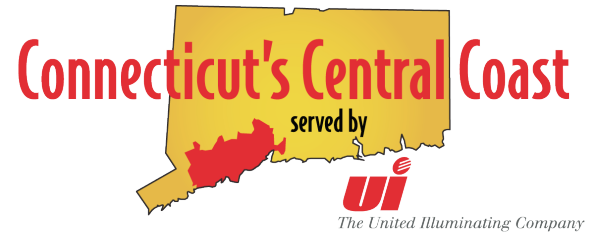


Steel Point Harbor



Town: Bridgeport
Zip Code: 06604
Address: Seaview Avenue
Property Type: Redevelopment
Acres: 52
Sale: Yes by parcel
Lease: Yes

Land

Previous Use: Marina, utility substation, plant
Environmental Assessment: Yes
Property Tax Rate: 40.32 mills
Special Taxing Zone: Enterprise Zone
Zoning: Mixed Use
Adjacent Acres for Expansion: No
Topography: Flat
Largest Tract: 52 acres
Preliminary Engineering: Yes

Utilities

Natural Gas/Provider: Southern CT Gas
Size of Gas Line:
Gas Pressure (PSI):
Distance from Site: On-Site
Water Provider: Aquarion
Size of Water Main:
Distance from Site: On-Site
Sewer Provider: City
Size of Sewer Main:
Distance from Site: On-Site
Electric Service Provider: UI
Distribution Voltage:
Amps:
Phase:
Dual Feed:
Fiber: Yes

Transportation

Distance to Highway: On-Site I-95
Access Roads: Seaview Avenue
Freight Rail Service: No
Distance to Port: .5 miles
Distance to Airport: 25 miles
Distance to Commuter Rail: .5 miles

Notes

Steel Point Harbor is a major development that has so far taken years to come to fruition. The current development team has spent millions in upgrading the site and has a track record of success in coastal sites in Miami. Because of the economy development is now tenant-driven. The earliest a building could be in place is 2011.

Contact:

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