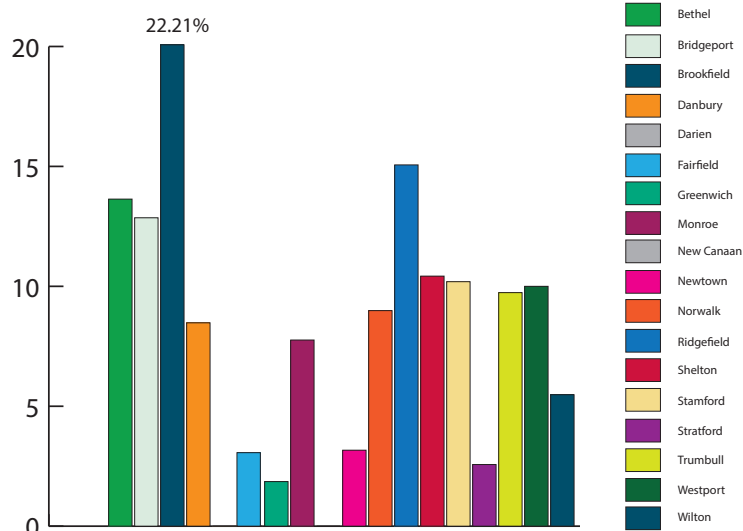


Fairfield County Industrial Market Report

3rd Quarter 2020

SUBMARKET INFORMATION (3Q 2020)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	2.0 M	13.5%	270,000	\$9.46
Bridgeport	13.4 M	12.7%	1,700,000	\$7.97
Brookfield	1.9 M	22.1%	422,000	\$9.84
Danbury	7.2 M	8.3%	598,000	\$9.50
Darien	11.9 K	0%	0	\$13.83
Fairfield	1.2 M	3.1%	37,100	\$14.93
Greenwich	782 K	1.5%	11,400	\$13.42
Monroe	1.1 M	8.0%	88,100	\$9.46
New Canaan	19 K	0%	0	\$42.24
Newtown	2.2 M	2.9%	63,800	\$8.51
Norwalk	5.4 M	8.5%	461,000	\$15.75
Ridgefield	172 K	15.0%	25,800	\$12.50
Shelton	4.5 M	10.6%	476,000	\$9.33
Stamford	8.1 M	10.2%	826,000	\$15.61
Stratford	9.8 M	2.4%	235,000	\$9.34
Trumbull	2.3 M	9.9%	227,000	\$12.03
Westport	36 K	10.0%	3,600	\$21.53
Wilton	370 K	5.5%	20,500	\$15.50

MARKET INFORMATION MACRO (3Q 2020)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	60,490,800
Total Available (SF)	5,465,300
Available %	9.03%
Average PSF Asking	\$10.79

RECENT COMPLETED LEASES

ADDRESS	CITY / SUBMARKET	SIZE (SF)
2 Great Pasture Rd.	Danbury	37,912
84 Shelter Rock Rd.	Danbury	13,858
1318 Kossuth St.	Bridgeport	13,000
180 Harvard Ave.	Stamford	10,400

RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF
140 Corporate Drive	Trumbull	18,680	\$1,940,000 / \$103.85 PSF
703 Danbury Road	Ridgefield	10,791	\$1,550,000 / \$143.64 PSF
46 Shalvoys Lane	Danbury	4,302	\$525,000 / \$122.04 PSF

The LPC Team:

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