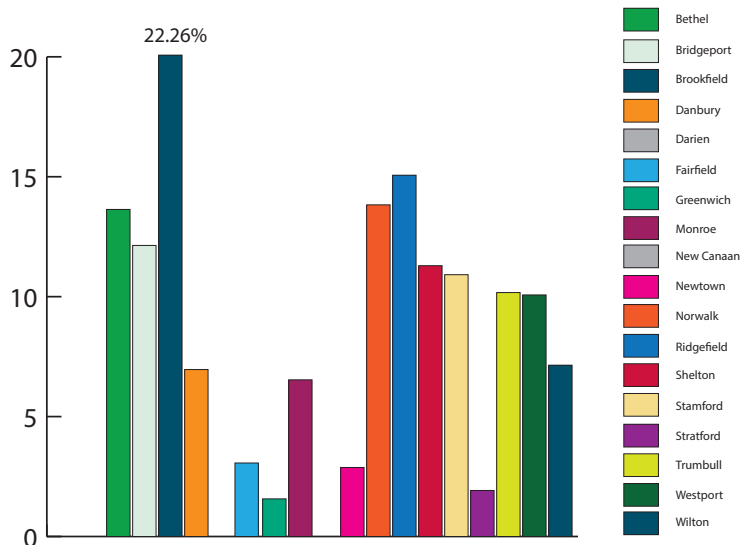


# Fairfield County Industrial Market Report

4th Quarter 2020



## SUBMARKET INFORMATION (4Q 2020)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	2.0 M	13.5%	270,000	\$9.50
Bridgeport	13.4 M	11.9%	1,600,000	\$12.00
Brookfield	1.9 M	22.2%	423,000	\$9.84
Danbury	7.2 M	6.9%	498,000	\$9.75
Darien	11.9 K	0%	0	\$13.83
Fairfield	1.2 M	3.0%	35,600	\$14.21
Greenwich	782 K	1.5%	11,400	\$13.42
Monroe	1.1 M	6.4%	70,200	\$9.50
New Canaan	26 K	0%	0	\$42.24
Newtown	2.2 M	2.9%	63,200	\$7.70
Norwalk	5.7 M	13.8%	788,000	\$17.79
Ridgefield	172 K	15.0%	25,800	\$12.50
Shelton	4.5 M	11.1%	499,000	\$9.99
Stamford	8.1 M	10.6%	862,000	\$19.54
Stratford	9.8 M	2.0%	191,000	\$9.40
Trumbull	2.3 M	10.0%	231,000	\$11.03
Westport	36 K	10.0%	3,600	\$21.50
Wilton	370 K	7.2%	26,800	\$16.00

## MARKET INFORMATION MACRO (4Q 2020)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	60,798,000
Total Available (SF)	5,598,600
Available %	9.21%
Average PSF Asking	\$12.43

## RECENT COMPLETED LEASES

ADDRESS	CITY / SUBMARKET	SIZE (SF)
43 Old Ridgebury Ln.	Danbury	88,000
11 Durant Avenue	Bethel	37,840
316 Courtland Ave.	Stamford	31,134
280 Garfield Avenue	Stratford	27,156

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF
15 Commerce Road	Newtown	24,430	\$1,975,000 / \$80.84 PSF
34 Fahey Street	Stamford	22,830	\$1,800,000 / \$78.84 PSF
30 Federal Road	Danbury	19,000	\$1,770,000 / \$93.16 PSF

## The LPC Team:

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