

Industrial Market Report

Fairfield County

Q4 2024

Market Overview

Submarket	Total SF	Vacant %	Available SF	PSF Asking Rent
Bethel	2,000,000	4.20%	84,000	\$12.77
Bridgeport	14,100,000	6.90%	972,900	\$10.69
Brookfield	2,100,000	2.50%	52,500	\$12.59
Danbury	7,500,000	3.60%	270,000	\$12.74
Darien	11,900	0.00%	-	\$17.14
Fairfield	1,100,000	6.20%	68,200	\$16.75
Greenwich	853,000	0.80%	6,824	\$17.08
Monroe	1,100,000	6.70%	73,700	\$13.16
New Canaan	35,100	0.00%	-	\$46.50
Newtown	2,300,000	4.90%	112,700	\$11.96
Norwalk	5,900,000	6.50%	383,500	\$21.97
Ridgefield	316,000	10.00%	31,600	\$20.00
Shelton	5,000,000	8.30%	415,000	\$12.22
Stamford	8,200,000	5.10%	418,200	\$20.50
Stratford	9,600,000	7.50%	720,000	\$12.86
Trumbull	2,200,000	6.40%	140,800	\$15.74
Westport	35,900	0.00%	-	\$28.41
Wilton	423,000	4.90%	20,727	\$19.35

Market Snapshot

62.7+ MSF

industrial market size

3.7+ MSF

available

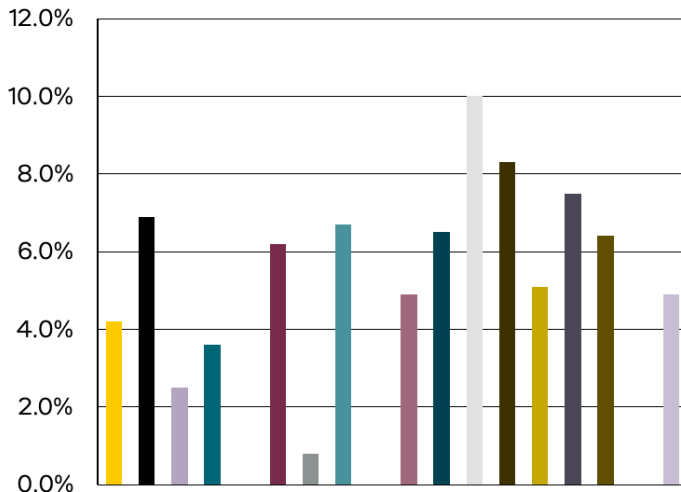
6.01%

total weighted average available

\$14.46

weighted average psf asking

Vacancy Rates



Total Industrial Square Feet



Submarket	Total SF	Submarket	Total SF
Bridgeport	14,100,000	Bethel	2,000,000
Stratford	9,600,000	Fairfield	1,100,000
Stamford	8,200,000	Monroe	1,100,000
Danbury	7,500,000	Greenwich	853,000
Norwalk	5,900,000	Wilton	423,000
Shelton	5,000,000	Ridgefield	316,000
Newtown	2,300,000	Westport	35,900
Trumbull	2,200,000	New Canaan	35,100
Brookfield	2,100,000	Darien	11,900

Key Leases Q4 2024

Address	City	Size (SF)
185 Grassy Plain Street	Bethel	49,205
345 Wilson Avenue	Norwalk	24,000
4-9 Finance Drive	Danbury	15,000
7 Francis J. Clarke Circle	Bethel	10,000

Key Sales Q4 2024

Address	City	Size (SF)	Sale Price	Price PSF
60 Backus Avenue	Danbury	118,000	\$9,735,000.00	\$82.50
36 Apple Ridge Road	Danbury	66,657	\$7,100,000.00	\$106.52
111 Park Ridge Road	Brookfield	30,000	\$4,550,000.00	\$151.67
14 Strawberry Hill Avenue	Norwalk	24,169	\$2,150,000.00	\$88.96
415 Fairfield Avenue	Stamford	14,000	\$1,800,000.00	\$128.57

* 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