

# 418 Meadow Street

Fairfield, CT 06824



**BROKER:**

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**ANGEL**   
COMMERCIAL, L.L.C.

418 MEADOW STREET  
FAIRFIELD, CT 06824

# INVESTMENT OPPORTUNITY:

Flex Building for Sale  
Minutes to I-95 &  
Within Walking Distance  
to Train Station

24,305 RSF  
Office Building  
1.05 Acres

SALE PRICE

Price Upon Request



418 MEADOW STREET  
FAIRFIELD, CT 06824

## INVESTMENT OPPORTUNITY: Flex Building for Sale Minutes to I-95 and Within Walking Distance to Metro-North Train Station

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer **418 Meadow Street in Fairfield, CT**, a flex building minutes to I-95, for sale. Situated on 1.05 acres in a Designed Industrial District bordering I-95 and within walking distance to the Metro-North Train Station, this two-story 24,305 RSF industrial flex building is for sale as an investment property. With 5,810 RSF of office space available on the second floor, the building can be partially occupied by the new owner or leased to one or two tenants.

418 Meadow Street features central air-conditioning, an outdoor patio, skylights, a wet sprinkler system, and a security alarm system. AtmosAir™ Indoor Environmental Purification Systems have recently been installed in all units. There is street-level loading access on both sides of the building, with one drive-in door on the left and two drive-in doors on the right. The building has a ceiling height of up to 16' 3" in the warehouse space and heavy power (2,000 amps). There is abundant parking, with 60 shared spaces and three curb cuts.

The building is within walking distance to Staples, Whole Foods Market, CVS, Chipotle Mexican Grill, Five Guys Burgers & Fries, and The Fitness Edge. It is in an excellent commuter location with easy access to I-95, Exits 23 & 24; situated just off Route 1 (Kings Highway Cutoff) and 1/2 mile from the Fairfield Metro Train Station.





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## FINANCIAL INFORMATION

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Sale Price:	Price Upon Request
Current Lease Rate:	\$20.00-\$22.00/RSF Gross + Utilities
Real Estate Taxes:	\$68,644.84 (2022)

## PROPERTY DETAILS

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Total Building Size:	24,305 RSF
Total Space Available:	5,810 RSF (2,582 RSF & 3,228 RSF)
Land:	1.05 Acres
Zoning:	DI
Year Built:	1989
Construction:	Brick Veneer
Stories:	Two
Tenancy:	Multiple

## FEATURES

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Parking:	60 Shared Spaces
Loading:	Three Drive-In Doors
Ceiling Height:	16' 3" Warehouse
Amenities:	Elevator, Wet Sprinkler System, AtmosAir™ Indoor Environmental Purification Systems, Security Alarm System, Skylights

