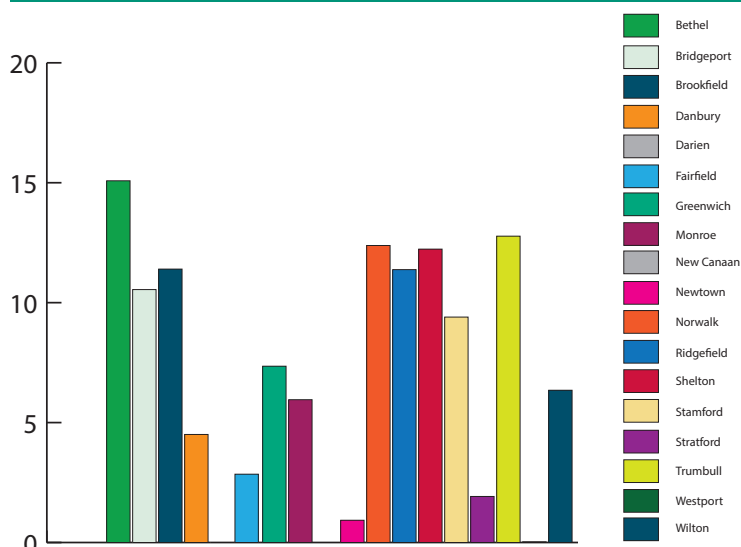


Fairfield County Industrial Market Report

2nd Quarter 2021

SUBMARKET INFORMATION (2Q 2021)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	1.9 M	15.0%	285,000	\$9.68
Bridgeport	13.5 M	10.4%	1,404,000	\$8.31
Brookfield	1.9 M	11.7%	222,300	\$10.17
Danbury	7.2 M	4.6%	331,200	\$9.98
Darien	11.9 K	0%	0	\$14.35
Fairfield	1.2 M	2.8%	33,600	\$15.32
Greenwich	782 K	7.3%	57,086	\$13.92
Monroe	1.1 M	5.8%	63,800	\$10.01
New Canaan	35.1 K	0%	0	\$38.20
Newtown	2.2 M	0.3%	6,600	\$8.99
Norwalk	5.8 M	12.6%	730,800	\$17.26
Ridgefield	186 K	11.9%	22,134	\$13.01
Shelton	4.6 M	12.5%	575,000	\$9.71
Stamford	8.2 M	9.6%	787,200	\$16.42
Stratford	9.9 M	2.4%	237,600	\$9.88
Trumbull	2.3 M	13.2%	303,600	\$12.70
Westport	36 K	0%	0	\$22.46
Wilton	413 K	6.6%	27,258	\$15.94

MARKET INFORMATION MACRO (2Q 2021)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	61,263,900
Total Available (SF)	5,087,178
Available %	8.30%
Average PSF Asking	\$11.42

RECENT COMPLETED LEASES

ADDRESS	CITY / SUBMARKET	SIZE (SF)
535 Seaview Ave.	Bridgeport	50,000
111 Silvermine Rd.	Brookfield	30,000
93 Triangle St.	Danbury	24,000
375 Fairfield Ave.	Stamford	18,700

RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF
320 Wilson Avenue	Norwalk	45,076	\$15,040,000 / \$333.66 PSF
53 Larkin Street	Stamford	5,400	\$1,510,000 / \$279.63 PSF
44 Homestead Avenue	Stamford	15,200	\$2,500,000 / \$164.47 PSF
25 Diaz Street	Stamford	11,910	\$1,500,000 / \$125.95 PSF

The LPC Team:

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