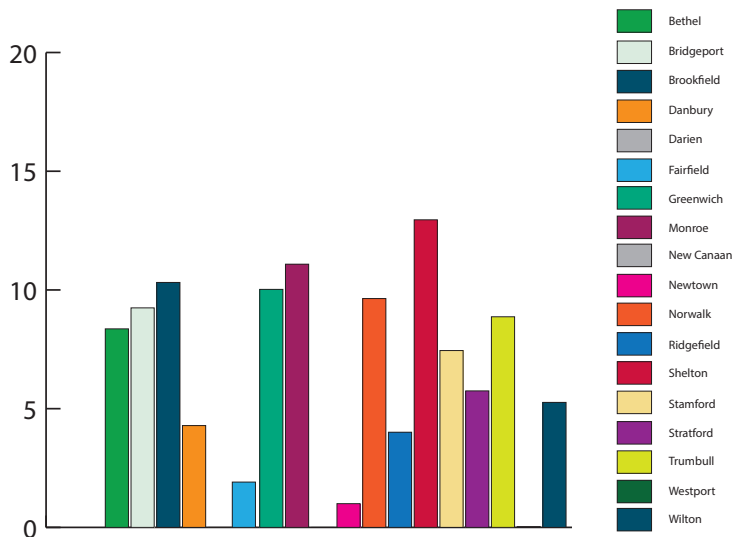


# Fairfield County Industrial Market Report

4th Quarter 2021

## SUBMARKET VACANCY RATES (4Q 2021)



SUBMARKET	TOTAL SF	VACANT %	AVAILABLE SF	AVG. PSF ASK. RATE
Bethel	1.9 M	8.3%	157,700	\$10.26
Bridgeport	14.1 M	9.3%	1,311,300	\$8.73
Brookfield	2.1 M	10.1%	212,100	\$10.53
Danbury	7.4 M	4.2%	310,800	\$10.51
Darien	11.9 K	0%	0	\$14.76
Fairfield	1.2 M	2.1%	25,200	\$15.99
Greenwich	784 K	10.0%	78,400	\$14.74
Monroe	1.1 M	12.1%	133,100	\$11.02
New Canaan	35.1 K	0%	0	\$39.20
Newtown	2.2 M	1.7%	37,400	\$9.52
Norwalk	5.9 M	9.7%	572,300	\$18.18
Ridgefield	216 K	3.7%	7,992	\$14.58
Shelton	4.9 M	13.3%	651,700	\$9.85
Stamford	8.2 M	7.5%	615,000	\$17.14
Stratford	10.3 M	5.5%	566,500	\$10.47
Trumbull	2.5 M	9.1%	227,500	\$13.71
Westport	36 K	0%	0	\$23.52
Wilton	413 K	5.2%	21,476	\$16.31

## MARKET INFORMATION MACRO (4Q 2021)

Metro Area	Fairfield County, CT
Industrial Market Size (SF)	63,295,900
Total Available (SF)	4,928,468
Available %	7.79%
Average PSF Asking	\$11.96

## RECENT COMPLETED LEASES

ADDRESS	SUBMARKET	SIZE (SF)
710 Bridgeport Avenue	Shelton	127,833
49 John Street	Stamford	92,014
57 Waterview Drive	Shelton	80,000
185 Grassy Plain Street	Bethel	35,000

## RECENT BUILDING SALES

LOCATION	SUBMARKET	SIZE (SF)	SALE PRICE / PSF
874 Federal Road	Brookfield	12,800	\$2,080,000 / \$162.50 PSF
13 Francis J. Clarke Circle	Bethel	92,000	\$6,350,000 / \$69.02 PSF
42 Kenosia Avenue	Danbury	19,760	\$2,500,000 / \$126.51 PSF
535 Hope Street	Stamford	28,064	\$6,250,000 / \$222.71 PSF

## The LPC Team:

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