

418 MEADOW STREET
FAIRFIELD, CT
06824



ANGEL 
COMMERCIAL, LLC

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Southport, CT 06890
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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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.

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)



VERSATILE COMMERCIAL BUILDING FOR TENANTS



60 Shared Spaces



AtmosAir™ Indoor
Environmental
Purification System



Digital Directory



Ability to cater to
large and small
tenants



CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, hotels, daycare/preschools and a fitness gym.

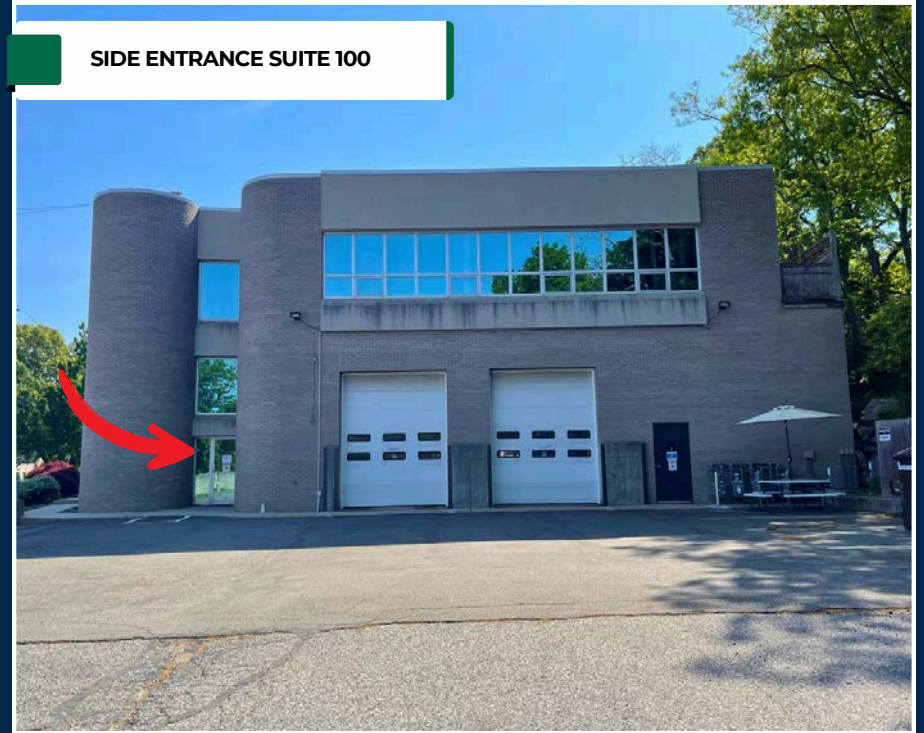


Minutes to I-95, Exits 23 & 24, and the Fairfield Metro Train Station.

