

418 MEADOW STREET FAIRFIELD, CT 06824



Industrial Flex Space & Two Office Suites, Minutes from I-95, for Rent

Angel Commercial, LLC, acting as the exclusive broker, is pleased to offer an industrial flex space and two office suite for rent at **418 Meadow Street, Fairfield, CT**. This prime location offers unmatched convenience near I-95 and the Fairfield Metro Train Station, making it an excellent choice for business operations.

Suite 100 is a **7,406 RSF industrial flex space** with full HVAC for lease at **\$20/RSF Gross + Utilities**. The warehouse space is accessible through two private entrances and two drive-in doors for seamless street-level loading. It is equipped with heavy power (2,000 amps), a 16' 3" ceiling height, an office, a kitchenette/breakroom, and a private restroom with a shower. Overlooking the warehouse is a 704 SF mezzanine, which includes two additional offices, adding functional workspace to the unit.

Suite 120 is a **1,775 RSF office suite** for sublease at **\$23/RSF Gross + Utilities**. The lease expires on April 30, 2028, but may be extended directly with the landlord. It is currently configured with a reception, waiting area, one conference room, 7 private offices, and access to a common hallway with two shared restrooms. The suite can be accessed from the side of the building as well as the front lobby.

Suite 203 is a **3,228 RSF office suite** for lease at **\$25/RSF Gross + Utilities**. It is currently undergoing a complete remodel and features a reception area, six private offices, a kitchenette, a private restroom, and open office areas.

Located in a two-story, 24,305 RSF industrial/flex building, the suites are designed for both efficiency and comfort. The building features central air-conditioning, a wet sprinkler system, and a security alarm system, ensuring a safe and climate-controlled environment. Additionally, AtmosAir™ Indoor Environmental Purification Systems are installed in all units to enhance indoor air quality. With 60 shared parking spaces, employees and visitors alike will find convenient and ample parking.

Beyond the property's features, its location offers unparalleled accessibility to essential services and amenities. Just half a mile from the Fairfield Metro Train Station and providing easy access to I-95 (Exits 23 & 24), commuting is seamless. The surrounding area includes a variety of retail, dining, and service options such as Staples, Home Depot, Whole Foods Market, CVS, Chipotle Mexican Grill, Five Guys Burgers & Fries, Bright Horizons Early Education & Preschool, and The Fitness Edge.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Lease Rate:	\$20/RSF Gross + Utilities (Suite 100) \$25/RSF Gross + Utilities (Suite 203)
Sublease Rate:	\$23/RSF Gross + Utilities (Suite 120)

The Site

Space Available:	7,406 RSF (Suite 100) 3,228 RSF (Suite 203) 1,775 RSF (Suite 120)
Building Size:	24,305 SF
Land:	1.05 Acres
Zoning:	Designed Industrial District (DI)
Year Built:	1989
Construction:	Concrete/Cinder & Brick/Masonry
Stories:	Two
Tenancy:	Multiple
Floor:	First & Second

Features

Parking:	60 Shared Spaces
Loading:	Two Drive-In Doors (Suite 100)
Ceiling Height:	16' 3" (Suite 100)
Amenities:	Elevator, Wet Sprinkler System, Security Alarm System, AtmosAir™ Indoor Environmental Purification System, Digital Directory

