

**418**

**MEADOW STREET  
FAIRFIELD, CT  
06824**

**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
[angelcommercial.com](http://angelcommercial.com)

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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## FAIRFIELD INDUSTRIAL FLEX & OFFICE SUITES FOR LEASE



Angel Commercial, LLC, acting as the exclusive broker, is pleased to present a premier leasing opportunity at **418 Meadow Street, Fairfield, CT**. This versatile **24,305 RSF building** offers a mix of **industrial flex space** and **professional office suites**, situated in a high-demand commercial corridor just minutes from **I-95 (Exits 23 & 24)** and the **Fairfield Black Rock Train Station**.

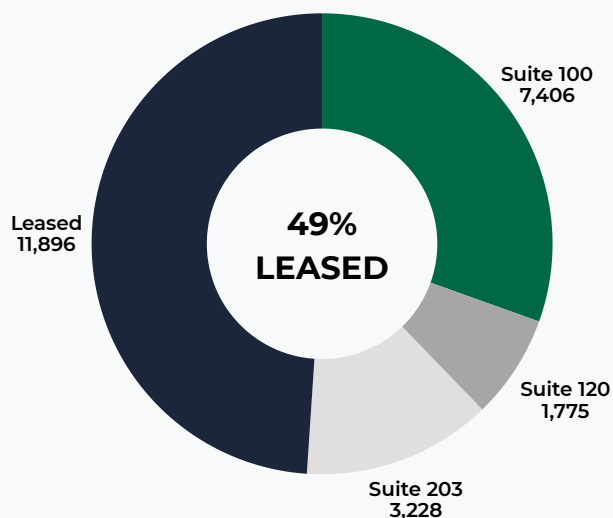
- **Suite 100 | 7,406 RSF Industrial Flex Space (\$20/RSF Gross + Utilities):** Ideally suited for contractors, logistics, or light manufacturing, this high-bay warehouse features **16' 3" clear heights**, heavy power (**2,000 Amps**), and full HVAC. The unit includes **two private drive-in doors** for seamless street-level loading, a dedicated entrance, a kitchenette, and a private restroom with a shower. A **704 SF mezzanine** provides additional office or storage oversight.
- **Suite 203 | 3,228 RSF Modern Office Suite (\$25/RSF Gross + Utilities):** Currently undergoing a **comprehensive remodel**, this second-floor suite offers a high-end corporate environment. It features a professional reception area, six private offices, a kitchenette, and a private restroom. Notable highlights include skylights and exclusive access to a private outdoor patio.
- **Suite 120 | 1,775 RSF Office Sublease (\$23/RSF Gross + Utilities):** Available through April 30, 2028 (with extension options), this efficient first-floor suite is move-in ready. The layout includes a reception/waiting area, a conference room, and seven private offices. It offers dual access via the main lobby and a convenient side entrance.

### BUILDING AMENITIES & CONNECTIVITY

This professionally managed property is equipped with the AtmosAir™ Indoor Environmental Purification System, a wet sprinkler system, and a digital directory. With 60 shared parking spaces and a location surrounded by national retailers like Home Depot, Whole Foods, and Chipotle, 418 Meadow Street combines industrial utility with unmatched local convenience.

Strategically located in a vibrant commercial hub, the property is just minutes from **Fairfield University**, offering businesses unique access to a top-tier talent pool and a bustling local economy.

## PROPERTY DETAILS



### The Site

<b>Building Size:</b>	24,305 SF
<b>Total SF Available:</b>	12,409 RSF
<b>Land:</b>	1.05 Acres
<b>Zoning:</b>	Designed Industrial District (DI)
<b>Year Built:</b>	1989
<b>Construction:</b>	Concrete/Cinder & Brick/Masonry
<b>Stories:</b>	Two
<b>Tenancy:</b>	Multiple

### Features

<b>Parking:</b>	60 Shared Spaces
<b>Amenities:</b>	Elevator, Wet Sprinkler System, Security Alarm System, AtmosAir™ Indoor Environmental Purification System, Digital Directory

