

73 River Street Bridgeport, CT 06604



Call For Pricing

36,462 SF Industrial Building

**Property information comes from various sources and may not always be accurate. No representation or warranty is made as to the accuracy of this information. You should verify any information that is important to your buying or selling decision.*

PROPERTY HIGHLIGHTS

EAC Properties is proud to present 73 River St in Bridgeport. Situated in the heart of Bridgeport, this property offers a prime location in the state's industrial hub currently being used for storage. This stand-alone building is a testament to functionality and versatility. With ample space to accommodate a fleet of vehicles, heavy machinery, or storage needs, catering to a wide range of industries. Whether you're in manufacturing or logistics, this building offers convenient access to major transport arteries. The warehouse provides ideal space to optimize your operations with over 36,000 SF and being subdivisible.

- Easy Access to 1-95, Route 8, Route 15 & Public Transit
- 2 Loading Dock Doors with Levelers
- CX- Heavy Commercial Zone
- Owner Open to Subdivision, Flexible Use, and Terms
- Ample parking with 1 Fenced Parking Lot + 1 Additional Lot
- 36,462 Sf Building Available Oct
- 18,231 2nd Floor Available Now
- .89 Acre Lot in Heavy Industrial Zone
- 1 Freight Elevator

EAC Properties LLC
In affiliation with
KW Commercial

For More Information, call:



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PROPERTY FACTS

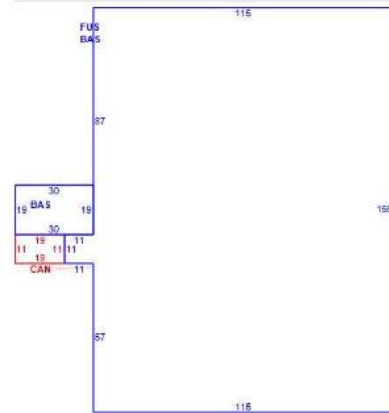
Year Built: 1986
Living Area: 36,462
Replacement Cost: \$1,462,736
Building Percent Good: 45
Replacement Cost Less Depreciation: \$658,230

Building Attributes	
Field	Description
Style:	Industrial
Model:	Ind/Comm
Grade:	Average
Stories:	2
Occupancy:	1.00
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Hot Water
AC Type:	None
Struct Class:	
Bldg Use:	Industrial Mdl 96
Ttl Rooms:	
Ttl Bedrms:	
Ttl Baths:	
Ttl Half Baths:	
Ttl Xtra Fix:	30
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	None
Rooms/Prtns:	Average
Wall Height:	18.00
% Comn Wall:	

