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THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

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ANGEL COMMERCIAL REPRESENTED BOTH SSG AND THE SELLER

Self Storage Group LLC to break ground on \$2 million project at 2101 Commerce Dr.

BRIDGEPORT, CT Ground breaking for a new building will take place at 2101 Commerce Dr. during this summer, making this the first new construction to take place on Bridgeport's Commerce Dr. for almost 30 years.

Self Storage Group LLC (SSG), purchased 1.51 acres at 2101 Commerce Drive for \$2 million. The plan was approved for construction of a six-story, climate controlled, class A, secure self-storage building on the former CT Limousine site. This will be their first facility in Connecticut and their ninth facility along the east coast.

"This is an exciting project for the city of Bridgeport. I have negotiated many transactions along Commerce Dr. in both Bridgeport and Fairfield. As a commercial real estate broker, I played a major part in the redevelopment along Commerce Dr., Fairfield by placing several high end automotive dealerships. The street has become cleaner, less industrial and more 'commerce' oriented, living up to its name. I am hopeful this new project will be the start of rebirth for Commerce Dr. in



Rendering of SSG's new 6-story self-storage project at 2101 Commerce Dr., Bridgeport, Conn.

Bridgeport," said Jon Angel, president of Angel Commercial LLC, who represented both SSG and the seller.

Gerald Cohen, manager of SSG Development LLC said, "SSG is thrilled to be starting its ninth self-storage facility. The facility has been designed to meet the needs of the residents in the great-

er Fairfield, Conn. area. Once we complete construction, we look forward to welcoming our new customers to our class A facility."

The SSG building will be visible from I-95, and located immediately off Exit 25 on I-95, major features of this location. Adjacent parcels of land are currently still available. This includes 2.39 acres and a pad site of .5 acres with

approval for 4,920 s/f building for retail/restaurant use.

SSG is a real estate investment and property development company that develops, builds and owns, multi-story, climate-controlled, self-storage facilities with sites in various stages of development along the east coast.