### Suite 100 - DIRECT LEASE

<b>Space Available:</b>	7,406 RSF
<b>Space Use:</b>	Industrial/Flex
<b>Lease Rate:</b>	\$20/RSF Gross + Utilities
<b>Loading:</b>	Two Drive-In Doors
<b>Power:</b>	2,000 Amps
<b>Ceiling Height:</b>	16' 3"
<b>Amenities:</b>	Private Entrance, Restroom with Shower, Kitchenette, Break Room, Mezzanine
<b>Floor:</b>	First

### Suite 120 - SUBLEASE

<b>Space Available:</b>	1,775 RSF
<b>Space Use:</b>	Office
<b>Lease Rate:</b>	\$23/RSF Gross + Utilities
<b>Lease Expiration:</b>	April 30, 2028
<b>Amenities:</b>	Shared Side Entrance, Access to Common Restrooms
<b>Floor:</b>	First

### Suite 203 - DIRECT LEASE

<b>Space Available:</b>	3,228 RSF
<b>Space Use:</b>	Office
<b>Lease Rate:</b>	\$25/RSF Gross + Utilities
<b>Amenities:</b>	Private Patio, Kitchenette, Skylights
<b>Floor:</b>	Second

### Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Gas



## STRATEGICALLY DESIGNED FOR BUSINESS SUCCESS



Ample On-Site Parking:  