Building Photo

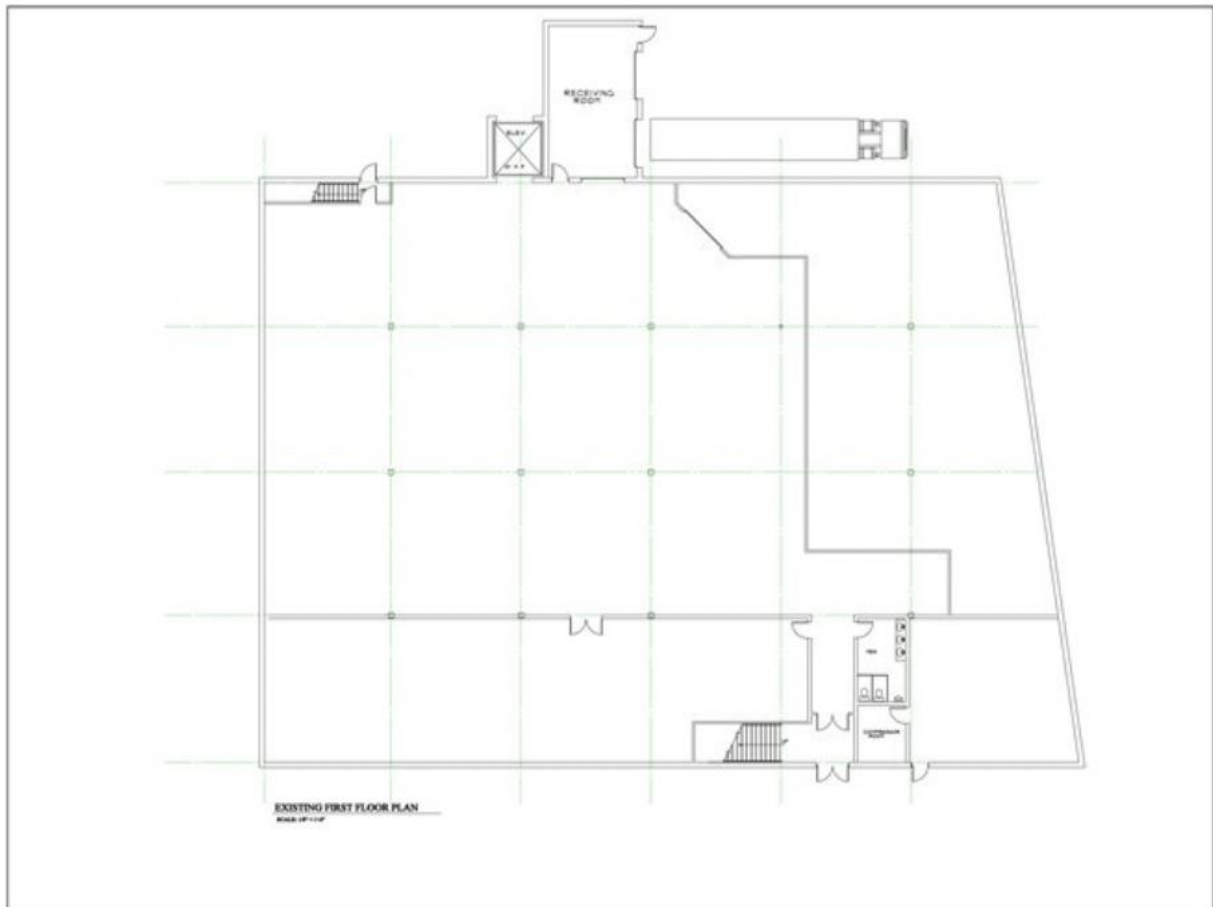


Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	18,516	18,516
FUS	Finished Upper Story	17,946	17,946
CAN	Canopy	209	0
		36,671	36,462

