

Industrial Market Report

Fairfield County

Q1 2024

Market Overview

Submarket	Total SF	Vacant %	Available SF	PSF Asking Rent
Bethel	2,000,000	1.8%	36,000	\$12.23
Bridgeport	13,600,000	4.8%	652,800	\$10.22
Brookfield	2,000,000	2.8%	56,000	\$12.11
Danbury	7,600,000	4.7%	357,200	\$12.27
Darien	11,900	0.0%	-	\$16.82
Fairfield	1,200,000	4.7%	56,400	\$18.11
Greenwich	837,000	5.8%	48,546	\$16.79
Monroe	1,100,000	6.1%	67,100	\$13.01
New Canaan	35,100	0.11%	-	\$45.57
Newtown	2,300,000	6.4%	147,200	\$11.37
Norwalk	6,000,000	7.0%	420,000	\$21.29
Ridgefield	285,000	4.2%	11,970	\$20.83
Shelton	5,100,000	6.9%	351,900	\$11.74
Stamford	8,200,000	4.8%	393,600	\$20.14
Stratford	10,600,000	4.1%	434,600	\$12.39
Trumbull	2,200,000	3.0%	66,000	\$15.61
Westport	35,900	0.0%	-	\$27.95
Wilton	423,000	7.9%	33,417	\$18.79

Market Snapshot

63.5+ MSF

industrial market size

3.1+ MSF

available

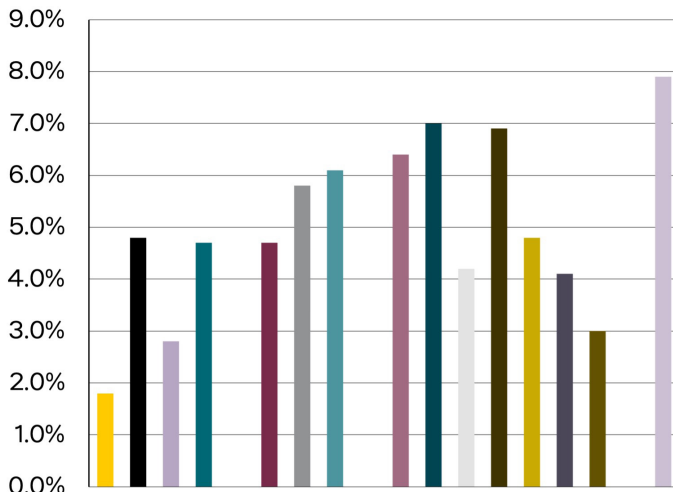
4.93%

total weighted average available

\$14.05

weighted average psf asking

Vacancy Rates



Total Industrial Square Feet



Submarket	Total SF	Submarket	Total SF
Bridgeport	13,600,000	Brookfield	2,000,000
Stratford	10,600,000	Fairfield	1,200,000
Stamford	8,200,000	Monroe	1,100,000
Danbury	7,600,000	Greenwich	837,000
Norwalk	6,000,000	Wilton	423,000
Shelton	5,100,000	Westport	35,900
Newtown	2,300,000	Ridgefield	285,000
Trumbull	2,200,000	New Canaan	35,100
Bethel	2,000,000	Darien	11,900

Key Leases Q1 2024

Address	City	Size (SF)
419 West Avenue	Stamford	45,803
1525 Stratford Avenue	Stratford	24,878
1542 Barnum Avenue	Bridgeport	20,000
550 West Avenue	Stamford	13,382

Key Sales Q1 2024

Address	City	Size (SF)	Sale Price	Price PSF
300 Avon Street	Stratford	37,250	\$2,025,000.00	\$54.36
8 Francis J. Clarke Circle	Bethel	18,434	\$1,500,000.00	\$81.37
1959 Commerce Drive	Bridgeport	23,652	\$1,200,000.00	\$50.74
58 Fort Point Street	Norwalk	10,135	\$1,040,000.00	\$102.61

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

Thomas Ashforth
tashforth@lpc.com
203-253.7247

Michael Nelson
mnelson@lpc.com
203.722.8184

Nathaniel Barnum
nbarnum@lpc.com
203.561.0765

Hernan Prohaszka
hprohaszka@lpc.com
203.488.8166

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