60 Shared Spaces



Advanced AtmosAir™  
Purification System

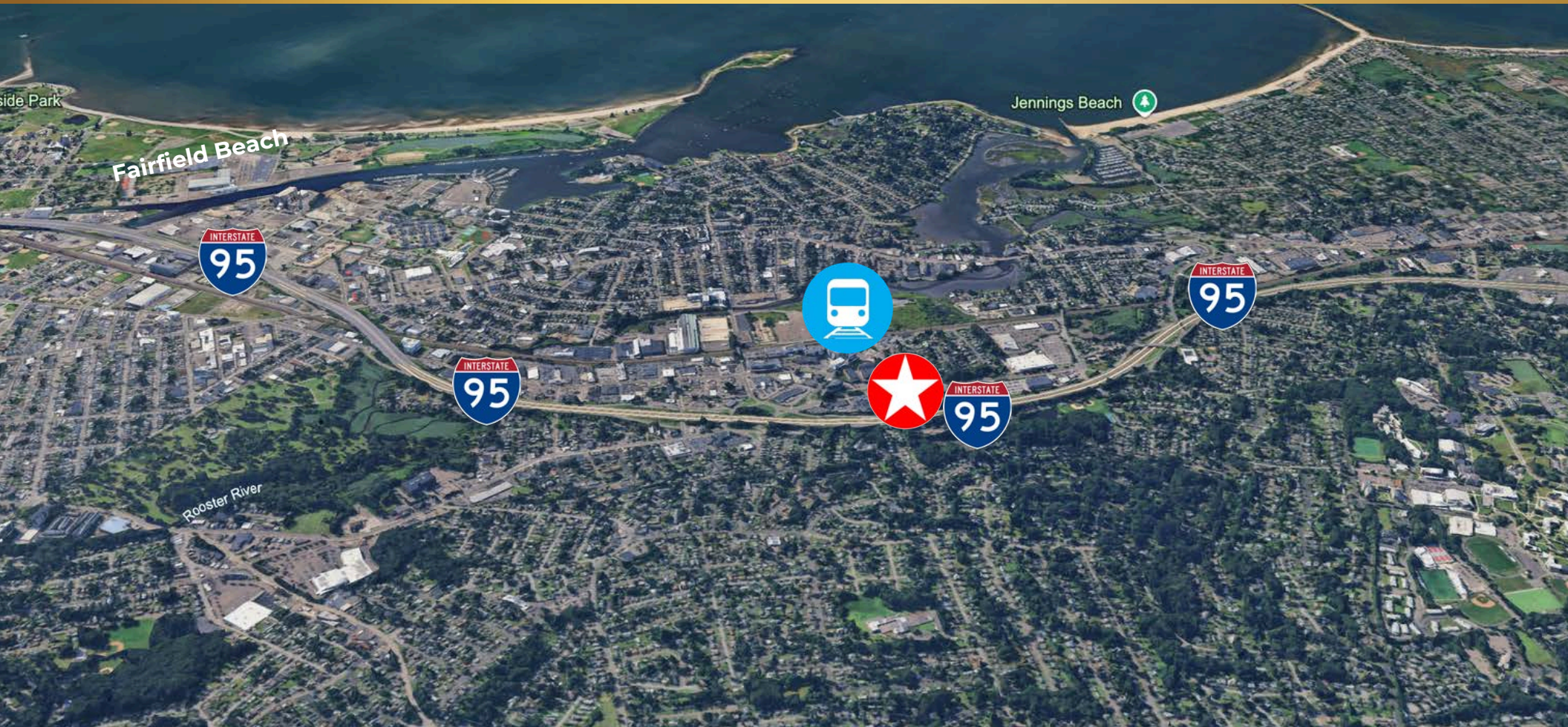


24/7 Exterior Video  
Surveillance



Flexible Suites for  
Diverse Tenant Needs

# LOCATED WITHIN CONNECTICUT'S AFFLUENT "GOLD COAST"



## COASTAL CONVENIENCE AND COMMUTER ACCESSIBILITY



Immediate I-95  
Access



0.5 Miles to  
Fairfield Black Rock Train Station



1.8 Miles to  
Fairfield Marina



2.4 Miles to  
Jennings Beach



## UNRIVALED REGIONAL CONNECTIVITY

IDEALLY POSITIONED AT THE CENTER OF FAIRFIELD'S PREMIER COMMERCIAL CORRIDOR

## EXTERIOR CONFIGURATION



Primary Building Entrance



Suite 100: Private Entry & Loading Access



Expansive Parking With 60 Shared Spaces

## INTERIOR COMMON AREA CONFIGURATION



Main Lobby With Elevator and Digital Directory



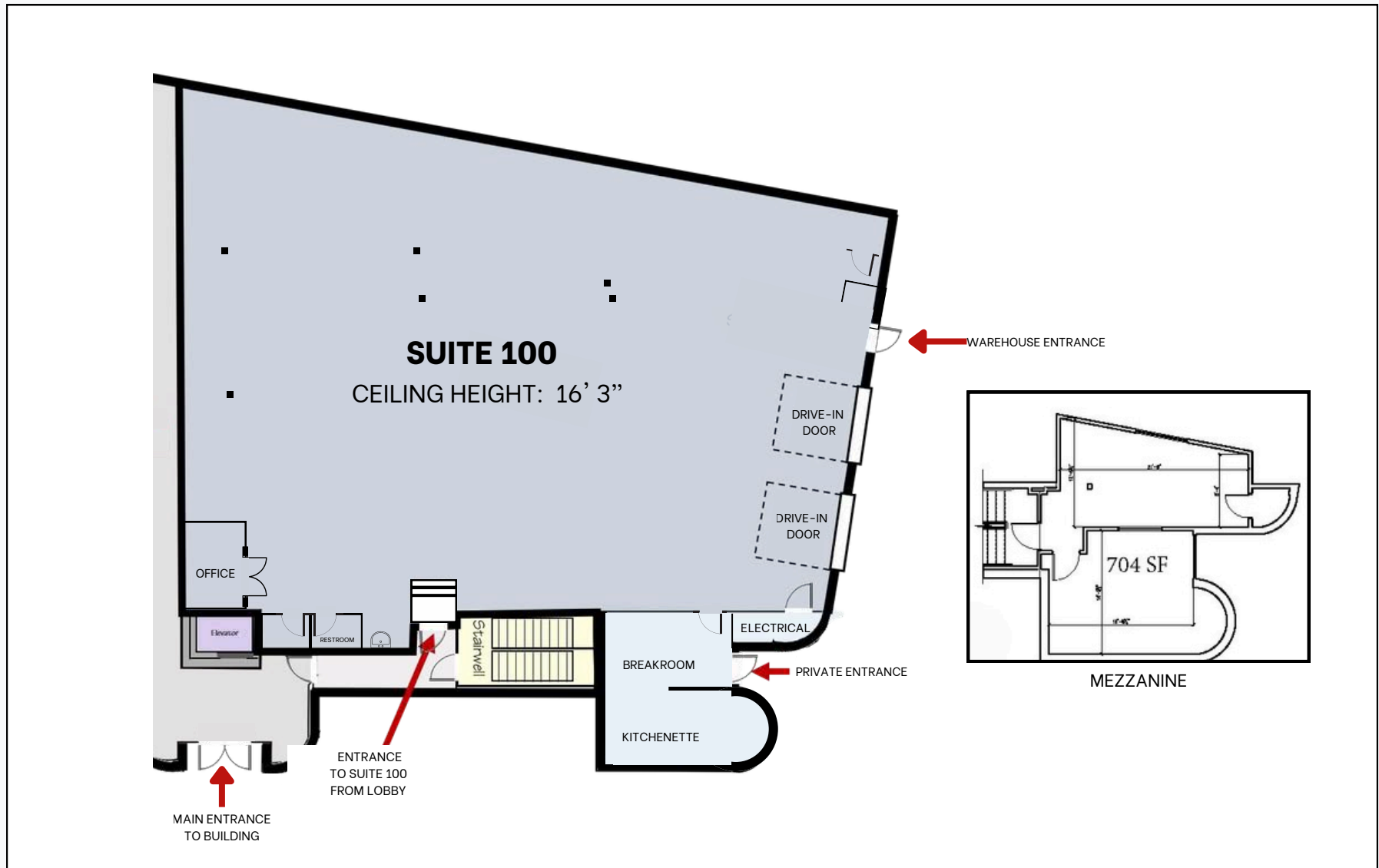
Modernized First Floor Common Restroom



Sun-Filled Second Floor Common Hallway

