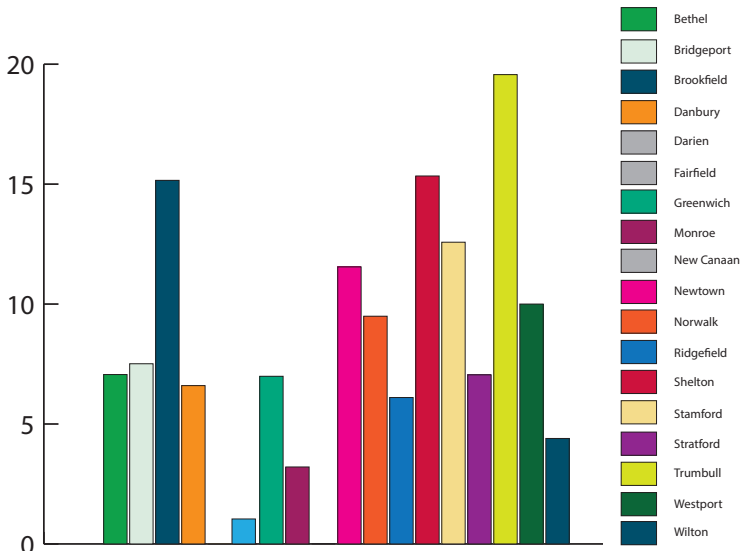


# Fairfield County Industrial Market Report

## 2nd Quarter 2019

### SUBMARKET INFORMATION (2Q 2019)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	1.9 M	7.3%	135,000	\$9.02
Bridgeport	14 M	7.5%	1,000,000	\$7.46
Brookfield	1.9 M	14.8%	282,000	\$9.62
Danbury	7 M	6.6%	467,000	\$9.07
Darien	12 K	0%	0	\$13.34
Fairfield	1.1 M	1.7%	19,500	\$13.02
Greenwich	781 K	6.7%	52,400	\$11.93
Monroe	1.2 M	3.7%	43,200	\$8.82
New Canaan	16 K	0%	0	\$46.53
Newtown	1.9 M	12.2%	231,000	\$8.01
Norwalk	5.4 M	9.6%	514,000	\$14.79
Ridgefield	187 K	6.3%	11,800	\$12.14
Shelton	4.6 M	15.1%	689,000	\$8.91
Stamford	8.1 M	13.4%	1,100,000	\$14.91
Stratford	10.2 M	7.3%	751,000	\$8.69
Trumbull	2.1 M	19.6%	414,000	\$11.86
Westport	36 K	10.0%	3,600	\$20.47
Wilton	360 K	4.5%	18,300	\$15.04

### MARKET INFORMATION MACRO (2Q 2019)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	60,792,000
Total Available (SF)	5,731,800
Available %	9.43%
Average PSF Asking	\$10.15

### RECENT COMPLETED LEASES

ADDRESS	CITY / SUBMARKET	SIZE (SF)
20 Constitution Blvd.	Shelton	118,000
37 Danbury Road	Wilton	23,065
559 Federal Road	Brookfield	14,400
98 Mill Plain Road	Danbury	13,022

### RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF
2285 Reservoir Ave.	Trumbull	24,856	\$1,600,000 / \$64.37 PSF
1 Willard Road	Norwalk	15,800	\$1,350,000 / \$85.44 PSF
1625 Railroad Ave.	Bridgeport	7,200	\$525,000 / \$72.92 PSF
43 Grant Street	Stratford	3,060	\$300,000 / \$98.04 PSF

### The LPC Team:

Tom Ashforth   Nathaniel Barnum   Hernan Prohaszka   Sam Sammis   Colleen Cahn

203.869.9001 ~ 75 Holly Hill Lane, Greenwich, CT ~ LPCNYTRI-STATE.com

\* Data derived from Costar and other sources deemed to be reliable