FRONT ENTRANCE



SIDE ENTRANCE SUITE 100



**SIDE ENTRANCE
TO SUITE 120**



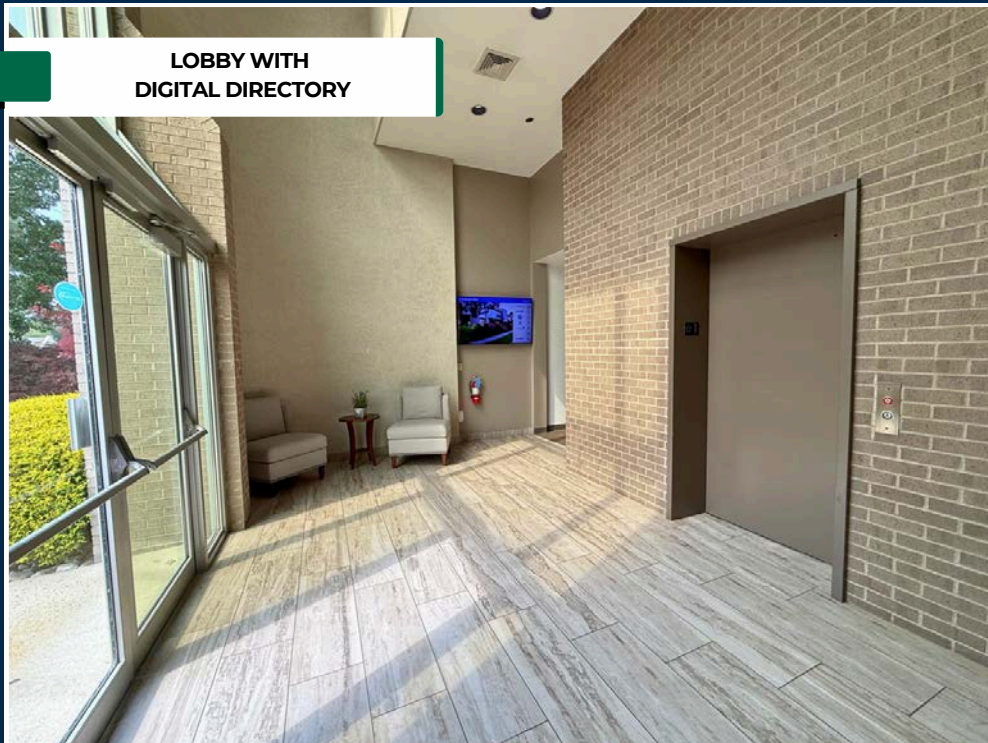
LEFT PARKING AREA



RIGHT PARKING AREA



**LOBBY WITH
DIGITAL DIRECTORY**



**FIRST FLOOR
COMMON RESTROOMS**

