

25 Joseph Street

Bridgeport, Connecticut | East Side Industrial District

BUILDING

16,550 SF

$12 PSF NNN

LAND

2+ Acres Sub divisible

$15,000 Gross / Acre

Kravet Realty

Commercial Real Estate

65 Broad Street, Stamford CT

Leasing Brochure

PROPERTY OVERVIEW

Warehouse and Outdoor Yard





Located in Bridgeport's East Side, 25 Joseph Street presents a prime opportunity in one of the Northeast's most vital industrial corridors. The versatile site features a 16,550 SF warehouse paired with two acres of outdoor industrial land. Delivered free and clear and situated safely outside the flood zone, the property offers 400-amp/3-phase power, drive-in potential, and the ability to add a new loading dock. Operators benefit from exceptional multimodal logistics—including immediate I-95 access (Exits 28 & 29) and minutes-away connections to the Port of Bridgeport and regional rail—all while being strategically positioned near some of the nation's wealthiest zip codes

Building	16,550 SF warehouse and industrial
Land	2+ acre of usable outdoor storage
Power	400 amps, 3 phase
Access	I-95 Exits 28 and 29, Route 8, Route 25

WHY 25 JOSEPH

A Rare Industrial Opportunity

1. **Rare Land and Facility Combination**
   1 acre of outdoor industrial yard paired directly with a 16,550 SF warehouse and industrial building. – Can be separate tenants

2. **Strategic Corridor and Expressway Access**
   Bridgeport's established East Side industrial district with rapid access to I-95, Route 8, and the Route 25 corridor.

3. **Efficient Logistics Infrastructure**
   Built to accommodate heavy equipment, inventory staging, and commercial vehicle movement.

4. **Proven Manufacturing and Distribution Hub**
   A dense, active industrial enclave of regional distributors, trade contractors, and maritime adjacent users.

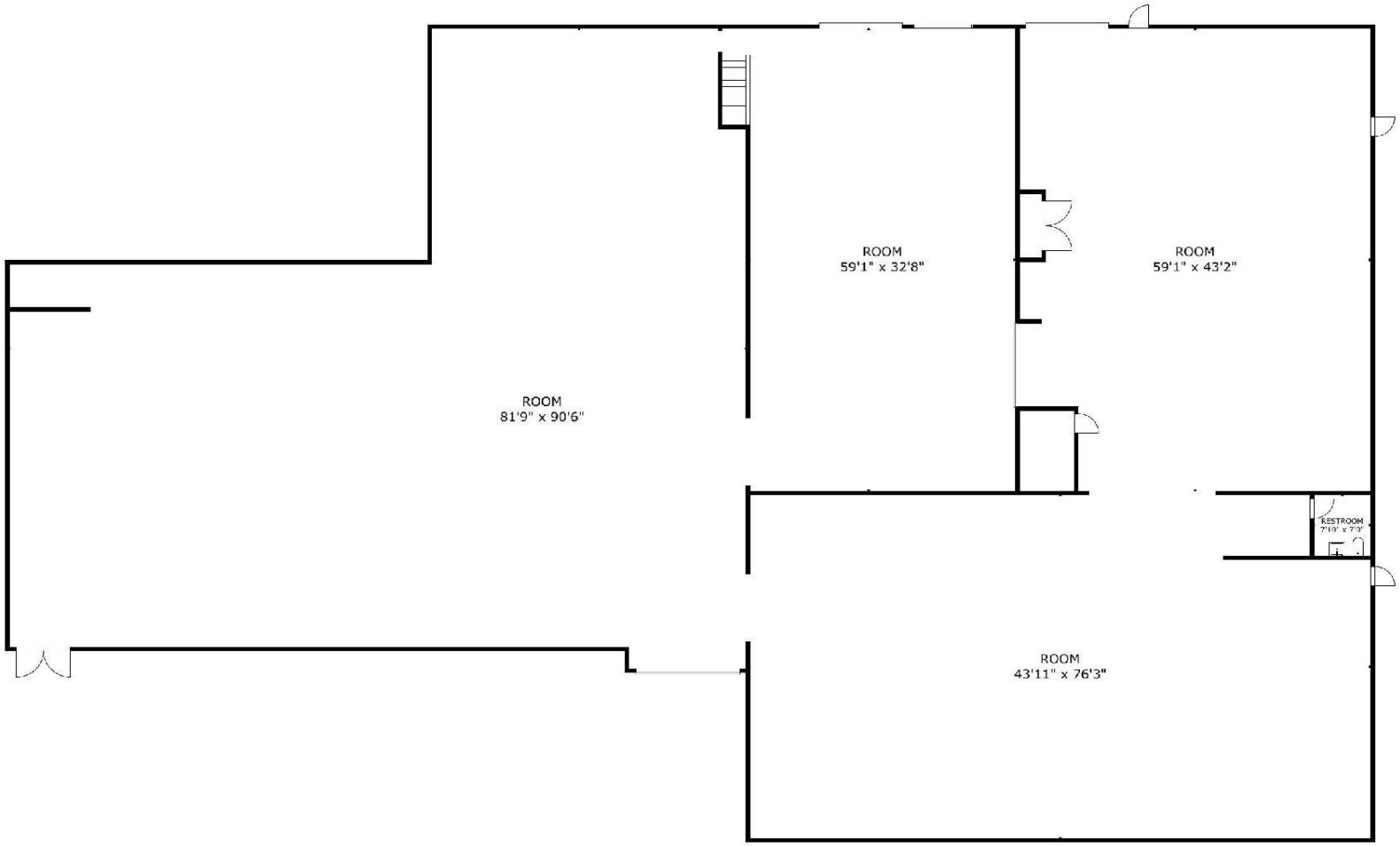




SITE SNAPSHOT

16,550 SF	2+ Acre	400 Amps	Industrial	I-95
Industrial building	Outdoor usable land	3 phase power	Zoning	Exits 28 and 29

Floor Plan


ROOM
59'1" x 32'8"
ROOM
59'1" x 43'2"
ROOM
81'9" x 90'6"
RESTROOM
ROOM
43'11" x 76'3"

BRIDGEPORT

By The Numbers

220+

Industrial Firms

149,153

Total Population

37 Years

Median Age

One of the youngest median ages in Fairfield County, driven by a diverse resident base and growing family households.

2.61%

Employment Growth

Steady recent employment and economic expansion, supported by transit oriented development along the I-95 corridor and downtown.



SCHEDULE A TOUR

25 Joseph Street

16,550 SF industrial building and 2+ acres of outdoor land, available now in Bridgeport's East Side industrial district. Subdivisible.

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