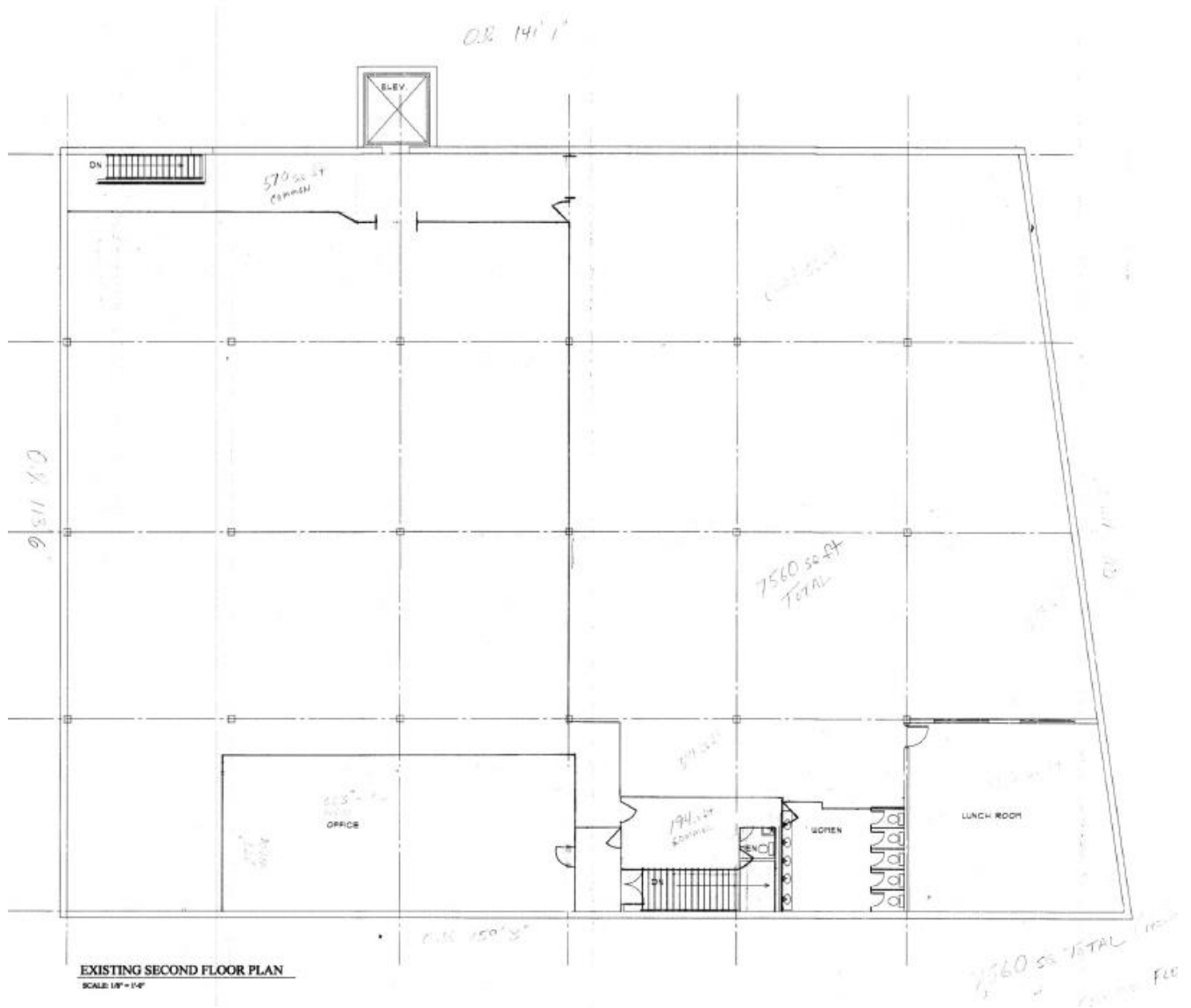
1ST FLOOR PLAN



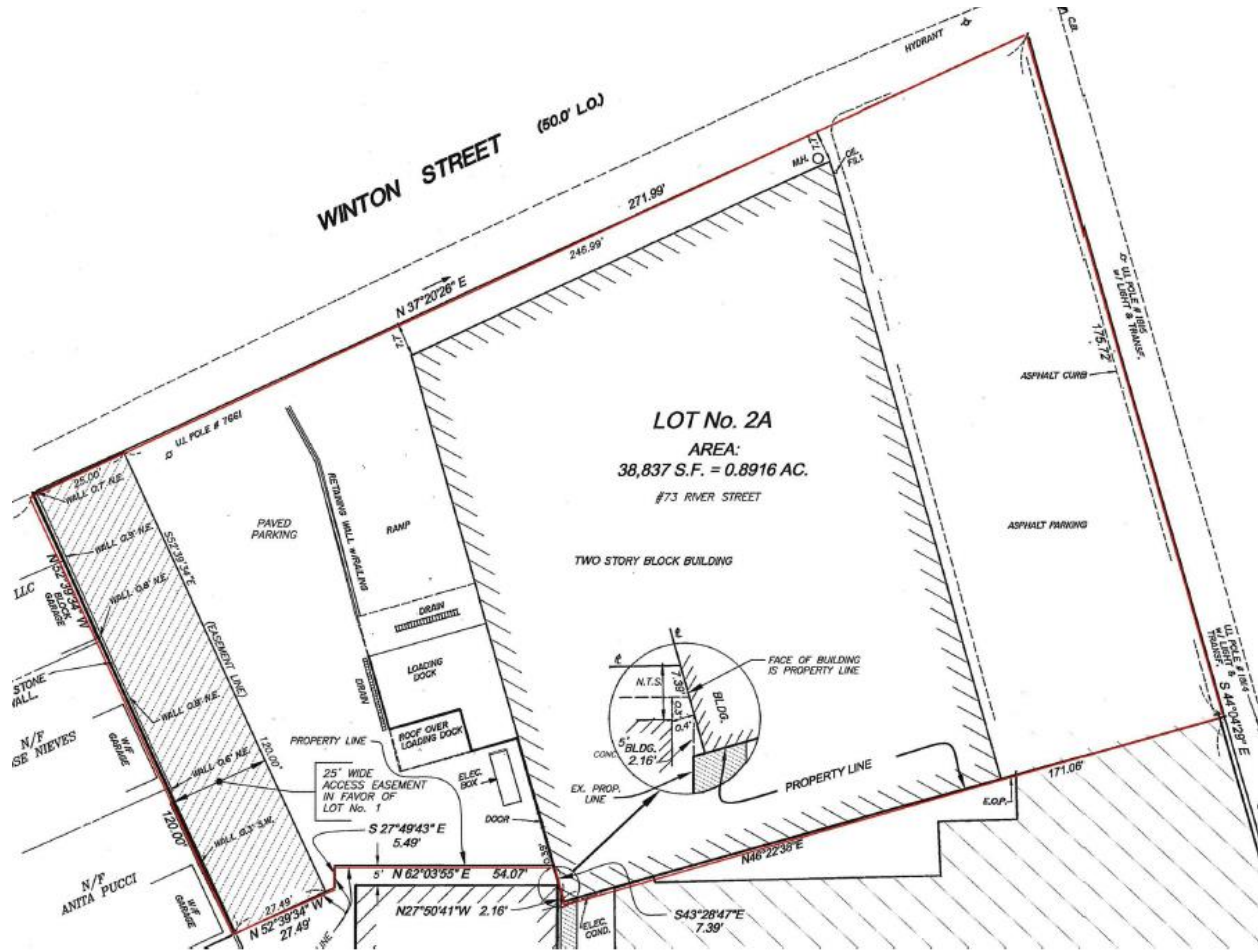
73 River Street, Bridgeport, CT

First Floor Plan

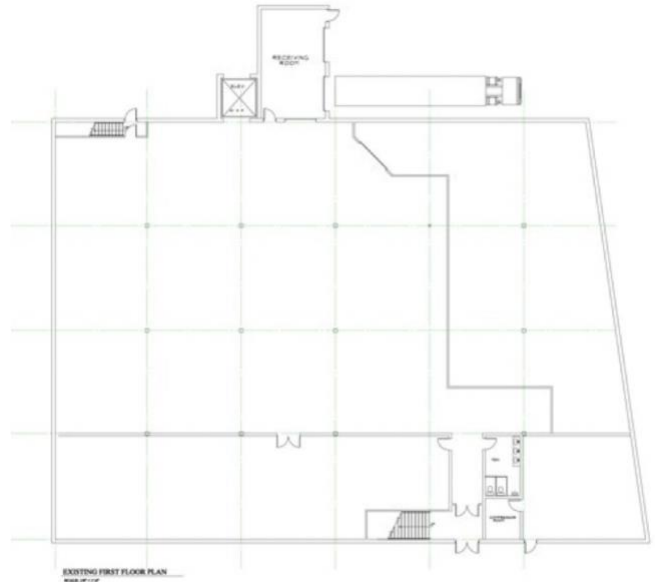
2ND FLOOR PLAN



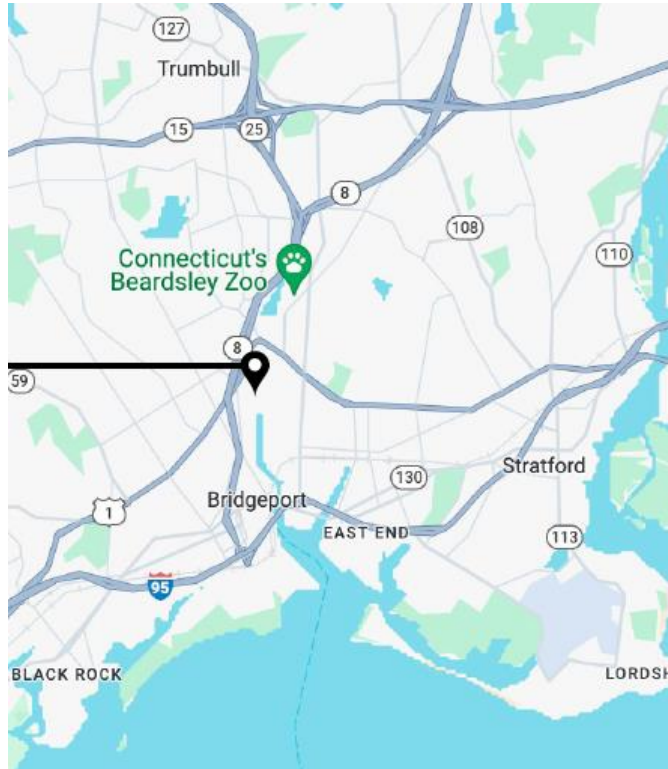
PROPERTY SURVEY



ADDITIONAL PHOTOS



AREA MAP



WALK SCORE ®
Very Walkable (72)

TRANSPORTATION

