

OFFERING MEMORANDUM

Property For Lease

158 Kenwood Avenue, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL

**BERKSHIRE
HATHAWAY** | NEW ENGLAND
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISION™

Table Of Contents



PROPERTY SUMMARY

- Overview.....page 3
- Specifications...page 4
- Location and Points of Interest...page 5
- Property Photos...page 6

PROPERTY & DEMOGRAPHICS OVERVIEW

- Demographics....page 7
- Traffic Count...page 8-9

THE FEBBRAIO COMMERCIAL TEAM

- About the Febbraio Commercial Team...page 10

CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



158 Kenwood Avenue, Fairfield, CT 06824

Rare industrial opportunity in Fairfield. Warehouse/Flex space with 2,150 square feet featuring large warehouse area, two overhead doors, office, kitchenette and workshop. Warehouse area's ceiling are 9'-9" and 11'-7" high. Site features on-site parking as is conveniently located near I-95.

- Sublease space available from current tenant
- High ceilings- 9'-9" to 11'-7".
- Listed lease rate plus proportional share of utilities

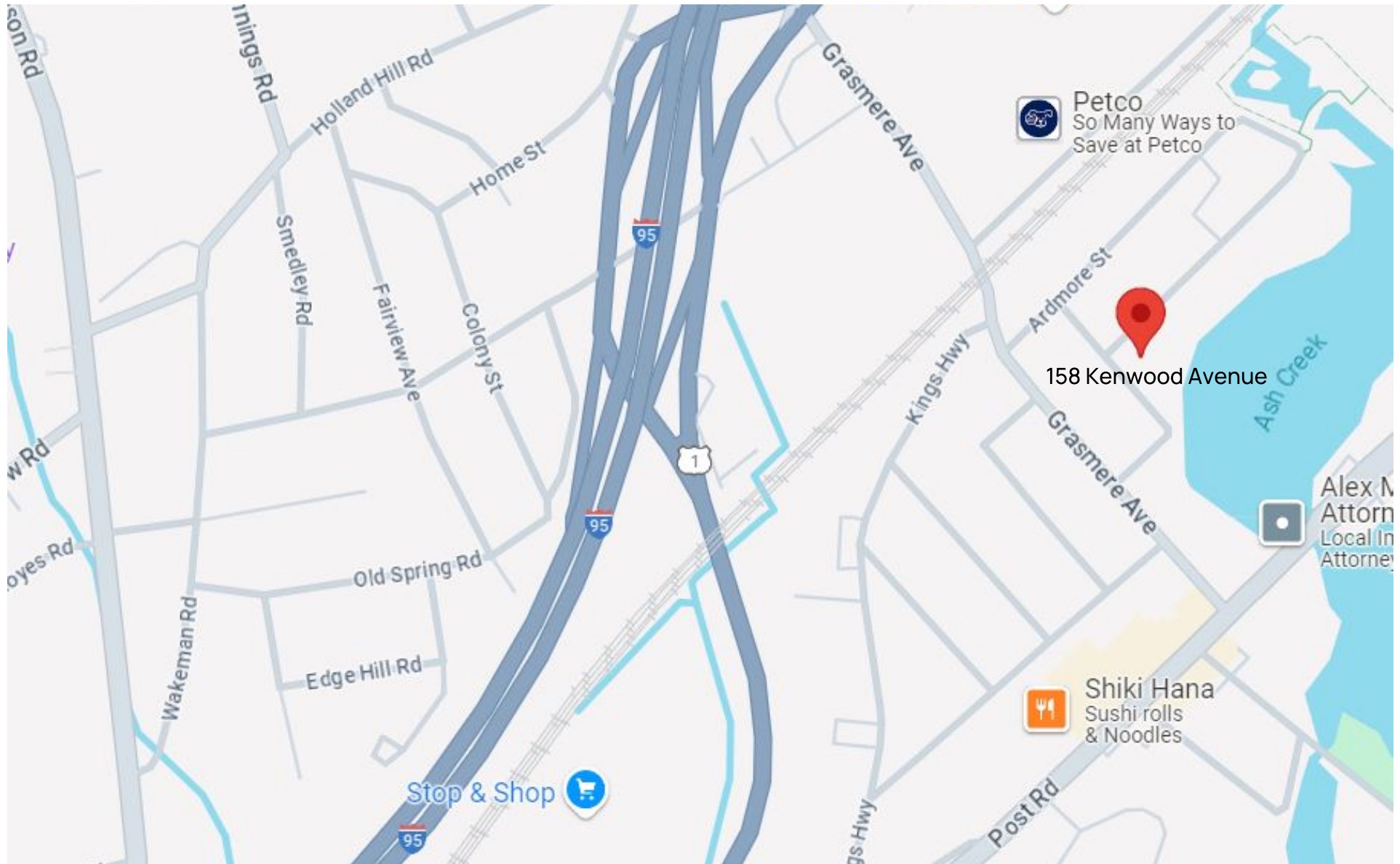
Offered at \$19.50/SF/YR

PROPERTY SPECIFICATIONS



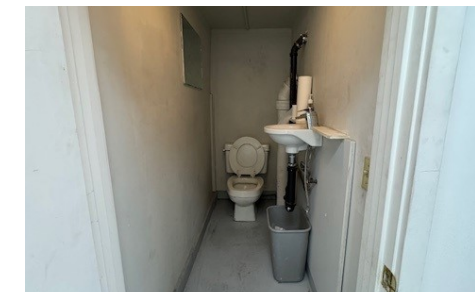
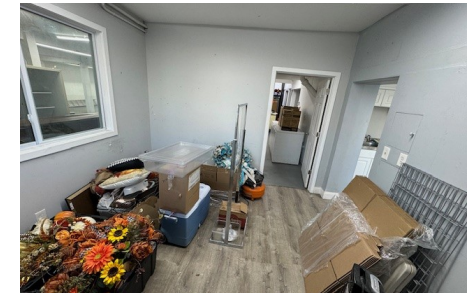
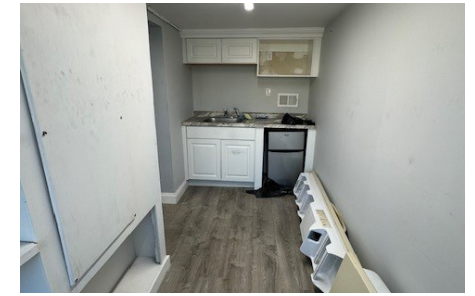
- Property Facts**
- Building Size: 7,628 SF
 - Lot Size: .37 AC
 - Year Built: 1955
 - Construction: Wood Frame
 - Water: City
 - Sewer: City
 - Heating: Electric
 - Power Supply Amps: 208 Phase: 3
 - Zoning D.I - Design Industrial

