

Industrial Market Report

Fairfield County

Q2 2025

Market Overview

Submarket	Total SF	Vacant %	Available SF	PSF Asking Rent
Bethel	2,200,000	12.30%	270,600	\$12.54
Bridgeport	14,300,000	7.80%	1,115,400	\$10.73
Brookfield	2,100,000	70.00%	1,470,000	\$12.66
Danbury	7,400,000	4.10%	303,400	\$12.73
Darien	11,900	0.00%	-	\$17.18
Fairfield	949,000	7.70%	73,073	\$17.53
Greenwich	857,000	0.30%	2,571	\$18.59
Monroe	1,100,000	6.10%	67,100	\$13.33
New Canaan	35,100	0.00%	-	\$46.77
Newtown	2,300,000	4.50%	103,500	\$11.94
Norwalk	5,800,000	6.80%	394,400	\$22.18
Ridgefield	315,000	4.70%	14,805	\$17.80
Shelton	5,000,000	5.40%	270,000	\$12.13
Stamford	8,200,000	4.00%	328,000	\$20.93
Stratford	9,100,000	8.80%	800,000	\$12.84
Trumbull	2,100,000	8.70%	182,700	\$15.60
Westport	35,900	0.00%	-	\$28.84
Wilton	423,000	3.70%	15,651	\$19.34

Market Snapshot

62.2+ MSF

industrial market size

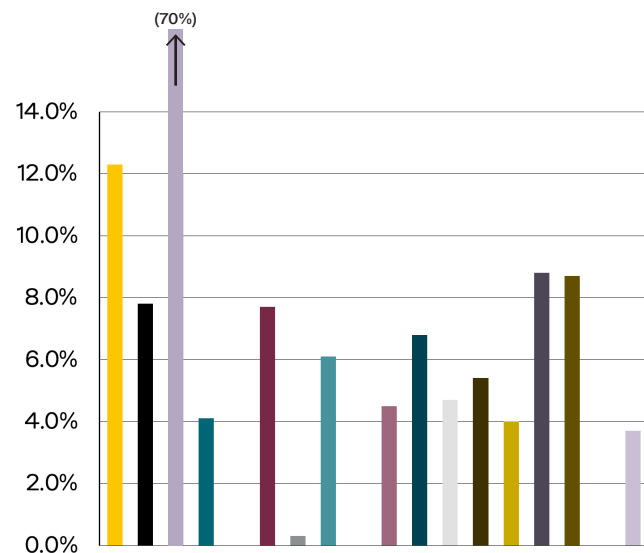
5.4+ MSF

available

\$14.52

weighted average
psf asking

Vacancy Rates



Total Industrial Square Feet



Submarket	Total SF	Submarket	Total SF
Bridgeport	14,300,000	Trumbull	2,100,000
Stratford	9,100,000	Monroe	1,100,000
Stamford	8,200,000	Fairfield	949,000
Danbury	7,400,000	Greenwich	857,000
Norwalk	5,800,000	Wilton	423,000
Shelton	5,000,000	Ridgefield	315,000
Newtown	2,300,000	Westport	35,900
Bethel	2,200,000	New Canaan	35,100
Brookfield	2,100,000	Darien	11,900

Key Leases Q2 2025

Address	City	Size (SF)
1-21 Prindle Ln.	Danbury	75,818
65 Trap Falls Rd.	Shelton	27,416
1267-1309 Seaview Ave.	Bridgeport	23,000
19 Meadow St.	Norwalk	10,002

Key Sales Q2 2025

Address	City	Size (SF)	Sale Price	Price PSF
760 Lordship Blvd.	Stratford	32,400	\$3,300,000.00	\$101.85
9 Trowbridge Dr.	Bethel	35,790	\$2,700,000.00	\$75.44

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

Michael Nelson
mnelson@lpc.com
203.722.8184

Hernan Prohaszka
hprohaszka@lpc.com
203.488.8166

Lincoln Property Company
75 Holly Hill Lane
Greenwich, CT 06830
203.869.9001