Utilities

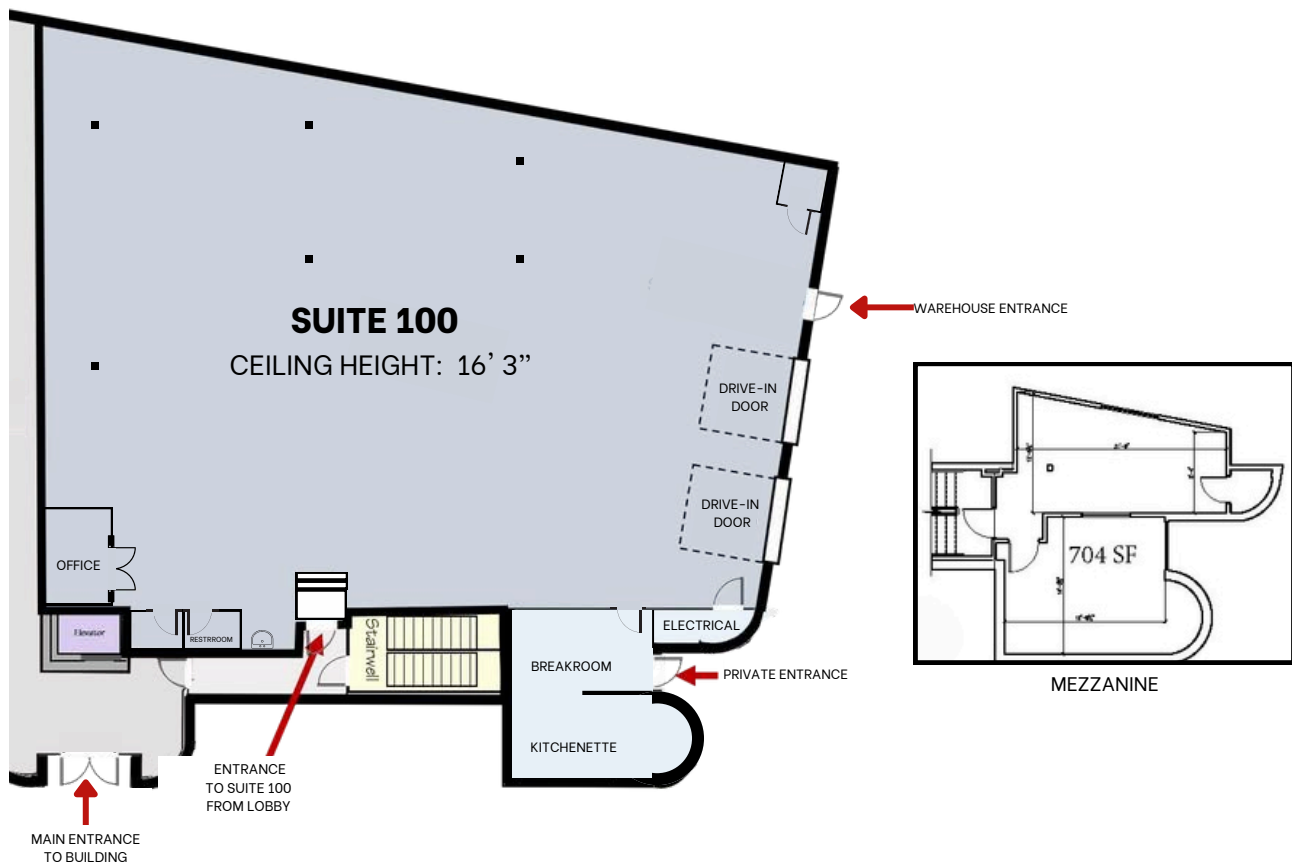
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	2,000 Amps (Suite 100)



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SUITE 100 FLOOR PLAN: 7,406 RSF

