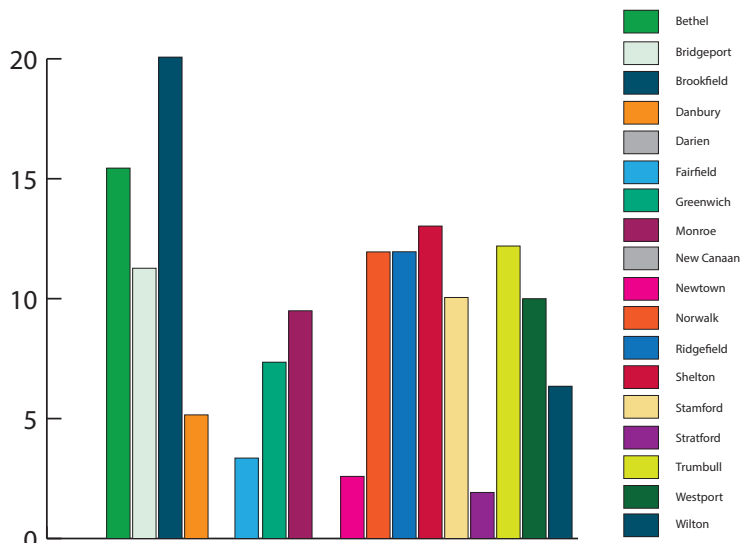


# Fairfield County Industrial Market Report

1st Quarter 2021

## SUBMARKET INFORMATION (1Q 2021)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	2.0 M	15.5%	310,000	\$9.63
Bridgeport	13.5 M	11.2%	1,523,200	\$8.21
Brookfield	1.9 M	20.0%	380,000	\$10.09
Danbury	7.2 M	5.0%	360,000	\$9.83
Darien	11.9 K	0%	0	\$14.36
Fairfield	1.2 M	3.7%	44,400	\$15.46
Greenwich	782 K	7.4%	57,868	\$13.81
Monroe	1.1 M	9.5%	104,500	\$9.87
New Canaan	26 K	0%	0	\$47.35
Newtown	2.2 M	2.5%	55,000	\$8.87
Norwalk	5.8 M	12.1%	701,800	\$17.07
Ridgefield	172 K	12.1%	20,812	\$12.81
Shelton	4.6 M	12.8%	588,800	\$9.63
Stamford	8.2 M	10.0%	820,000	\$16.21
Stratford	9.9 M	2.3%	227,700	\$9.73
Trumbull	2.3 M	12.3%	282,900	\$12.46
Westport	36 K	10.0%	3,590	\$22.00
Wilton	370 K	6.5%	24,050	\$16.05

## MARKET INFORMATION MACRO (1Q 2021)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	61,398,000
Total Available (SF)	5,504,620
Available %	8.97%
Average PSF Asking	\$14.64

## RECENT COMPLETED LEASES

ADDRESS	CITY / SUBMARKET	SIZE (SF)
101 Silvermine Road	Brookfield	99,910
650 West Avenue	Stamford	40,057
115 Silvermine Road	Brookfield	30,270
28 Finance Drive	Danbury	21,100

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF
52 Poplar Street	Stamford	7,954	\$1,650,000 / \$207.44 PSF
12 Research Drive	Stamford	12,000	\$2,235,000 / \$186.25 PSF
129 Myrtle Avenue	Stamford	5,856	\$872,000 / \$148.99 PSF
28 Finance Drive	Danbury	24,804	\$2,200,000 / \$88.70 PSF

## The LPC Team:

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