



FOR LEASE

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

Warehouse and Outdoor Yard



Located in Bridgeport's East Side neighborhood, 25 Joseph Street presents a prime opportunity for industrial operators seeking a strategic presence in one of the most economically vital corridors in the Northeast for industrial use.

Featuring a 16,550 SF warehouse paired with 1 acre of outdoor land, and an additional acre of industrial land. This versatile property offers immediate access to I-95 (Exits 28 and 29), 400 amp 3 phase power, drive in potential, and the ability to add a new loading dock.

Operators will benefit from exceptional multimodal logistics, positioned minutes from deepwater shipping at the Port of Bridgeport and rail connections via Amtrak and Metro North. As well as being well situated near some of the wealthiest per capita zip codes in the country

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

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

Industrial building

2+ Acre

Outdoor usable land

400 Amps

3 phase power

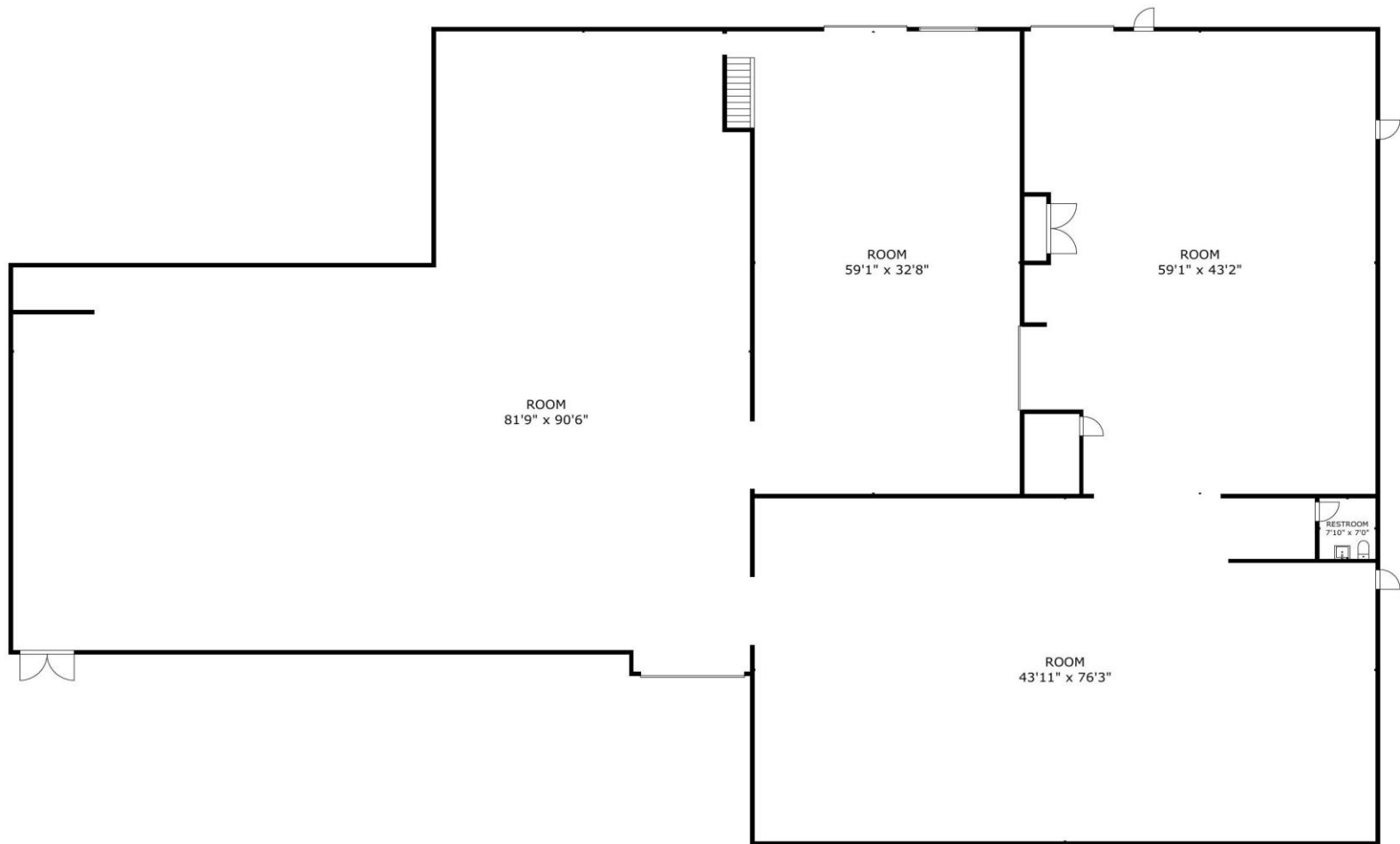
Industrial

Zoning

I-95

Exits 28 and 29

Floor Plan



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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