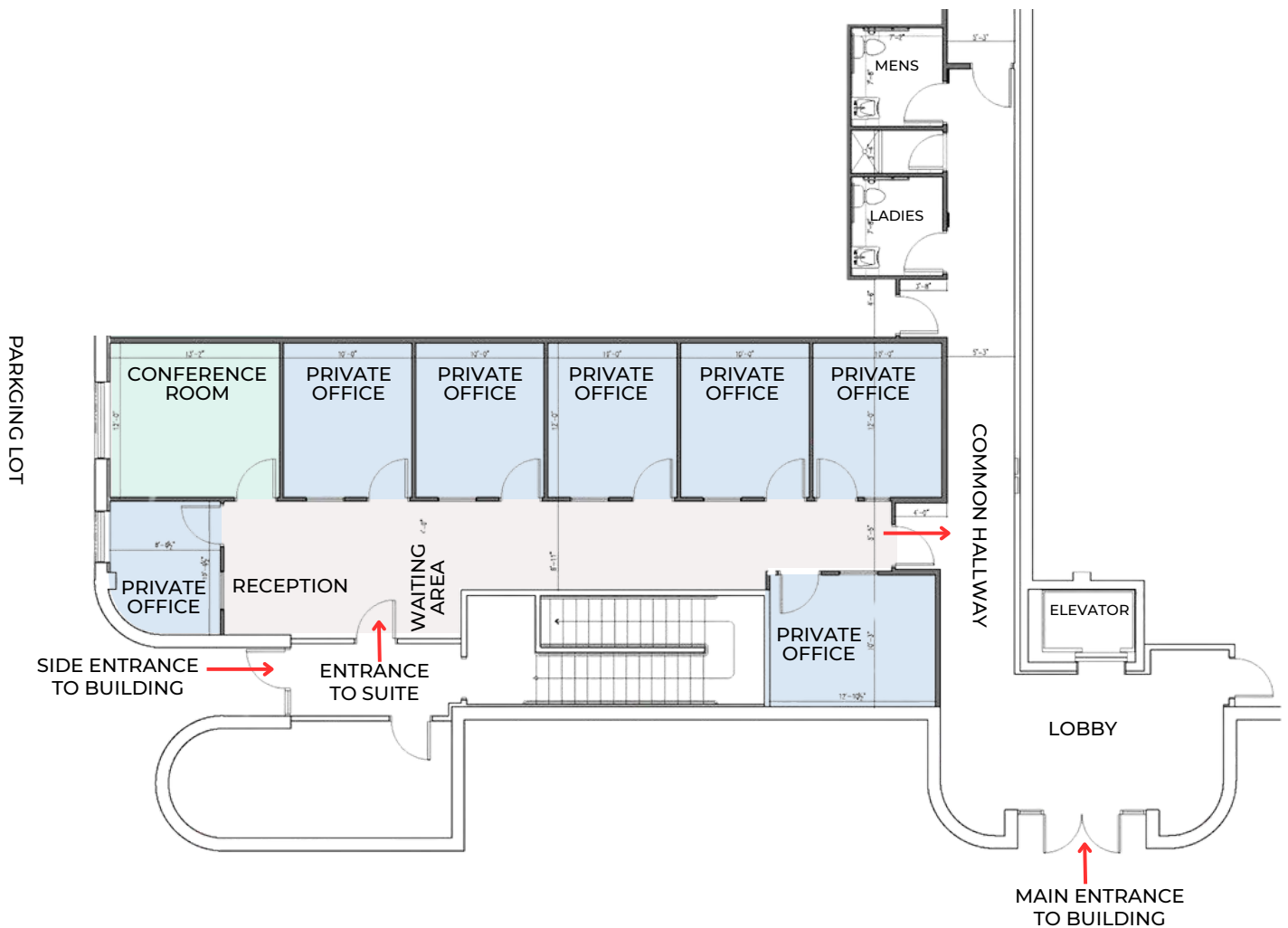


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SUITE 120 FLOOR PLAN: 1,775 RSF

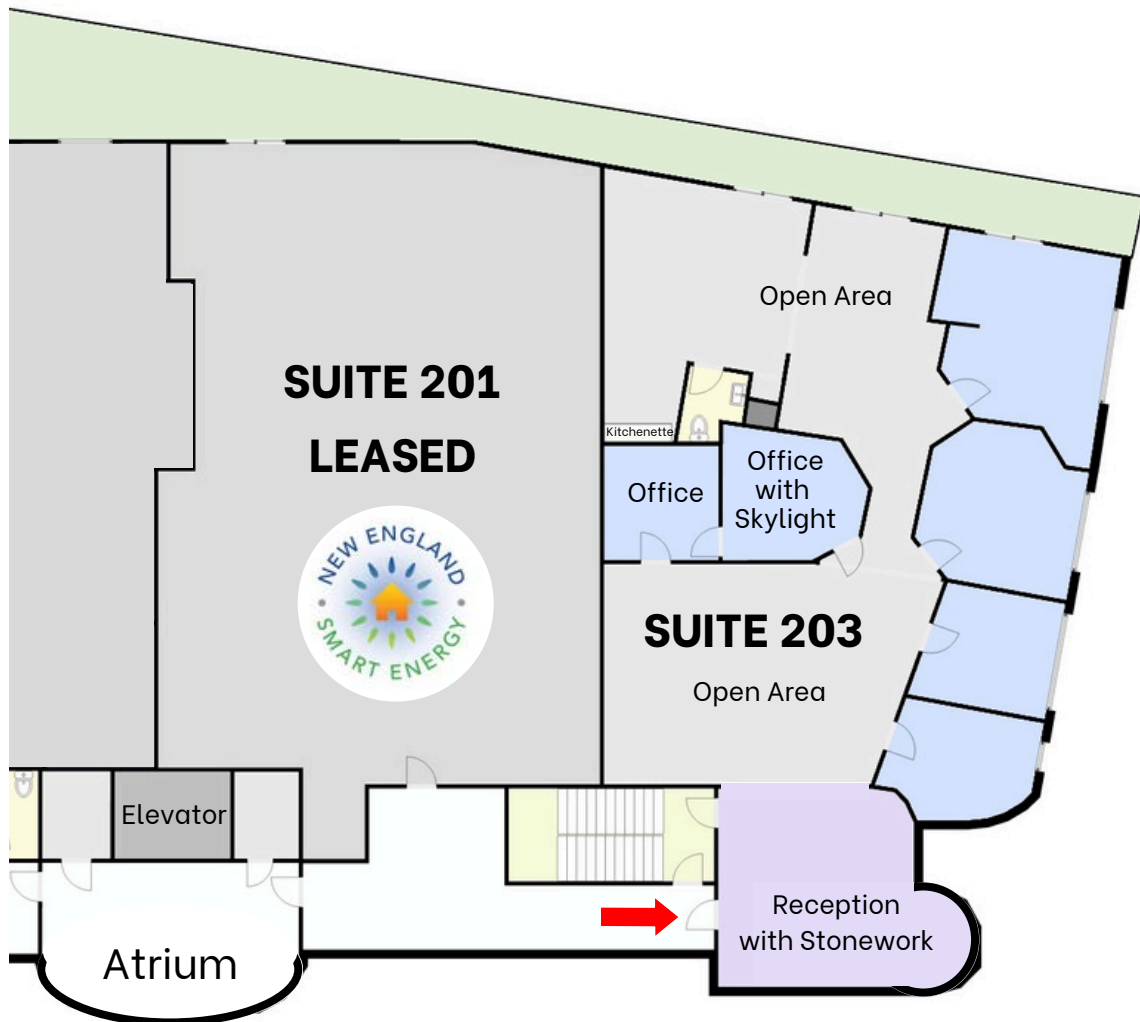


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SUITE 203 FLOOR PLAN: 3,228 RSF



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