Lincoln

Industrial Market Report

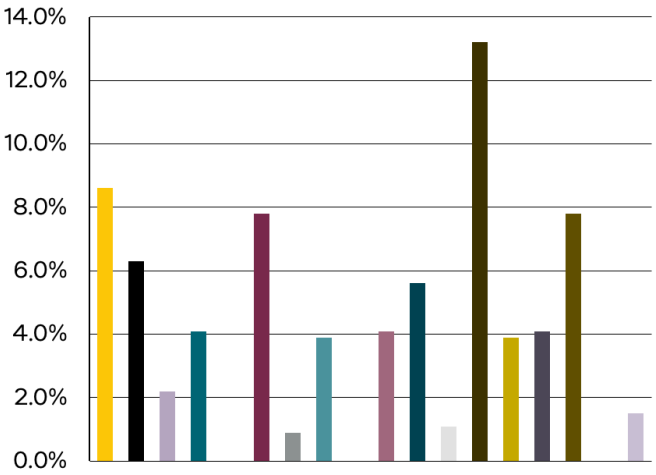
Fairfield County

Q3 2026

Market Overview

Submarket	Total SF	Vacant %	Available SF	PSF Asking Rent
Bethel	2,100,000	8.60%	180,600	$13.44
Bridgeport	13,300,000	6.30%	837,900	$11.60
Brookfield	2,100,000	2.20%	46,200	$13.70
Danbury	7,500,000	4.10%	307,500	$13.37
Darien	71,400	0.00%	-	$16.10
Fairfield	959,000	7.80%	74,802	$17.98
Greenwich	862,000	0.90%	7,758	$18.76
Monroe	1,100,000	3.90%	42,900	$14.05
New Canaan	26,000	0.00%	-	$42.07
Newtown	2,300,000	4.10%	94,300	$12.38
Norwalk	5,900,000	5.60%	330,400	$23.19
Ridgefield	315,000	1.10%	3,465	$18.56
Shelton	4,800,000	13.20%	633,600	$12.91
Stamford	8,000,000	3.90%	312,000	$21.72
Stratford	9,200,000	4.10%	377,200	$13.64
Trumbull	2,100,000	7.80%	74,802	$17.98
Westport	35,900	0.00%	-	$28.30
Wilton	523,000	1.50%	7,845	$20.57

Vacancy Rates



Market Snapshot

61.2 MSF

industrial market size

3.5 MSF

available

$15.37

weighted average psf asking

Total Industrial Square Feet

Submarket	Total SF
Bridgeport	13,300,000
Stratford	9,200,000
Stamford	8,000,000
Danbury	7,500,000
Norwalk	5,900,000
Shelton	4,800,000
Newtown	2,300,000
Bethel	2,100,000
Brookfield	2,100,000

Submarket	Total SF
Trumbull	2,100,000
Monroe	1,100,000
Fairfield	959,000
Greenwich	862,000
Wilton	523,000
Ridgefield	315,000
Darien	71,400
Westport	35,900
New Canaan	26,000

Key Sales Q3 2026

Address	City	Size (SF)	Sale Price	Price PSF
120 Park Ridge Rd.	Brookfield	141,000	$32,500,000.00	$230.50
350 Long Beach Blvd.	Stratford	55,200	$8,300,000.00	$150.36
60 Watson Blvd.	Stratford	80,000	$6,600,000.00	$82.50
200 Long Beach Blvd.	Stratford	49,565	$4,500,000.00	$90.79
175 Constitution Blvd.	Stratford	19,992	$2,800,000.00	$140.06

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

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