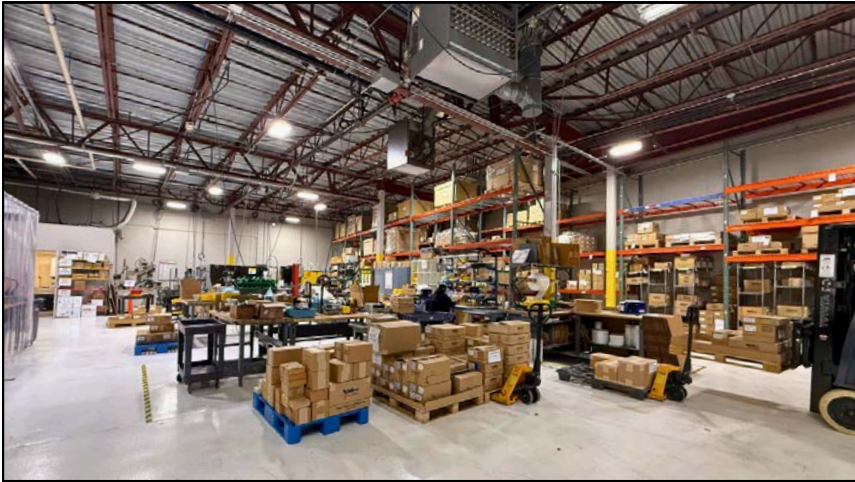
# SUITE 100 FLOOR PLAN

7,406 RSF

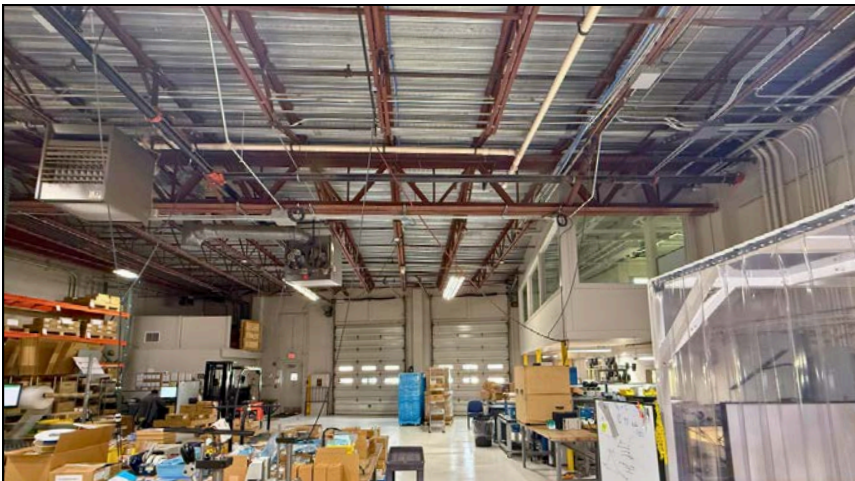


NOT TO SCALE

## SUITE 100 WAREHOUSE CONFIGURATION



High-Bay Warehouse With 16' 3" Clear Height



Dual Internal Drive-In Loading Doors



Functional 704 SF Mezzanine Provides Additional Office Space

## SUITE 100 OFFICE AREA CONFIGURATION



Private Suite Entrance and Reception



Spacious Employee Break Room



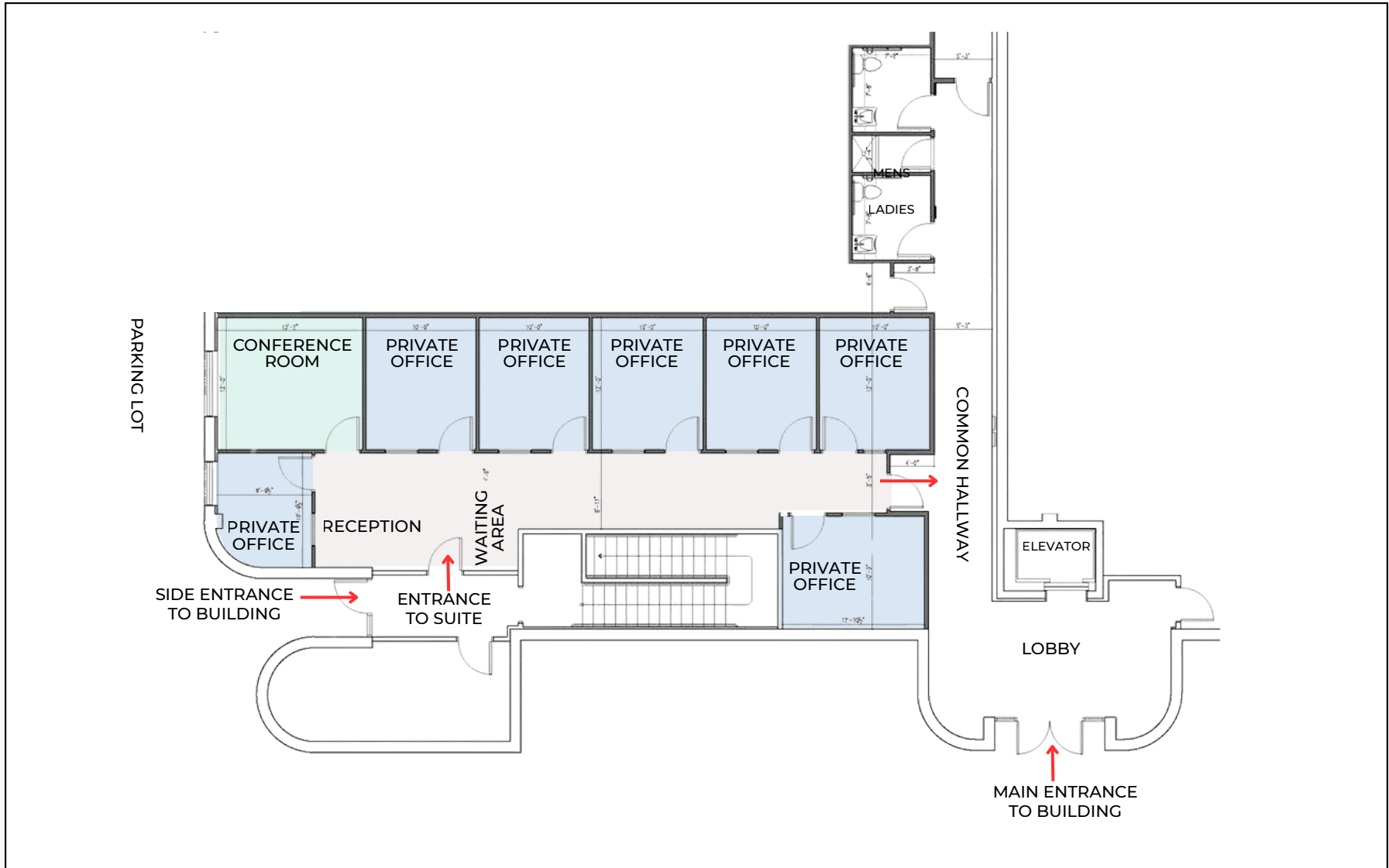
Convenient On-Site Kitchenette



Integrated Warehouse Office Suite

# SUITE 120 FLOOR PLAN

1,775 RSF



NOT TO SCALE

## SUITE 120 INTERIOR CONFIGURATION



Glass-Paneled Side Entrance Provides Immediate Access to Suite



Modern Reception Desk



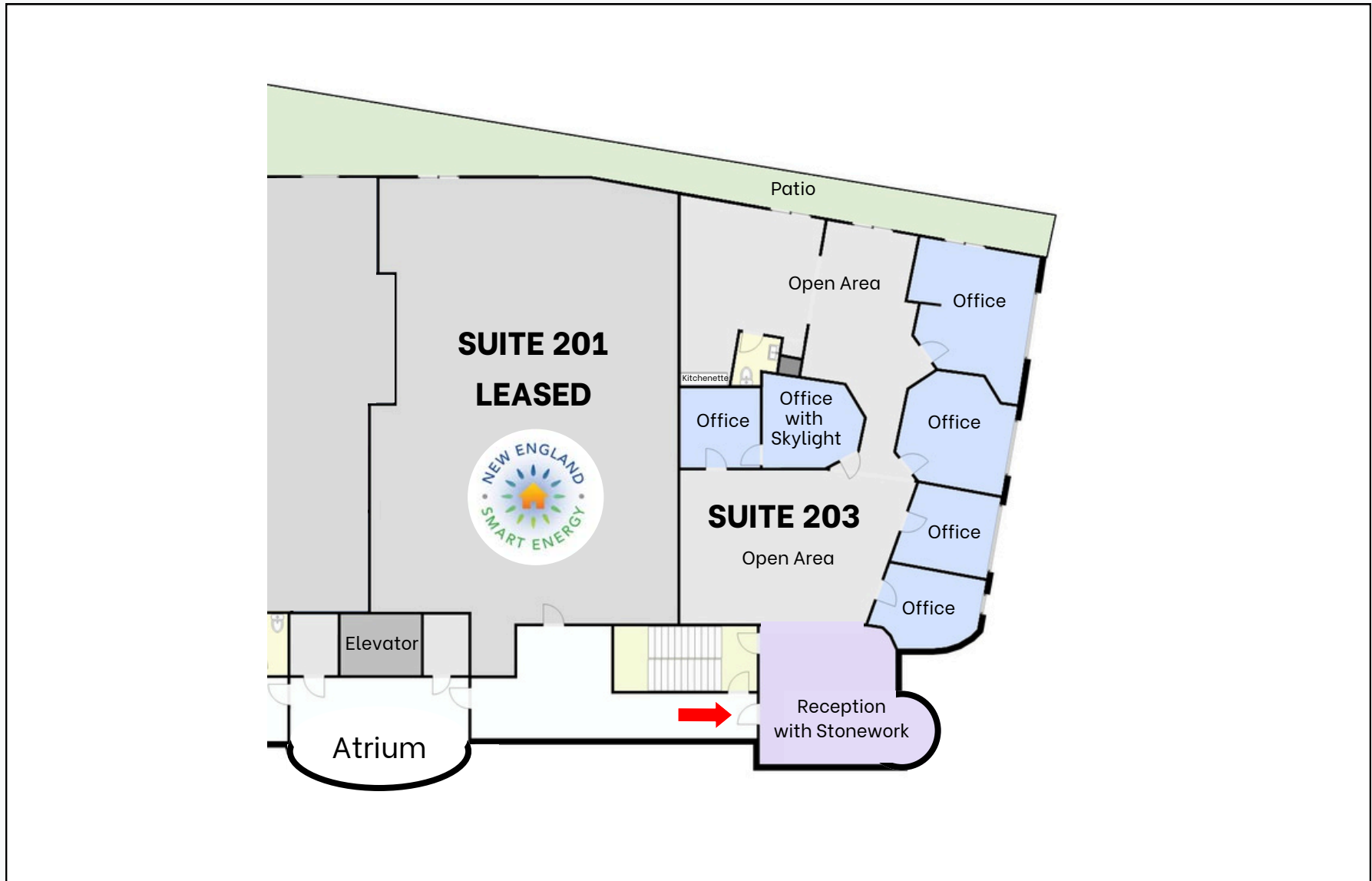
Executive Office



Professional Interior Office Hallway

# SUITE 203 FLOOR PLAN

3,228 RSF



NOT TO SCALE

# SUITE 203 INTERIOR CONFIGURATION

Currently Being Remodeled - Virtually Rendered Flooring



