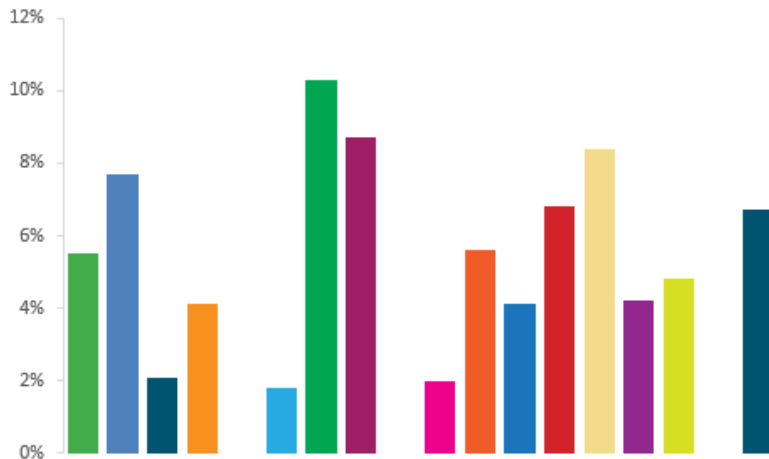


SUBMARKET VACANCY RATES (4Q 2022)



SUBMARKET	TOTAL SF	WEIGHTED AVERAGE VACANT %	AVAILABLE SF	WEIGHTED AVG. PSF ASKING
BETHEL	1.9 M	5.5%	104,500	\$11.19
BRIDGEPORT	14.1 M	7.7%	1,085,700	\$9.50
BROOKFIELD	2.1 M	2.1%	44,100	\$11.49
DANBURY	7.6 M	4.1%	311,600	\$11.38
DARIEN	11.9 K	0%	0	\$15.89
FAIRFIELD	1.2 M	1.8%	21,600	\$17.11
GREENWICH	817 K	10.3%	84,151	\$16.25
MONROE	1.1 M	8.7%	95,700	\$11.91
NEW CANAAN	35.1 K	0%	0	\$42.61
NEWTOWN	2.2 M	2.0%	44,000	\$10.76
NORWALK	5.9 M	5.6%	330,400	\$19.74
RIDGEFIELD	263 K	4.1%	10,783	\$15.76
SHELTON	5.0 M	6.8%	340,000	\$10.72
STAMFORD	8.2 M	8.4%	688,800	\$18.56
STRATFORD	10.3 M	4.2%	432,600	\$11.58
TRUMBULL	2.4 M	4.8%	115,200	\$14.77
WESTPORT	35.9 K	0%	0	\$25.56
WILTON	421 K	6.7%	28,207	\$17.78

MARKET INFORMATION MACRO • 4Q 2022

METRO AREA	Fairfield County, CT
INDUSTRIAL MARKET SIZE (SF)	63,583,900
TOTAL AVAILABLE (SF)	3,737,341
AVAILABLE %	5.88%
AVERAGE PSF ASKING	\$13.01

KEY Q4 LEASE TRANSACTIONS

ADDRESS	SUBMARKET	SIZE (SF)
15 Dewey Street	Bridgeport	21,000
100 Traps Fall Road	Shelton	14,771
71 Water Street	Norwalk	9,000

KEY Q4 SALES TRANSACTIONS

LOCATION	SUBMARKET	SIZE (SF)	SALE PRICE / PSF
45 Seymour Street	Stratford	10,000	\$1,432,840 / \$143.28 PSF
609 N. Washington Ave.	Bridgeport	6,500	\$575,000 / \$88.46 PSF
5 Thorp Street	Danbury	5,400	\$457,000 / \$84.63 PSF

• THE LINCOLN TEAM •

Tom Ashforth • Nathaniel Barnum • Laura Schmadel • Michael Nelson • Hernan Prohaszka • Sam Sammis • Jacqueline Wetenhall

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