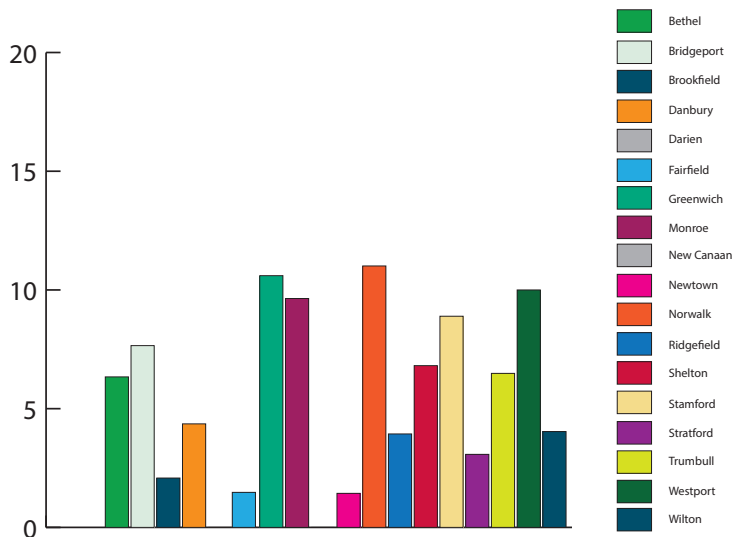


Fairfield County Industrial Market Report

2nd Quarter 2022

SUBMARKET VACANCY RATES (2Q 2022)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	1.9 M	6.6%	125,400	\$10.97
Bridgeport	14.1 M	7.4%	1,043,400	\$9.32
Brookfield	2.1 M	2.0%	42,000	\$11.23
Danbury	7.4 M	4.2%	310,800	\$11.16
Darien	11.9 K	0%	0	\$15.40
Fairfield	1.2 M	1.6%	19,200	\$16.78
Greenwich	783 K	10.9%	85,347	\$15.81
Monroe	1.1 M	9.6%	105,600	\$11.61
New Canaan	35.1 K	0%	0	\$41.09
Newtown	2.2 M	2.3%	50,600	\$10.32
Norwalk	5.4 M	11.2%	604,800	\$19.25
Ridgefield	263 K	4.1%	10,783	\$15.34
Shelton	5.0 M	6.8%	340,000	\$10.50
Stamford	8.1 M	8.3%	672,300	\$17.52
Stratford	10.2 M	3.1%	316,200	\$11.26
Trumbull	2.4 M	6.7%	160,800	\$14.01
Westport	36 K	10.0%	3,590	\$24.70
Wilton	413 K	3.7%	15,281	\$17.20

MARKET INFORMATION MACRO (2Q 2022)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	62,641,900
Total Available (SF)	3,954,701
Available %	6.31%
Average PSF Asking	\$12.63

RECENT COMPLETED LEASES

ADDRESS	SUBMARKET	SIZE (SF)
230 Long Hill Cross Rd.	Shelton	17,627
482 Pepper Street	Monroe	17,400
100 Falls Trap Road	Shelton	11,323
28 Eagle Road	Danbury	10,900

RECENT BUILDING SALES

LOCATION	SUBMARKET	SIZE (SF)	SALE PRICE / PSF
600 West Avenue	Stamford	69,474	\$14,000,000 / \$201.51 PSF
20 Kenosia Avenue	Danbury	16,460	\$2,350,000 / \$142.77 PSF
190 White Street	Danbury	10,828	\$1,500,000 / \$138.53 PSF
1073 State Street	Bridgeport	16,985	\$1,600,000 / \$94.20 PSF

The LPC Team:

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