## UTILITIES

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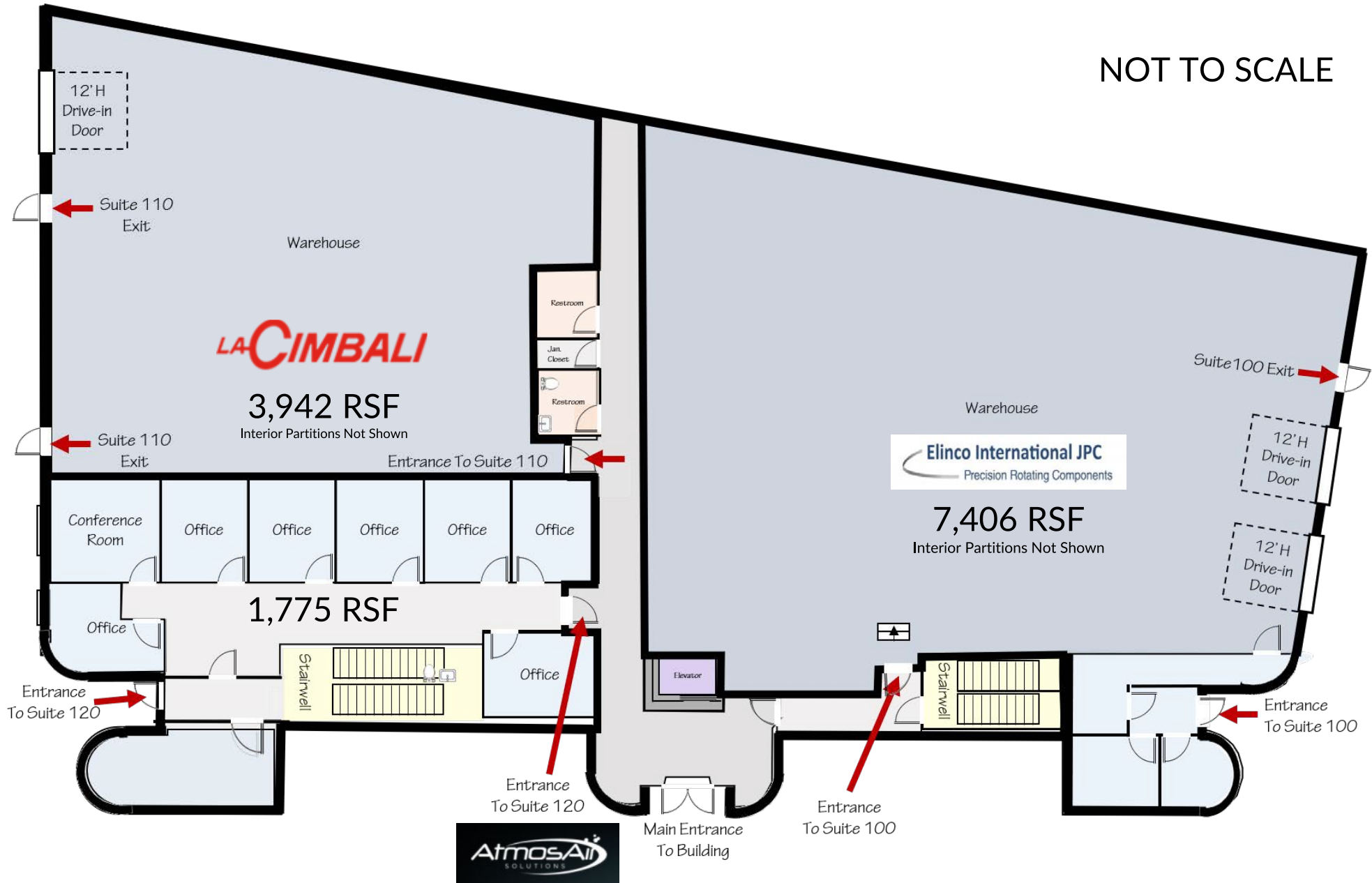
Water/Sewer:	City/City
Heating:	Gas
A/C:	Central Air-Conditioning
Power:	2,000 amps