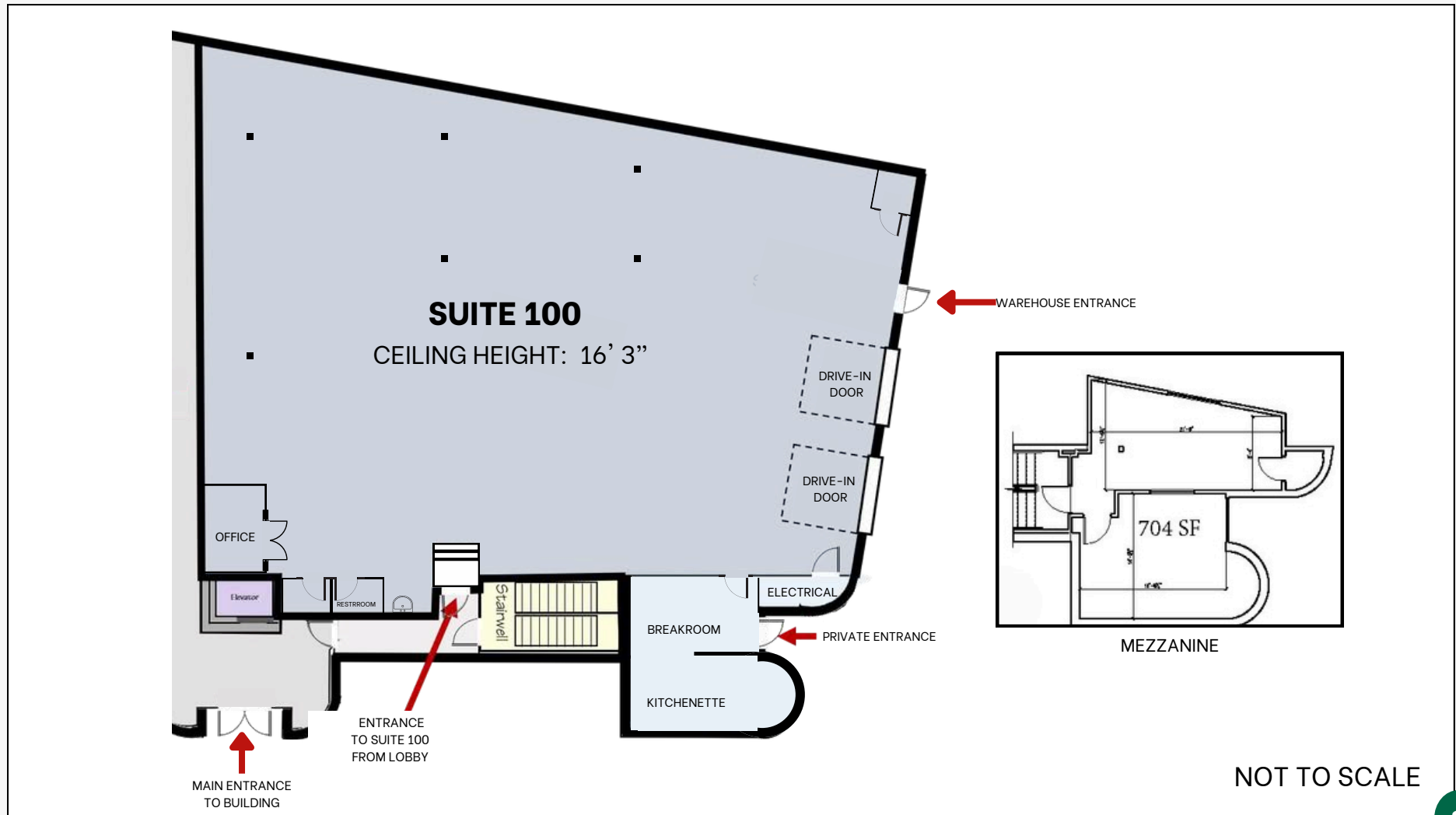


SECOND FLOOR HALLWAY

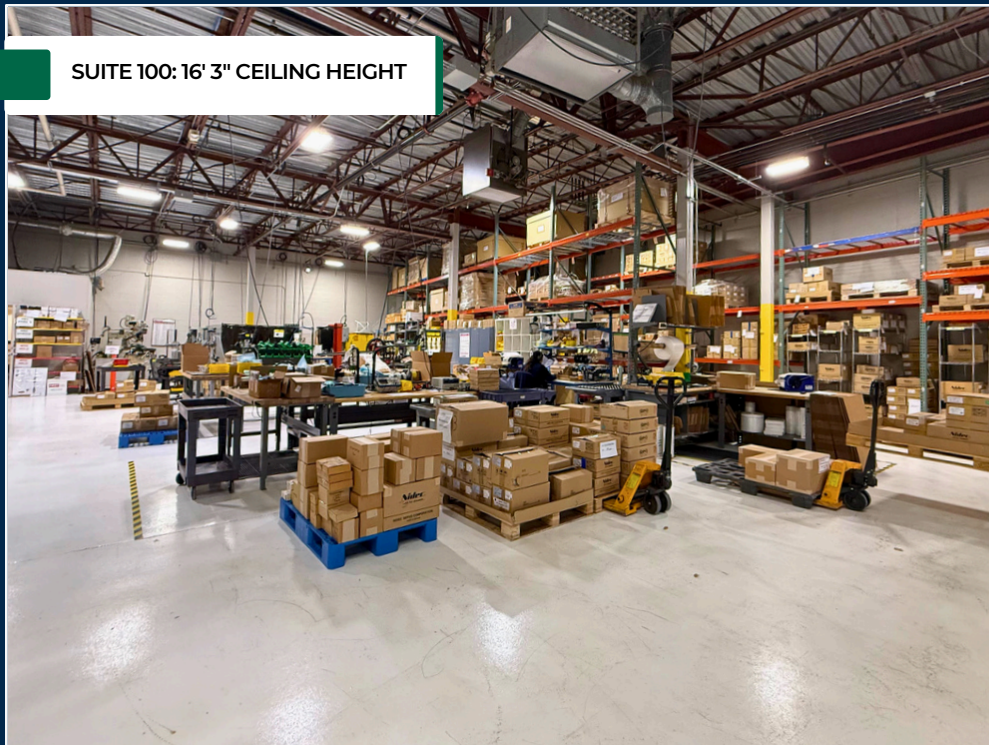


FLOOR PLAN SUITE 100

7,406 RSF



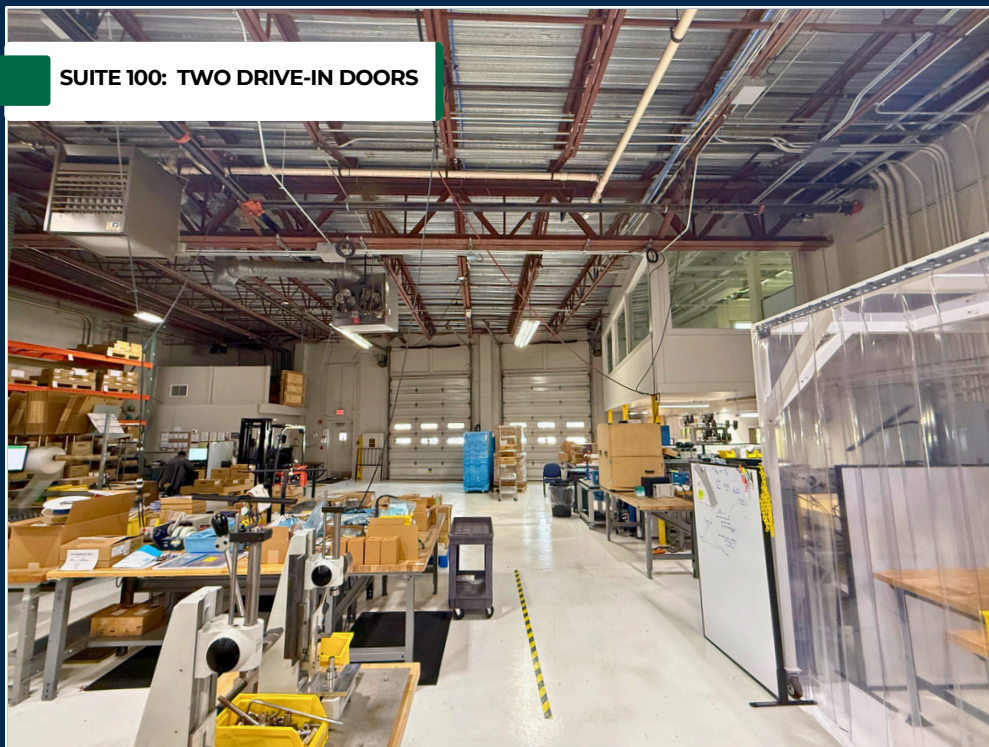
SUITE 100: 16' 3" CEILING HEIGHT



SUITE 100: MEZZANINE



