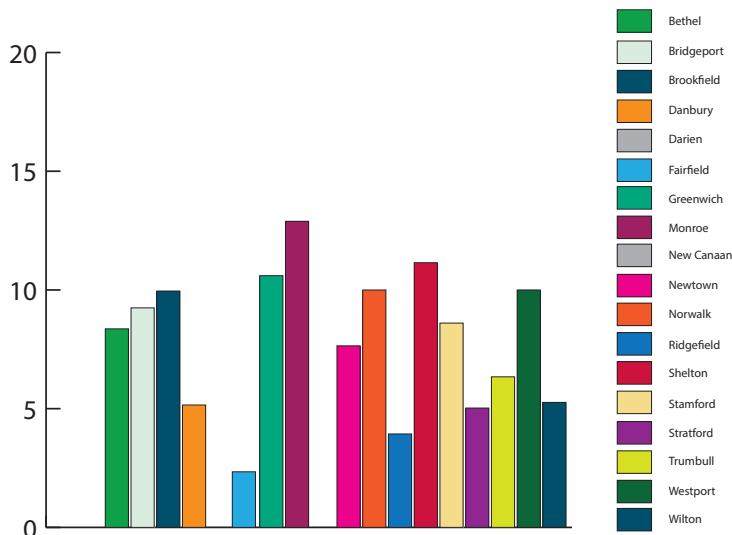


Fairfield County Industrial Market Report

1st Quarter 2022

SUBMARKET VACANCY RATES (1Q 2022)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	1.9 M	7.8%	148,200	\$10.61
Bridgeport	14.1 M	8.7%	1,226,700	\$8.91
Brookfield	2.1 M	9.7%	203,700	\$10.85
Danbury	7.4 M	5.1%	377,400	\$10.75
Darien	11.9 K	0%	0	\$15.07
Fairfield	1.2 M	2.4%	28,800	\$16.36
Greenwich	780 K	10.8%	84,240	\$15.11
Monroe	1.1 M	12.8%	140,800	\$11.33
New Canaan	35.1 K	0%	0	\$40.15
Newtown	2.2 M	7.5%	165,000	\$9.78
Norwalk	5.8 M	10.0%	580,000	\$18.67
Ridgefield	216 K	3.7%	7,992	\$14.93
Shelton	5.0 M	10.8%	540,000	\$10.14
Stamford	8.1 M	8.3%	672,300	\$17.52
Stratford	10.3 M	5.0%	515,000	\$10.75
Trumbull	2.5 M	6.5%	162,500	\$14.01
Westport	36 K	10.0%	3,590	\$24.22
Wilton	413 K	5.1%	21,063	\$16.75

MARKET INFORMATION MACRO (1Q 2022)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	63,191,900
Total Available (SF)	4,877,285
Available %	7.72%
Average PSF Asking	\$12.23

RECENT COMPLETED LEASES

ADDRESS	SUBMARKET	SIZE (SF)
860 Honeyspot Road	Stratford	74,000
1 Parrott Drive	Shelton	41,312
30 Germantown Road	Danbury	28,236
1990-2002 Commerce Dr.	Bridgeport	24,050

RECENT BUILDING SALES

LOCATION	SUBMARKET	SIZE (SF)	SALE PRICE / PSF
42 Kenosia Avenue	Danbury	19,760	\$3,500,000 / \$177.13 PSF
2 Turnage Lane	Bethel	10,600	\$1,300,000 / \$122.64 PSF
1 Parrott Drive	Shelton	102,000	\$9,000,000 / \$88.24 PSF
2 Great Pasture Road	Danbury	115,000	\$8,900,000 / \$77.39 PSF

The LPC Team:

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