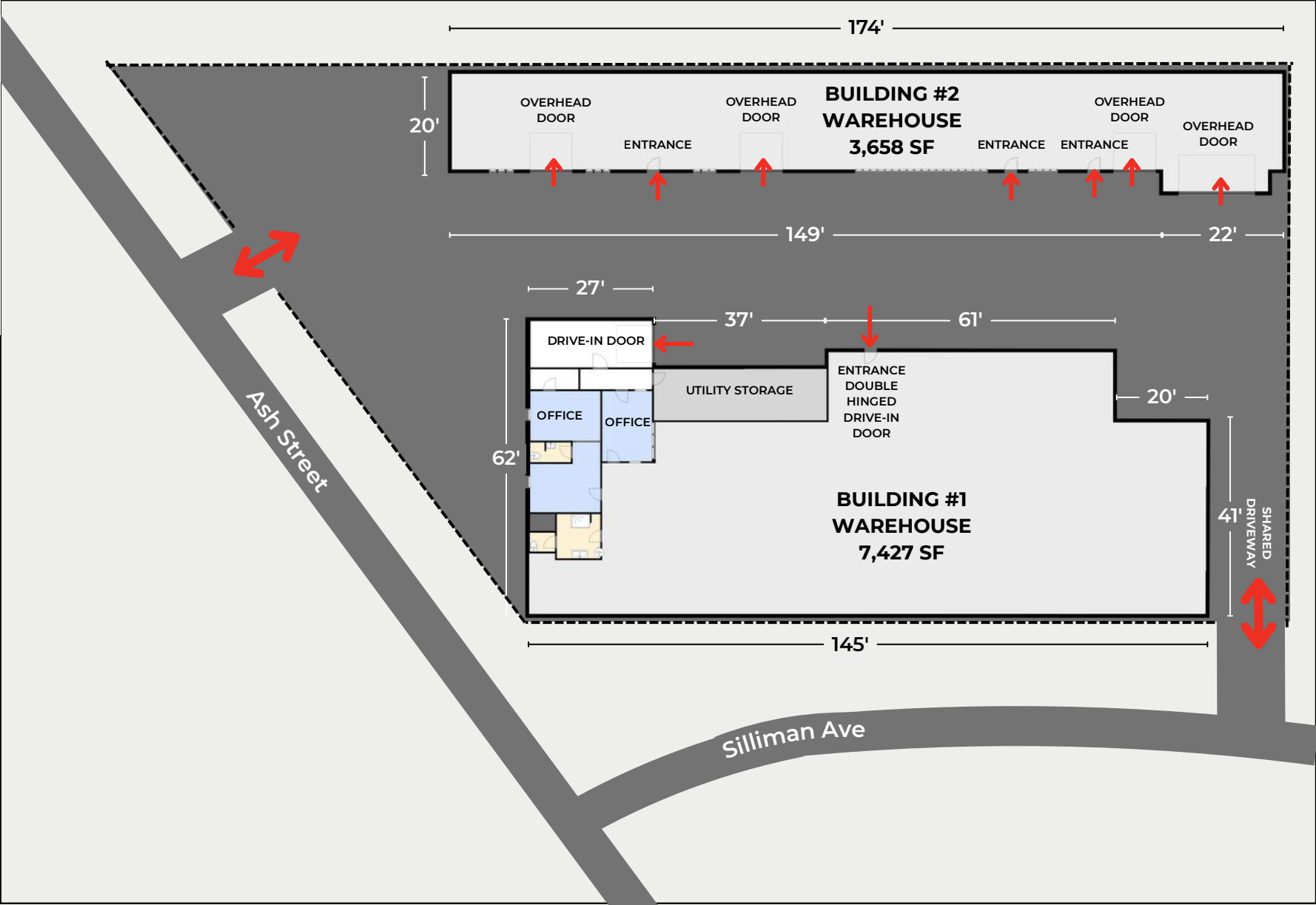
PARCEL MAP

0.59 Acres



FLOOR PLAN

10,995 SF



NOT TO SCALE - EXTERIOR MEASUREMENTS FROM FIELD CARD

PHOTO GALLERY - BUILDING #1



7,427 SF Warehouse with 158' Frontage on Silliman Avenue



Open-Concept Masonry Floor Plan for Industrial Machinery (Digitally Rendered)



Versatile Industrial Interior With 10' 5" Clear Ceiling Heights



Secure Industrial Storage with Drive-In Door

PHOTO GALLERY - BUILDING #2



3,568 SF Warehouse Divided into Four Storage Bays Each with an Overhead Door



Functional Warehouse Space Featuring an Oversized Garage Door for Easy Equipment Loading

NEXT STEPS

120 SILLIMAN AVENUE
BRIDGEPORT, CT
06605



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW
ONLINE LISTING



VIEW TAX BILL



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