



418 MEADOW STREET
FAIRFIELD, CT
06824

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

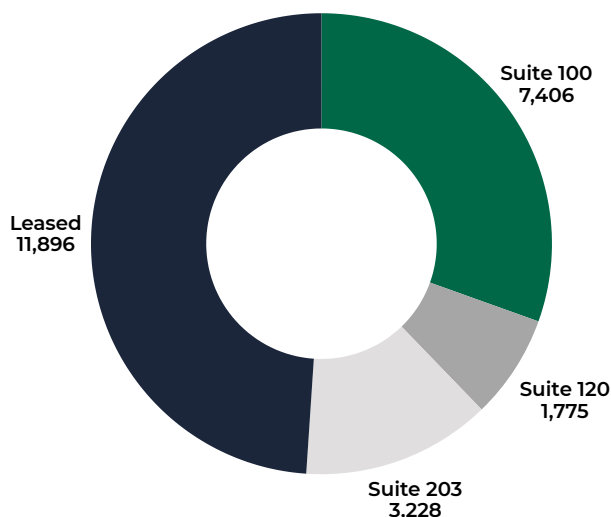
This professionally managed property is equipped with the AtmosAir™ Indoor Environmental Purification System, a wet sprinkler system, and a digital directory. With 60 shared parking spaces and a location surrounded by national retailers like Home Depot, Whole Foods, and Chipotle, 418 Meadow Street combines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

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.

418 MEADOW STREET FAIRFIELD, CT 06824

PROPERTY DETAILS



The Site

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

Features

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

Suite 100 - DIRECT LEASE

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

Suite 120 - SUBLEASE

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

Suite 203 - DIRECT LEASE

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

Utilities

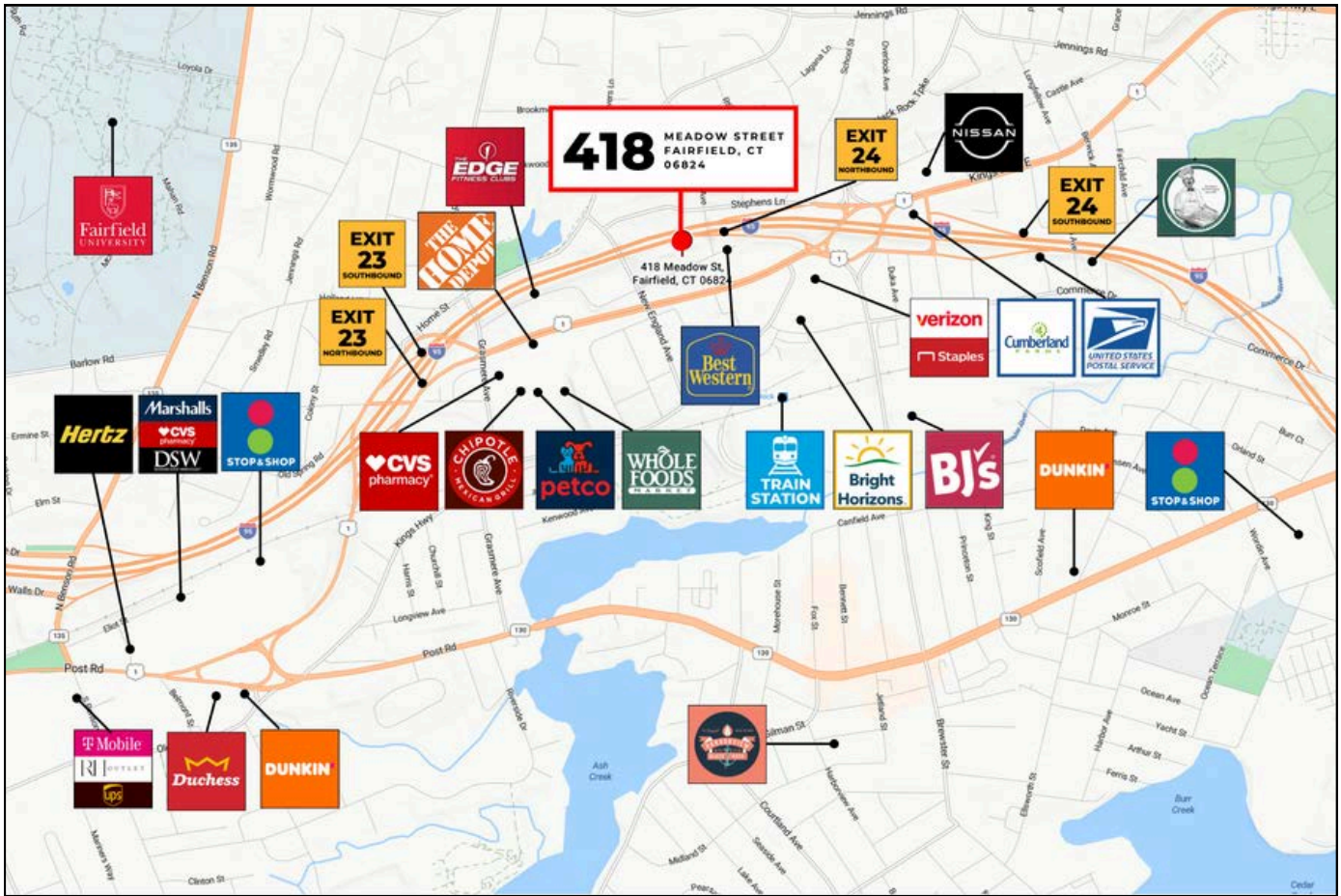
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