# Floor Plan: First Floor

418 MEADOW STREET  
FAIRFIELD, CT 06824

NOT TO SCALE



# Floor Plan: Second Floor

NOT TO SCALE



3,072 RSF



2,182 RSF

VACANT  
2,582 RSF

VACANT  
3,228 RSF

# Exterior

418 MEADOW STREET  
FAIRFIELD, CT 06824



ONE DRIVE-IN DOOR ON LEFT



TWO DRIVE-IN DOORS ON RIGHT



LEFT PARKING LOT



RIGHT PARKING LOT



# Common Areas

418 MEADOW STREET  
FAIRFIELD, CT 06824



TWO STORY LOBBY



SECOND FLOOR CORRIDOR



OUTDOOR PATIO



FIRST FLOOR COMMON RESTROOM

# Suite 100

418 MEADOW STREET  
FAIRFIELD, CT 06824



SIDE ENTRANCE



RECEPTION



WAREHOUSE



TWO DRIVE-IN DOORS

# Suite 110 & 120



SUITE 120 RECEPTION



SUITE 120 CLASSROOM



SUITE 120 HALLWAY



SUITE 110 WAREHOUSE

418 MEADOW STREET  
FAIRFIELD, CT 06824

# Suite 201



ENTRANCE



OFFICE



OFFICE



CONFERENCE ROOM

418 MEADOW STREET  
FAIRFIELD, CT 06824

# Suite 201



OFFICE WITH WAITING AREA



OFFICE



PRIVATE OFFICE



KITCHENETTE

# Suite 202

418 MEADOW STREET  
FAIRFIELD, CT 06824



WAITING ROOM



PRIVATE OFFICE WITH PATIO



BREAK ROOM



CONFERENCE ROOM

# Suite 203

418 MEADOW STREET  
FAIRFIELD, CT 06824



WAITING AREA



RECEPTION



CONFERENCE ROOM



PRIVATE OFFICE WITH PATIO

# Suite 203

418 MEADOW STREET  
FAIRFIELD, CT 06824



PRIVATE OFFICE



PHOTOCOPYING ROOM



CUBICLES



KITCHENETTE



# Suite 204

418 MEADOW STREET  
FAIRFIELD, CT 06824



RECEPTION



PRIVATE OFFICE



EXIT TO PATIO



CONFERENCE ROOM

# Suite 204

418 MEADOW STREET  
FAIRFIELD, CT 06824



OFFICE



STORAGE ROOM



KITCHENETTE

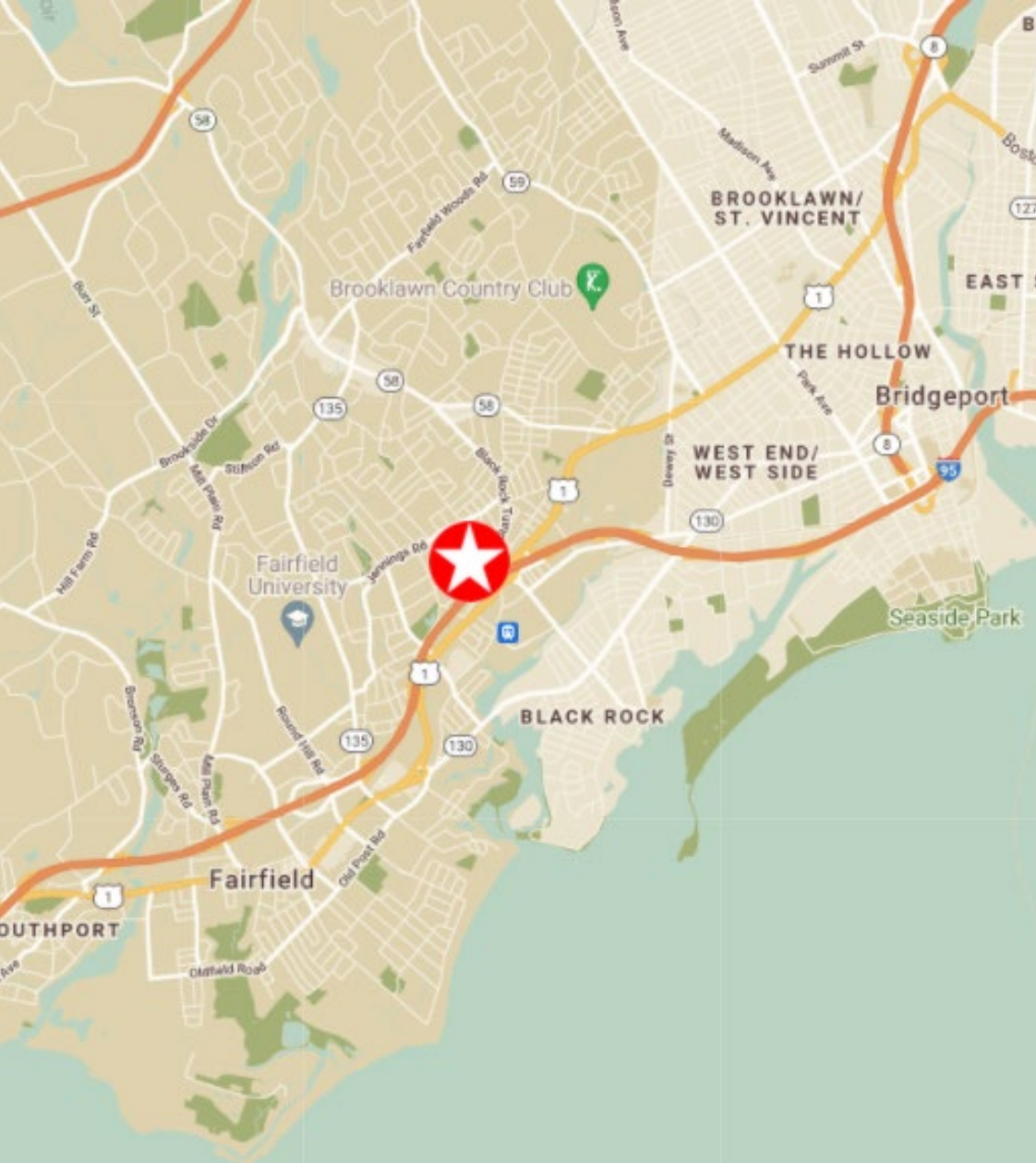


CORNER OFFICE

418 MEADOW STREET  
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# Conveniently Located

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