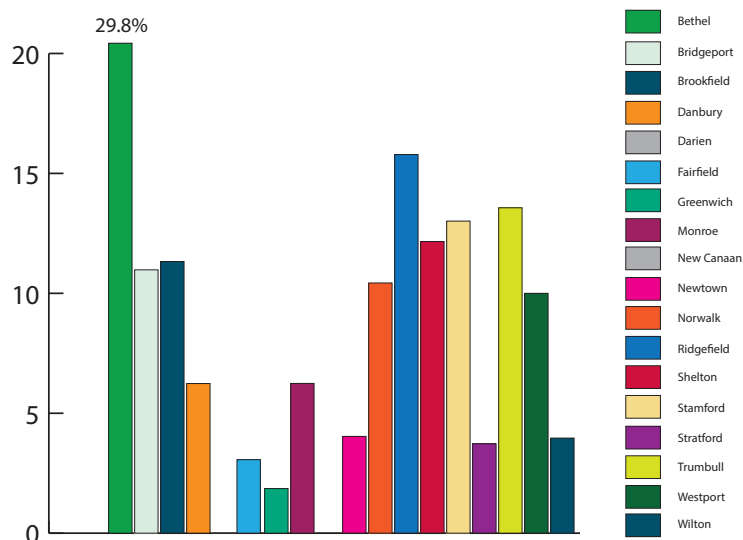


# Fairfield County Industrial Market Report

1st Quarter 2020

## SUBMARKET INFORMATION (1Q 2020)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	1.9 M	29.8%	566,240	\$9.26
Bridgeport	12.9 M	11.3%	1,457,700	\$7.71
Brookfield	1.9 M	11.4%	216,600	\$9.70
Danbury	7.1 M	6.0%	426,000	\$9.33
Darien	12 K	0%	0	\$13.67
Fairfield	1.2 M	2.9%	34,800	\$14.35
Greenwich	781 K	1.9%	14,839	\$12.98
Monroe	1.1 M	6.0%	66,000	\$9.14
New Canaan	19 K	0%	0	\$42.12
Newtown	2.2 M	3.6%	79,200	\$8.22
Norwalk	5.4 M	10.5%	567,000	\$15.25
Ridgefield	171 K	16.1%	27,531	\$12.45
Shelton	4.5 M	12.3%	553,500	\$9.15
Stamford	8.2 M	13.3%	1,090,600	\$15.37
Stratford	9.7 M	3.3%	320,100	\$9.07
Trumbull	2.3 M	13.4%	308,200	\$11.95
Westport	36 K	10.0%	3,590	\$20.90
Wilton	360 K	4.0%	14,400	\$15.52

## MARKET INFORMATION MACRO (1Q 2020)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	59,778,800
Total Available (SF)	5,746,260
Available %	8.66%
Average PSF Asking	\$13.67

## RECENT COMPLETED LEASES

ADDRESS	CITY / SUBMARKET	SIZE (SF)
419-650 West Avenue	Stamford	148,000
7120 Main Street	Trumbull	114,000
101 Silvermine Road	Brookfield	99,910
2 Testa Place	Norwalk	17,500

## RECENT BUILDING SALES

LOCATION	CITY	SIZE (SF)	SALE PRICE / PSF
101 South Main Street	Newtown	130,000	\$5,200,000 / \$40.00 PSF
7120 Main Street	Trumbull	114,000	\$7,500,000 / \$65.79 PSF
57 Viaduct Road	Stamford	20,135	\$3,800,000 / \$188.73 PSF
225 Greenwich Avenue	Stamford	15,000	\$1,560,000 / \$104.00 PSF

## The LPC Team:

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