

Market Overview

Submarket	Total SF	Vacant %	Available SF	PSF Asking Rent
Bethel	2,100,000	7.50%	157,500	\$12.63
Bridgeport	14,000,000	6.70%	938,000	\$10.95
Brookfield	2,100,000	2.20%	46,200	\$13.13
Danbury	7,400,000	4.50%	333,000	\$12.75
Darien	11,900	0.00%	-	\$17.84
Fairfield	9,555,000	7.80%	74,490	\$17.25
Greenwich	857,000	0.30%	2,571	\$17.58
Monroe	1,200,000	10.30%	123,600	\$13.41
New Canaan	26,000	0.00%	-	\$40.74
Newtown	2,300,000	3.10%	71,300	\$11.99
Norwalk	5,800,000	6.20%	359,600	\$22.21
Ridgefield	315,000	5.80%	18,270	\$17.75
Shelton	5,000,000	11.60%	580,000	\$12.43
Stamford	8,000,000	4.00%	320,000	\$21.43
Stratford	9,100,000	8.70%	791,700	\$12.90
Trumbull	2,100,000	8.60%	180,600	\$15.60
Westport	35,900	0.00%	-	\$27.80
Wilton	423,000	2.70%	11,421	\$19.72

Market Snapshot

61.7+ MSF

industrial market size

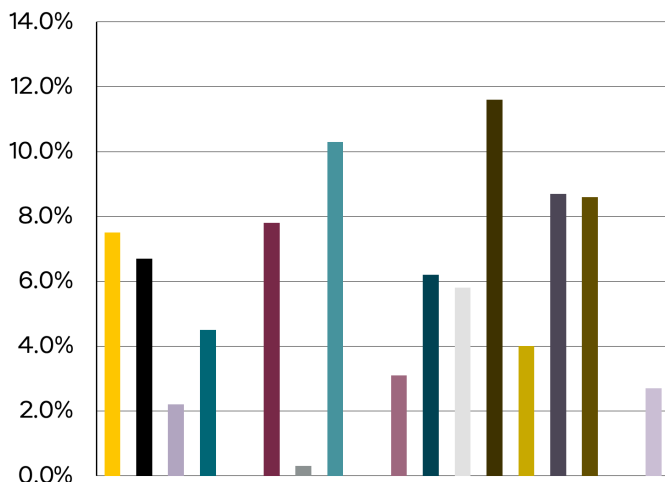
4.0+ MSF

available

\$14.67

weighted average
psf asking

Vacancy Rates



Total Industrial Square Feet



Submarket	Total SF	Submarket	Total SF
Bridgeport	14,000,000	Trumbull	2,100,000
Stratford	9,100,000	Monroe	1,200,000
Stamford	8,000,000	Fairfield	955,000
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	2,100,000	New Canaan	26,000
Brookfield	2,100,000	Darien	11,900

Key Leases Q3 2025

Address	City	Size (SF)
32 Henry Street	Bethel	50,000
380 Horace Street	Bridgeport	27,000
88 Long Hill Cross Road	Shelton	25,000
32 Henry Street	Bethel	20,000

Key Sales Q3 2025

Address	City	Size (SF)	Sale Price	Price PSF
137 Ethan Allen Highway	Ridgefield	32,132	\$5,300,000.00	\$164.94
6 Francis J. Clarke Circle	Bethel	11,020	\$2,025,000.00	\$183.76

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

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