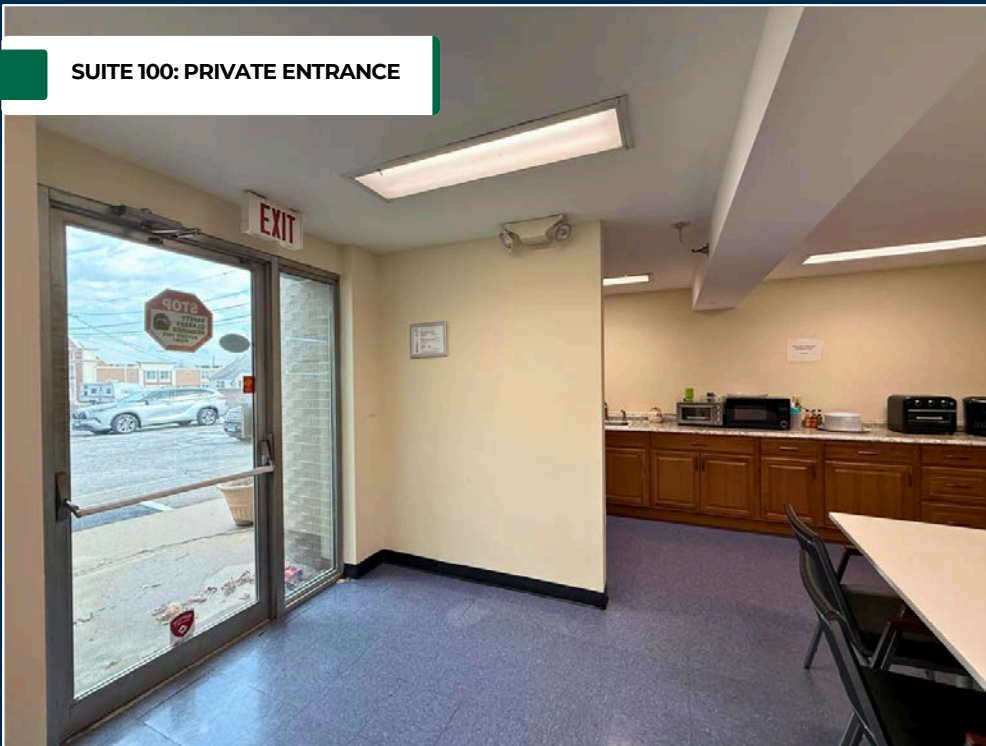
SUITE 100: TWO DRIVE-IN DOORS



SUITE 100: RESTROOM & OFFICE



SUITE 100: PRIVATE ENTRANCE



SUITE 100: BREAKROOM



SUITE 100: KITCHENETTE

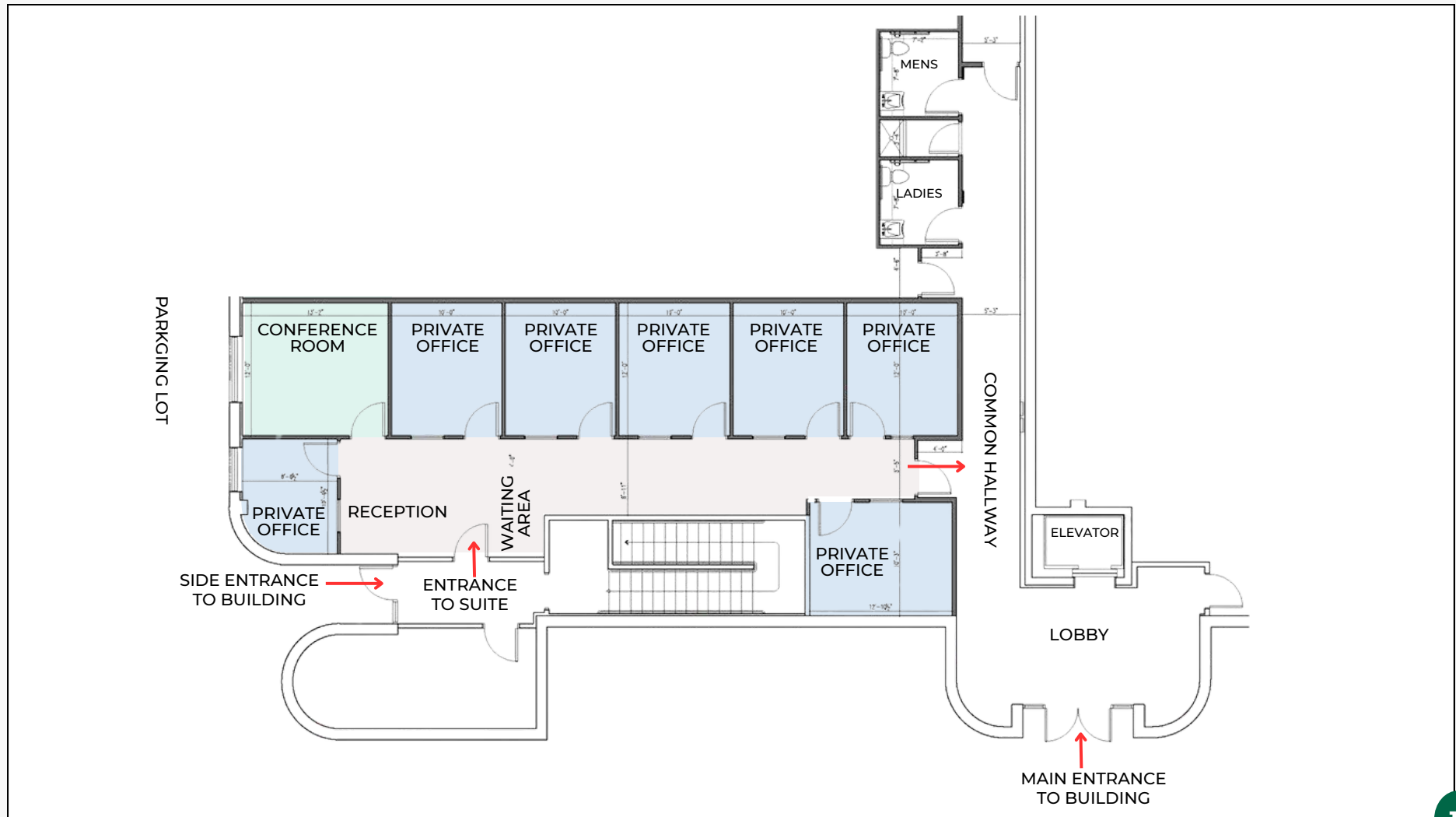


