

## Industrial Market Report

Fairfield County

Q1 2026

### Market Overview

Submarket	Total SF	Vacant %	Available SF	PSF Asking Rent
Bethel	2,100,000	7.50%	157,500	\$13.38
Bridgeport	13,300,000	5.70%	758,100	\$11.30
Brookfield	2,100,000	2.60%	54,600	\$13.53
Danbury	7,400,000	5.50%	407,000	\$13.25
Darien	71,400	0.00%	-	\$16.03
Fairfield	960,000	7.70%	73,920	\$17.67
Greenwich	857,000	0.60%	5,142	\$18.37
Monroe	1,100,000	5.70%	62,700	\$13.75
New Canaan	26,000	0.00%	-	\$41.35
Newtown	2,300,000	4.40%	101,200	\$12.42
Norwalk	5,800,000	5.80%	336,400	\$22.84
Ridgefield	315,000	5.80%	18,270	\$18.31
Shelton	4,900,000	14.10%	690,900	\$12.79
Stamford	8,000,000	4.70%	376,000	\$21.42
Stratford	9,200,000	5.30%	487,600	\$13.49
Trumbull	2,100,000	9.50%	199,500	\$15.94
Westport	35,900	0.00%	-	\$27.64
Wilton	521,000	1.50%	7,815	\$20.08

### Market Snapshot

61.1+ MSF

industrial market size

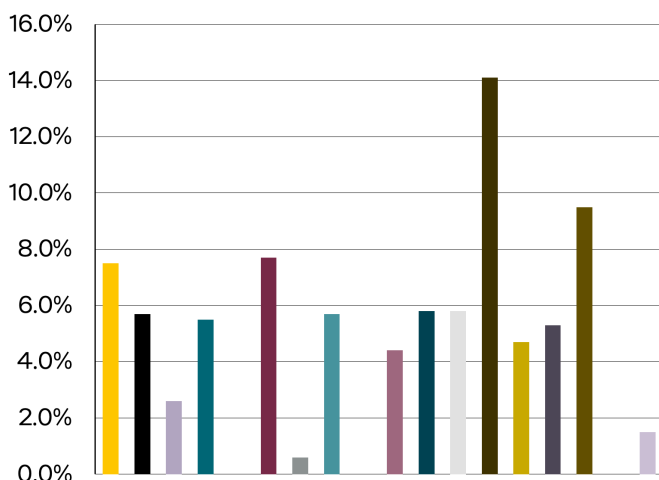
3.7+ MSF

available

\$15.14

weighted average  
psf asking

### Vacancy Rates



## Total Industrial Square Feet



Submarket	Total SF	Submarket	Total SF
Bridgeport	13,300,000	Trumbull	2,100,000
Stratford	9,200,000	Monroe	1,100,000
Stamford	8,000,000	Fairfield	960,000
Danbury	7,400,000	Greenwich	857,000
Norwalk	5,800,000	Wilton	521,000
Shelton	4,900,000	Ridgefield	315,000
Newtown	2,300,000	Darien	71,400
Bethel	2,100,000	Westport	35,900
Brookfield	2,100,000	New Canaan	26,000

## Key Sales Q1 2026

Address	City	Size (SF)	Sale Price	Price PSF
35 Larkin St.	Stamford	36,000	\$4,500,000.00	\$125.56
61 Commerce Rd.	Brookfield	20,248	\$2,760,000.00	\$136.31
8 Forest Parkway	Bridgeport	15,550	\$2,300,000.00	\$147.91
85 Shelter Rock Rd.	Danbury	11,040	\$1,325,000.00	\$120.02

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

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