COMMUTER RAIL

Bridgeport	3 min drive	1.5 mi
Bridgeport Station 	3 min drive	1.5 mi
Stratford Station 	7 min drive	3.9 mi
Fairfield Station 	9 min drive	5.8 mi
Southport Station 	12 min drive	7.2 mi

AIRPORT

Tweed-New Haven	36 min drive	22.2 mi
Long Island MacArthur	111 min drive	36.0 mi

FREIGHT PORT

Port of New Haven	31 min drive	19.3 mi
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RAILROAD

Shepard'S Incorporated	39 min drive	21.6 mi
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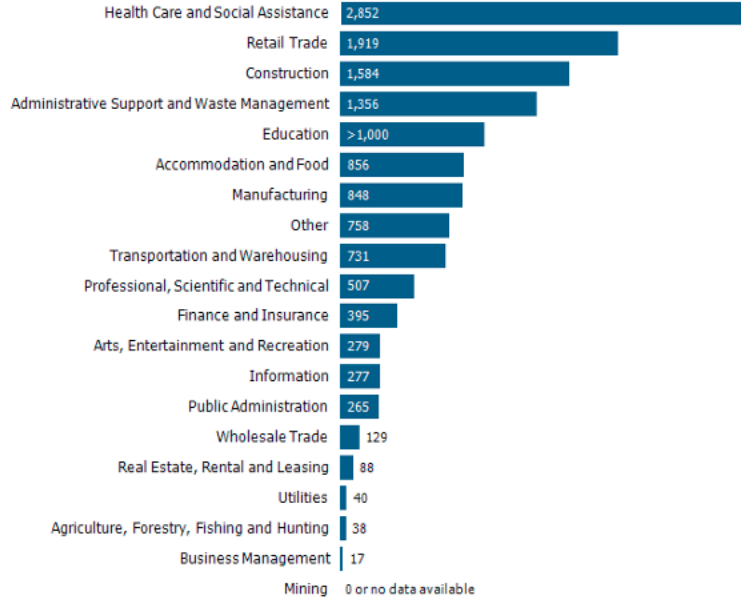
TRADE AREA INFORMATION

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



Bridgeport, CT 06604: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)