SUITE 100: WAREHOUSE OFFICE



FLOOR PLAN SUITE 120

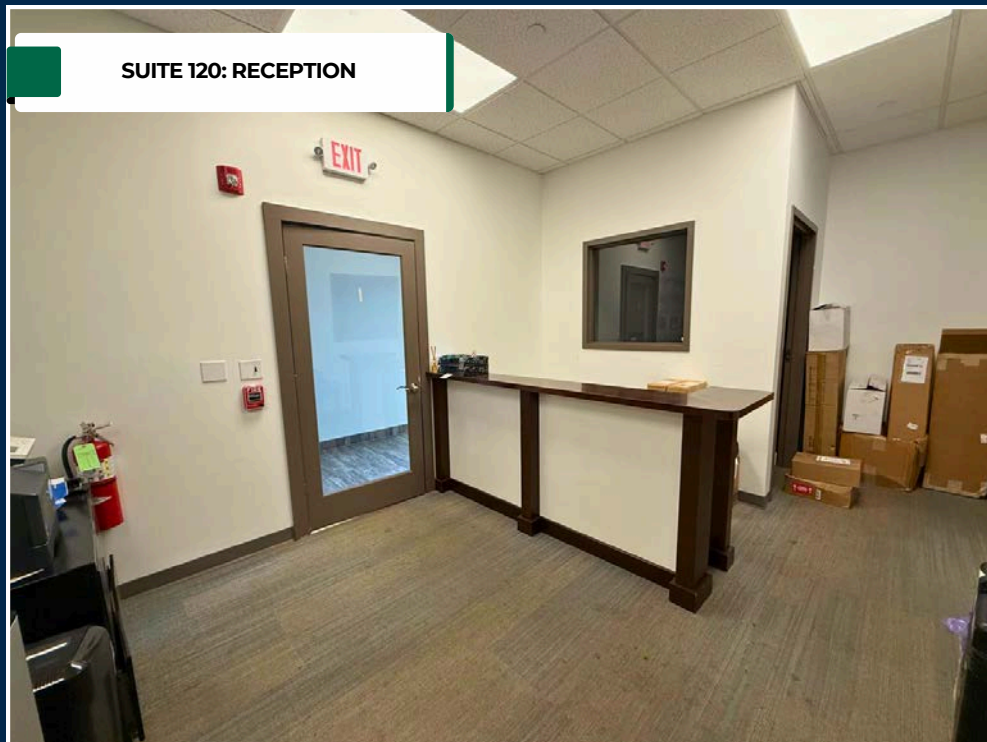
1,775 RSF



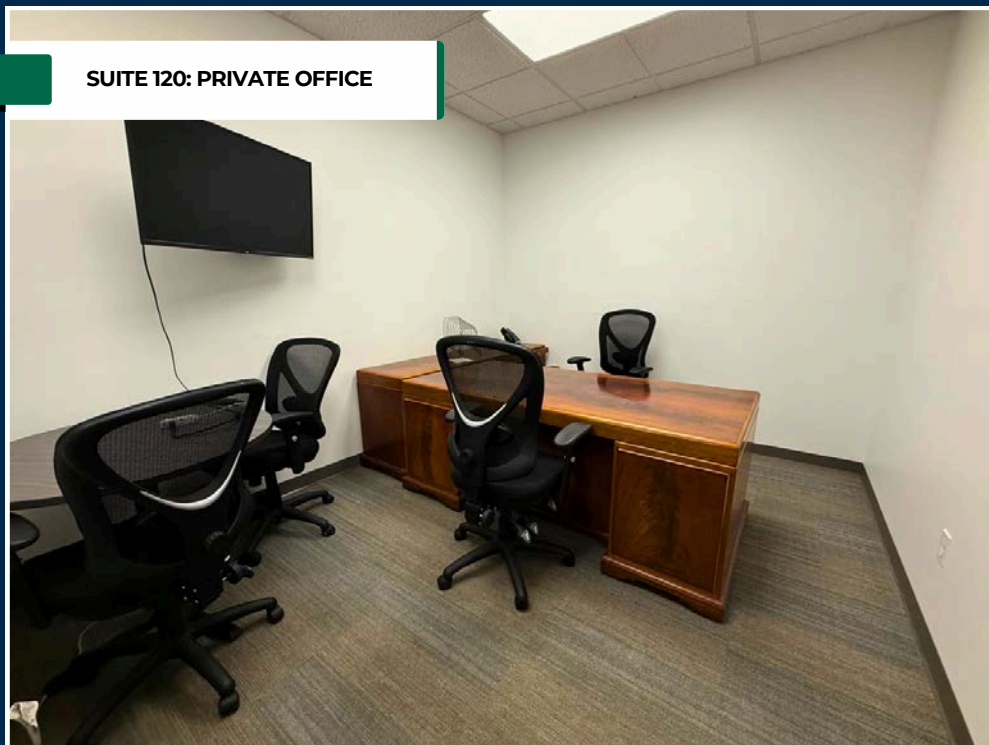
SUITE 120: SIDE ENTRANCE



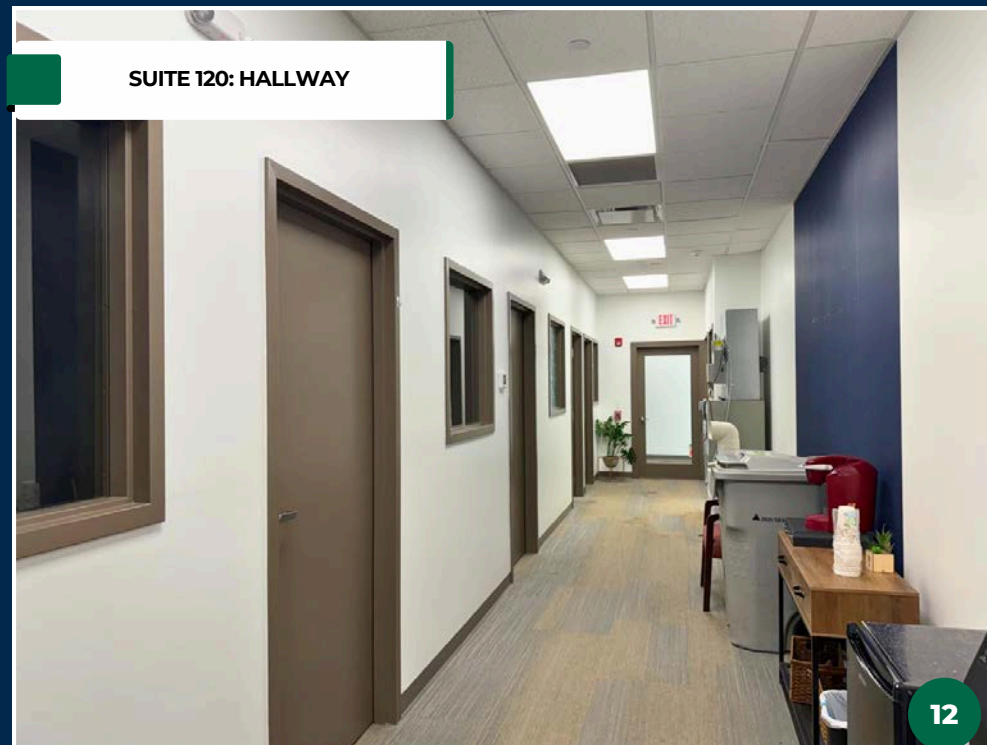