Reception Area with Feature Stonework



Private Sun-Drenched Patio Access



Versatile Open Concept Workspace



Executive Office With Natural Light

# FAIRFIELD: A NEXUS OF TALENT AND INDUSTRY



## 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, 65% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 37%.

## A COMMUNITY BUILT FOR SUCCESS



### 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.

# DEMOGRAPHIC PROFILE AND MARKET OVERVIEW



Strategically located in the heart of Fairfield's premier commercial corridor, **418 Meadow Street** is supported by an affluent and highly educated demographic profile. The immediate 1-mile radius features a premier consumer base with a **Median Household Income of \$118,488** and an **Average Household Income of \$164,198**. This area is characterized by significant economic activity and a stable residential population, with a **Total Daytime Population of 17,010** within just one mile, providing a consistent flow of potential customers and clients for professional and service-based businesses.

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	19,346	114,403	222,945
Daytime Population	17,010	108,505	207,445
Total Households	7,784	42,481	81,213
Average Household Income	<b>\$164,198</b>	\$147,959	\$136,267
Median Household Income	\$118,488	\$89,362	\$81,063

## EDUCATION & WORKFORCE



**Educated Population:** The area maintains an elite educational standard, with **65%** of residents holding a Bachelor's, Graduate, or Professional degree, ensuring a sophisticated and high-earning local market.



**Professional Workforce:** The workforce is overwhelmingly **White-Collar (73%)**, consisting of professionals, managers, and executives, which supports high discretionary spending and a demand for premium services.



**Economic Stability:** The local economy remains robust with a low unemployment rate of **5.0%**, reflecting the overall economic health of the Fairfield/Bridgeport regional market.

## HOUSING CHARACTERISTICS



**High Home Ownership:** **51.3%** of housing units in the immediate area are owner-occupied. This balanced mix of owners and renters signifies a dynamic neighborhood with both long-term stability and a mobile, professional workforce.



**Household Composition:** The community is primarily composed of established households, with **2-person households (37.6%)** and **1-person households (31.6%)** being the most common, indicating a market of young professionals and empty nesters with significant purchasing power.

## NEXT STEPS

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REVIEW ZONING  
REGULATIONS



VIEW ONLINE  
LISTING



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CALL BROKER



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