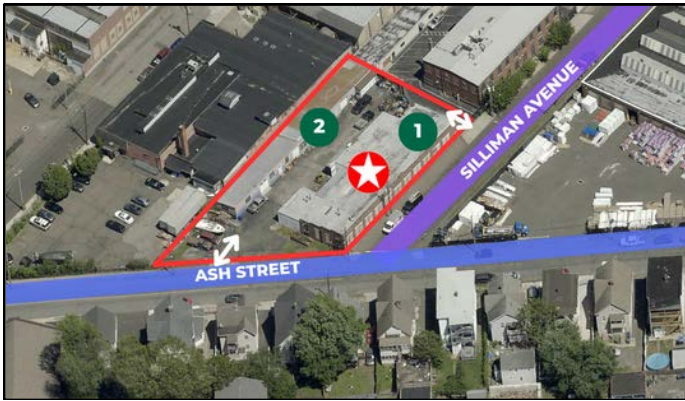


# 120 SILLIMAN AVENUE BRIDGEPORT, CT 06605



## 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.

For more information, please contact **Eva Kornreich**, Senior Vice President, Angel Commercial, LLC, at **(203) 335-6600, Ext. 23**.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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## 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

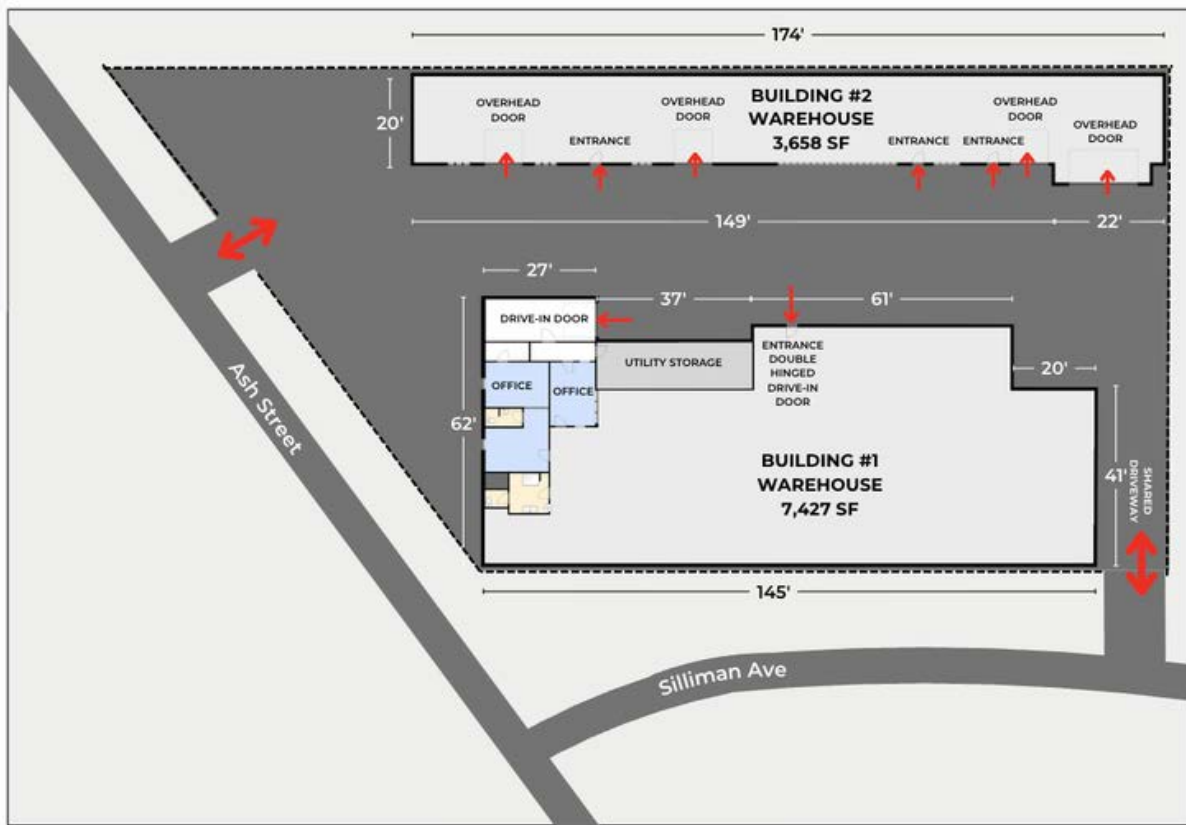
**Water/Sewer:** Public Water & Public Sewer  
**Heating:** Oil & Gas (Building #1)  
**Power:** Three Phase, 200 Amps