SUITE 120: RECEPTION



SUITE 120: PRIVATE OFFICE

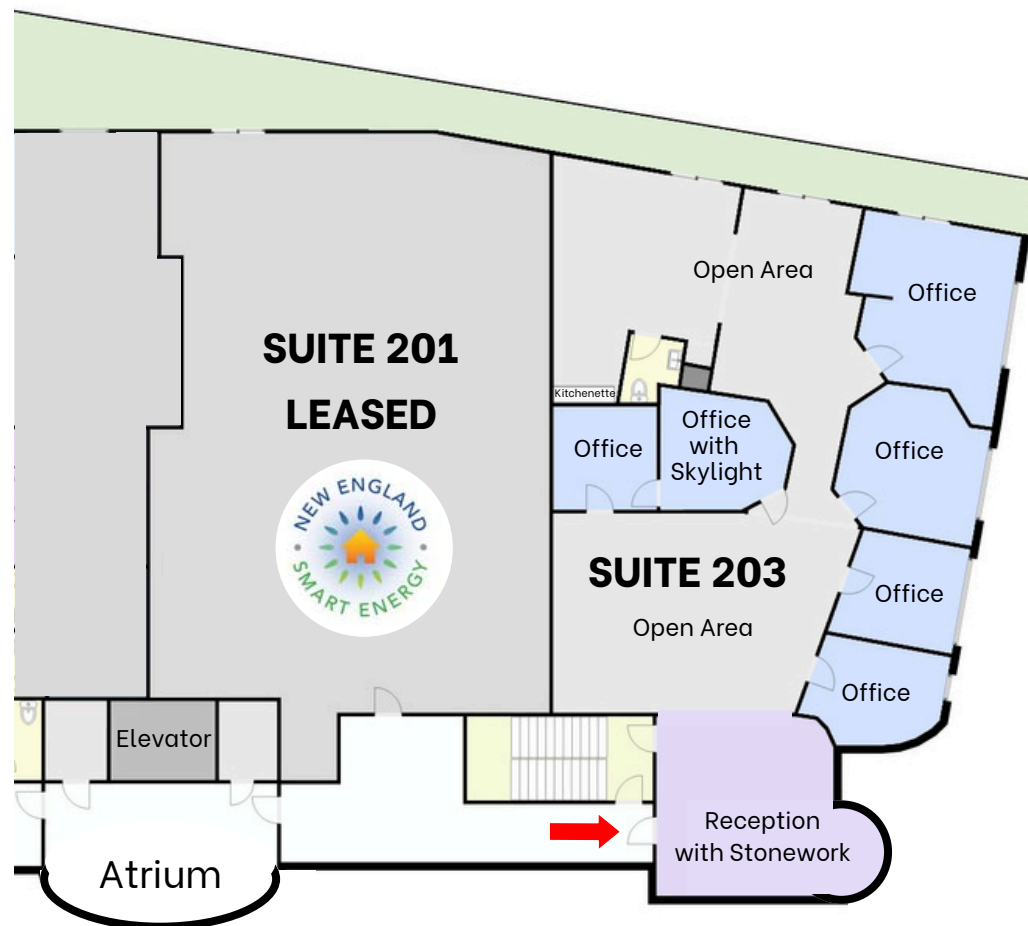


SUITE 120: HALLWAY



FLOOR PLAN SUITE 203

3,228 RSF



NOT TO SCALE

SUITE 203: RECEPTION



SUITE 203: OFFICE



SUITE 203: OPEN SPACE



SUITE 203: SLIDERS TO PATIO



Discover Fairfield, Connecticut...



A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

Discover Even More in Fairfield, Connecticut..



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

NEXT STEPS

418 MEADOW STREET
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REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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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