Average Disposable Income

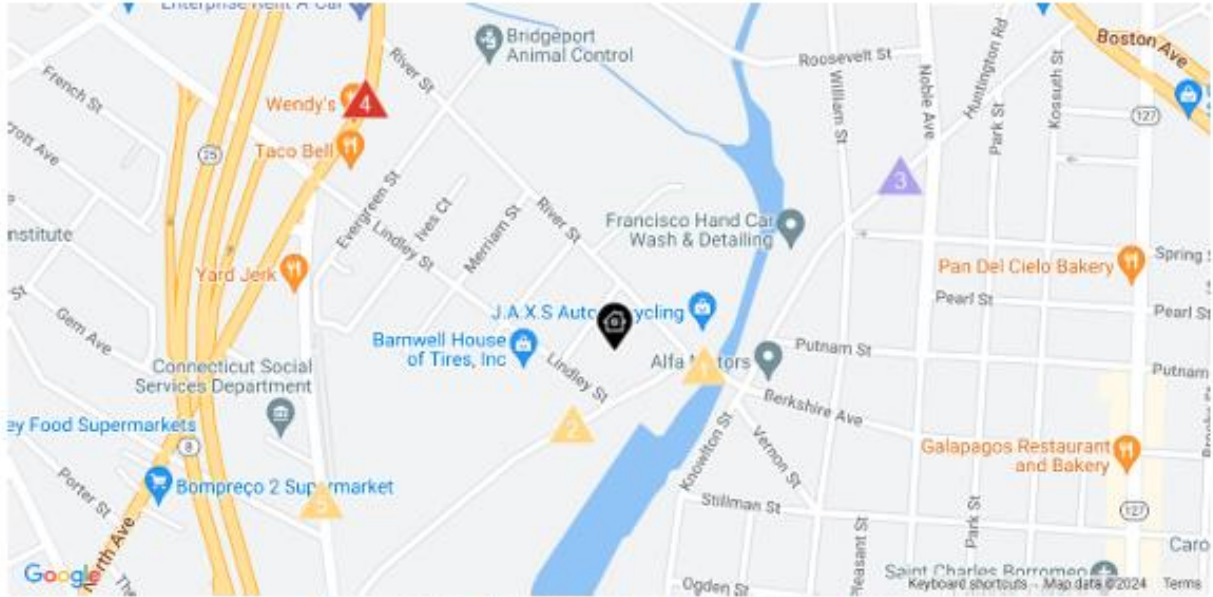
This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



TRAFFIC COUNTS



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1

5,731

2023 Est. daily traffic counts

Street: Graniss Street
Cross: Strong St
Cross Dir: NW
Dist: 0.09 miles

Historical counts

Year	Count	Type
2018	2,400	AADT
2010	13,600	ADT

2

4,071

2023 Est. daily traffic counts

Street: N Washington Ave
Cross: Lindley St
Cross Dir: NE
Dist: 0.04 miles

Historical counts

Year	Count	Type
2018	800	AADT
2010	5,800	ADT
2004	5,700	ADT
1998	5,400	ADT

3

46,506

2023 Est. daily traffic counts

Street: Huntington Rd
Cross: Noble Ave
Cross Dir: NE
Dist: 0.04 miles

Historical counts

Year	Count	Type
2018	58,900	AADT
2004	5,700	ADT
1999	5,800	ADT

4

16,868

2023 Est. daily traffic counts

Street: North Ave
Cross: River St
Cross Dir: N
Dist: 0.05 miles

Historical counts

Year	Count	Type
2012	16,800	ADT
2010	16,600	ADT
2005	17,700	ADT
2004	17,700	ADT
1998	16,500	ADT

5

3,352

2023 Est. daily traffic counts

Street: Housatonic Ave
Cross: Garland Ave
Cross Dir: N
Dist: 0.03 miles

Historical counts

Year	Count	Type
2010	3,500	ADT
2004	3,200	ADT
1998	2,800	ADT
1995	2,800	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

ZONING MAP



Table 2-1. Zones

SYMBOL	ZONE NAME
MIXED-USE & COMMERCIAL ZONES	
DX1	Downtown Core
DX2	Downtown Support
MX1	Mixed-Use Corridor
MX2	Mixed-Use Centers
MXN	Mixed-Use Neighborhood Corners
RX1	Residential-Office Corridor
RX2	Residential-Office Centers
CX	Heavy Commercial

Property-Specific Zoning Regulations

H. CX, Heavy Commercial. The CX zone is intended for heavy commercial, low-impact production and manufacturing, and warehouse uses with more automobile and truck traffic, and located in nodes outside of commercial corridors.

To see full Bridgeport zoning regulations please see the link below.

[efaidnbmnnnibpcajpcglclefindmkaj/https://portal.ct.gov/lib/csc/pendingproceeds/docket_483/1_application/bulk/zoning__subdivision_regulations,_city_of_bridgeport.pdf](https://portal.ct.gov/lib/csc/pendingproceeds/docket_483/1_application/bulk/zoning__subdivision_regulations,_city_of_bridgeport.pdf)