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UNRIVALED REGIONAL CONNECTIVITY

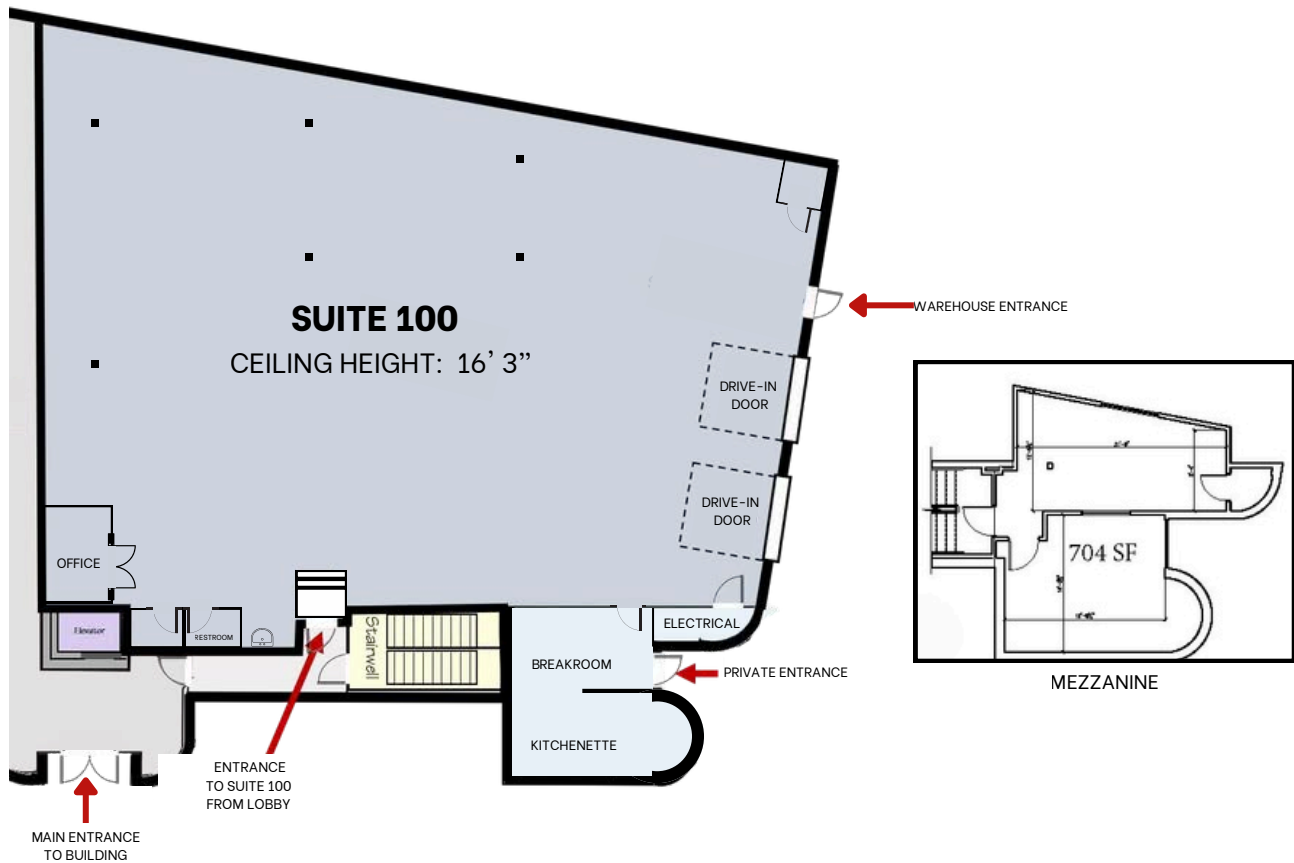
IDEALLY POSITIONED AT THE CENTER OF
FAIRFIELD'S PREMIER COMMERCIAL CORRIDOR



