

Industrial Market Report

Fairfield County

Q4 2025

Market Overview

Submarket	Total SF	Vacant %	Available SF	PSF Asking Rent
Bethel	2,100,000	7.90%	165,900	\$12.89
Bridgeport	13,300,000	7.00%	931,000	\$11.05
Brookfield	2,100,000	2.30%	48,300	\$13.31
Danbury	7,500,000	4.60%	345,000	\$12.96
Darien	71,400	0.00%	-	\$15.32
Fairfield	960,000	8.00%	76,800	\$17.26
Greenwich	857,000	0.60%	5,142	\$17.93
Monroe	1,100,000	6.70%	73,700	\$13.55
New Canaan	26,000	0.00%	-	\$40.82
Newtown	2,200,000	5.20%	114,400	\$12.07
Norwalk	5,800,000	5.90%	342,200	\$22.52
Ridgefield	315,000	5.80%	18,270	\$18.07
Shelton	5,000,000	11.50%	575,000	\$12.55
Stamford	8,000,000	4.80%	384,000	\$21.07
Stratford	9,200,000	6.40%	588,800	\$13.06
Trumbull	2,100,000	8.50%	178,500	\$15.66
Westport	35,900	0.00%	-	\$27.28
Wilton	521,000	1.50%	7,815	\$19.84

Market Snapshot

61.2+ MSF

industrial market size

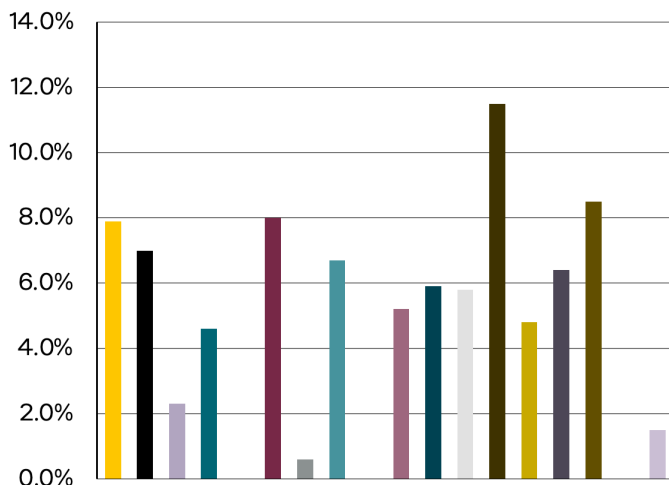
3.8+ MSF

available

\$14.82

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	7,500,000	Greenwich	857,000
Norwalk	5,800,000	Wilton	521,000
Shelton	5,000,000	Ridgefield	315,000
Newtown	2,200,000	Darien	71,400
Bethel	2,100,000	Westport	35,900
Brookfield	2,100,000	New Canaan	26,000

Key Leases Q4 2025

Address	City	Size (SF)
975 Lordship Blvd.	Stratford	169,702
20 Constitution Blvd.	Shelton	112,000
17 Enterprise Dr.	Bethel	9,060

Key Sales Q4 2025

Address	City	Size (SF)	Sale Price	Price PSF
200 Main St.	Monroe	28,000	\$3,900,000	\$139.29
155 Research Dr.	Stratford	19,914	\$2,900,000	\$145.63
600 Pepper St.	Monroe	15,200	\$1,675,000	\$110.20
46 Del Mar Dr.	Brookfield	11,200	\$1,275,000	\$113.84

* 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
1 Dock Street, Suite 404
Stamford, CT 06902