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## FLOOR PLAN



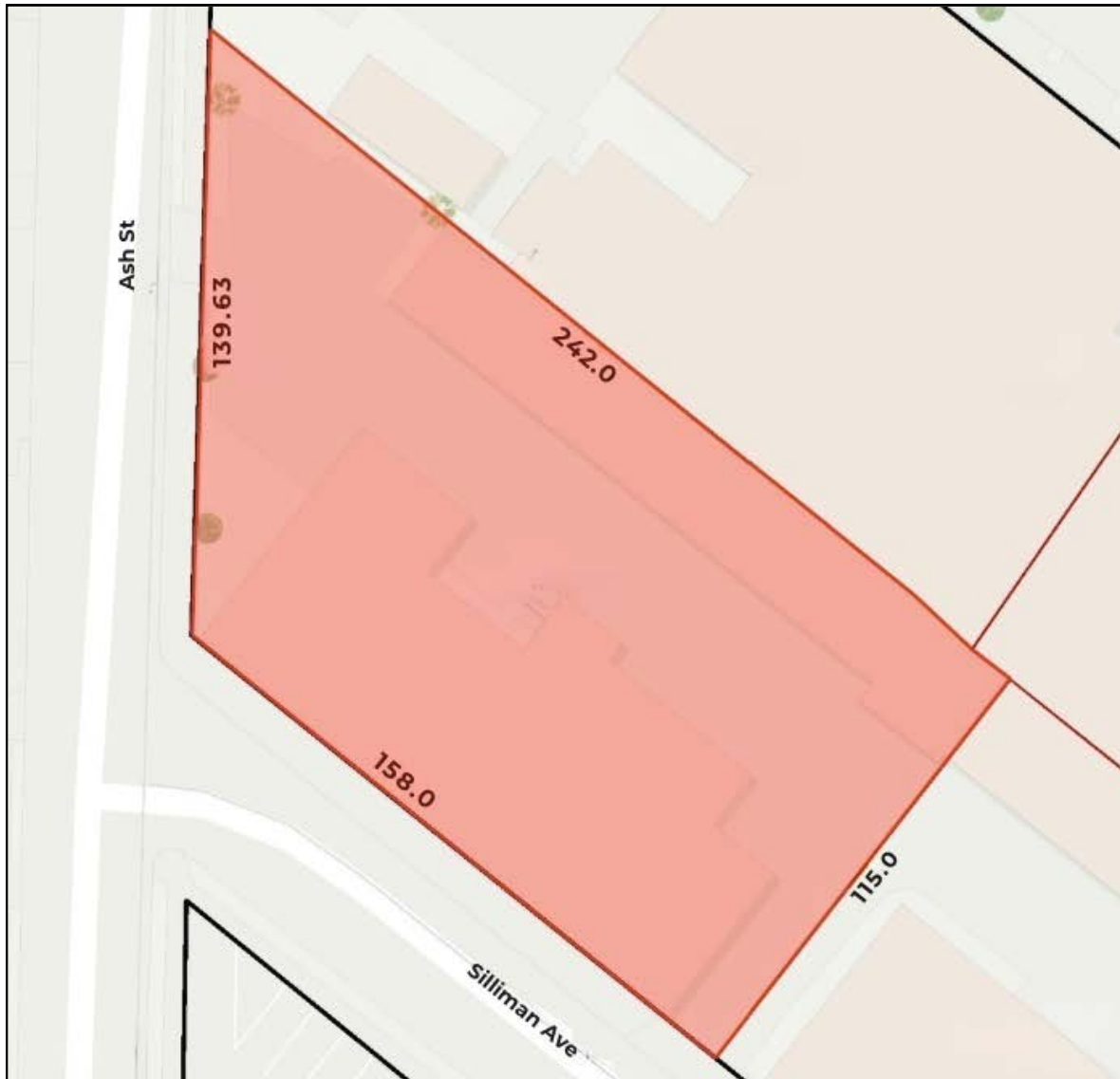
NOT TO SCALE - EXTERIOR MEASUREMENTS FROM FIELD CARD

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**120** SILLIMAN AVENUE  
BRIDGEPORT, CT  
06605

**PARCEL MAP**

**0.59 Acres**



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