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## Angel Commercial completes two sales totaling \$4.85 million

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Commerce Drive Business Park, 1730 Commerce Drive - Bridgeport, CT

Bridgeport, CT The city's commercial real estate market continues to gain traction, with Angel Commercial, LLC completing the sale of two investment properties on Commerce Dr. totaling \$4.85 million.

"The activity we're seeing reflects a growing appetite for well-located, commercial properties in Bridgeport," said Jon Angel, president of Angel Commercial, LLC, who brokered both sales. "Bridgeport's strategic location, zoning flexibility, and business-friendly environment are drawing strong interest from investors and owner-users alike."

The first property, Commerce Drive Business Park at 1730 Commerce Dr., sold for \$3.65 million. This 87,778 s/f multi-tenanted industrial building spans 3.79 acres and occupies an entire city block in an industrial zone. With a location near the Fairfield border and the Black Rock neighborhood, it is anchored by long-term tenant Beacon Roofing Supply, which has occupied 60% of the property since 2011. Originally built during the post-WWII industrial expansion, the property has retained its

historic durability while accommodating modern industrial needs.

## 1832 Commerce Drive - Bridgeport, CT

Down the street, 1832 Commerce Dr. – a 11,728 s/f two-story industrial building on 0.25 acres – sold for \$1.2 million. Located in a residential-office centers zone, the property is partially leased to CORE by Kleenup Restoration of New England, Inc. and was formerly owned and occupied by New England Heating Parts Company. Its location and redevelopment potential made it an attractive acquisition for buyer 16-10 Realty Corp.

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