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SUITE 100 FLOOR PLAN: 7,406 RSF

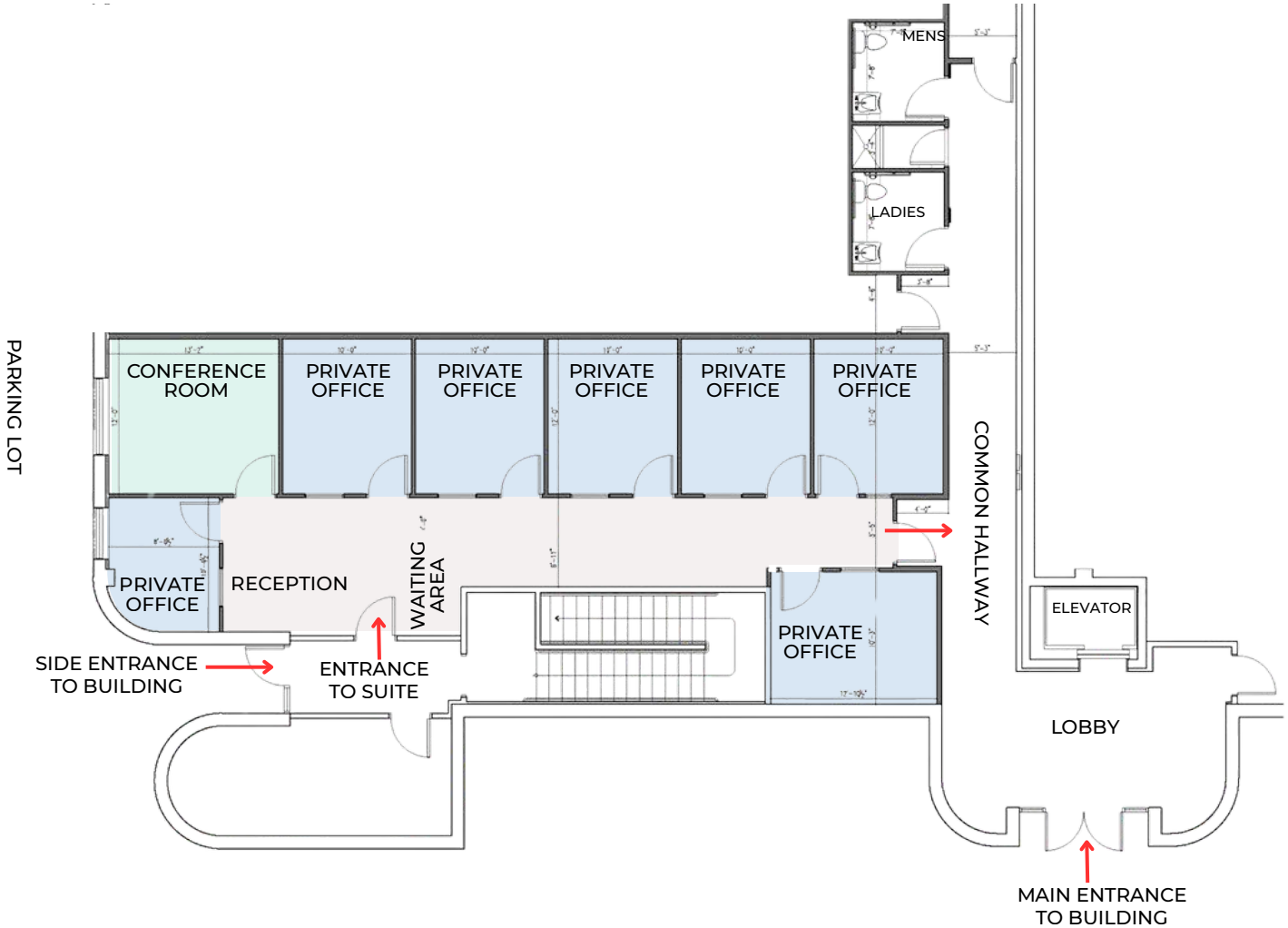


NOT TO SCALE

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SUITE 120 FLOOR PLAN: 1,775 RSF

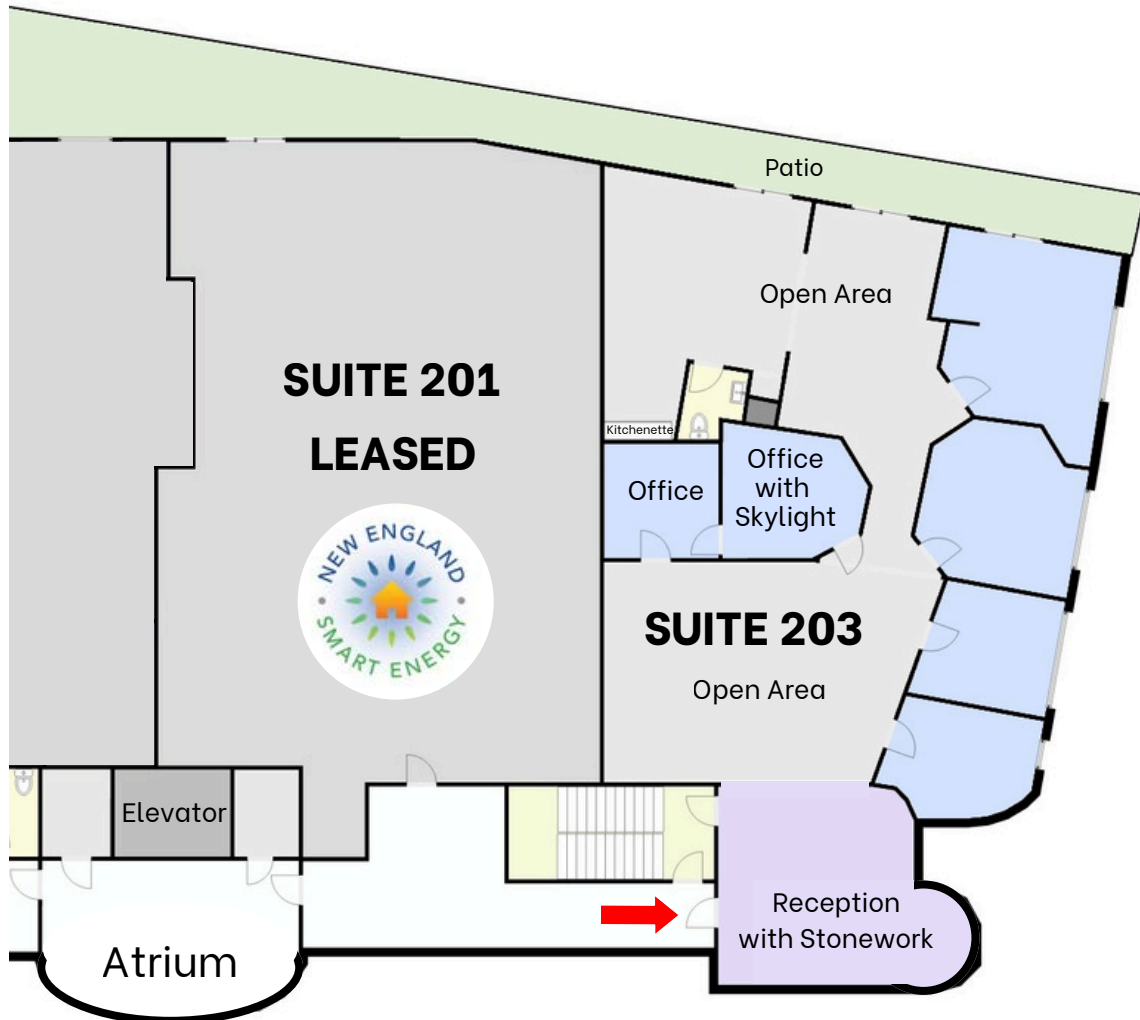


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SUITE 203 FLOOR PLAN: 3,228 RSF



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