LOCATION



158 Kenwood Avenue Fairfield, CT 06824

PROPERTY PHOTOS



158 Kenwood Avenue Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL

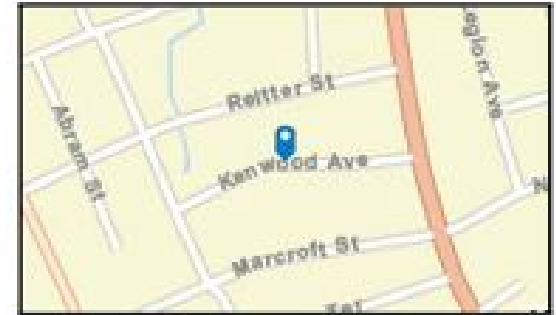
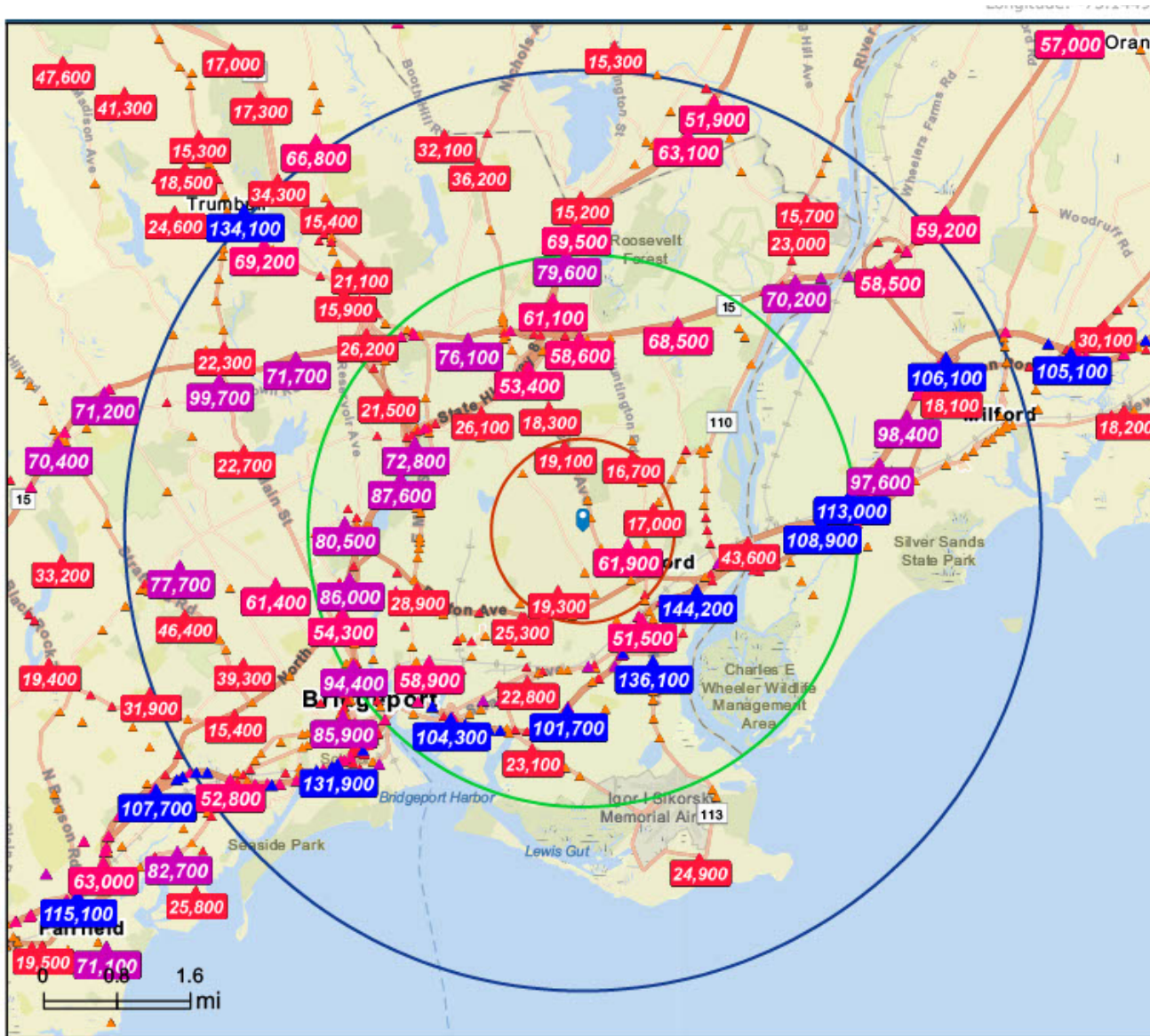
Lucas Peter
M: 203.581.3235 | O: 203.254.2061
lpeter@bhhsne.com

DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
2024 Population	19,834	123,201	255,520
Median Age	41.8	39.0	39.4
Median Household Income	\$84,809	\$74,788	\$76,683

TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

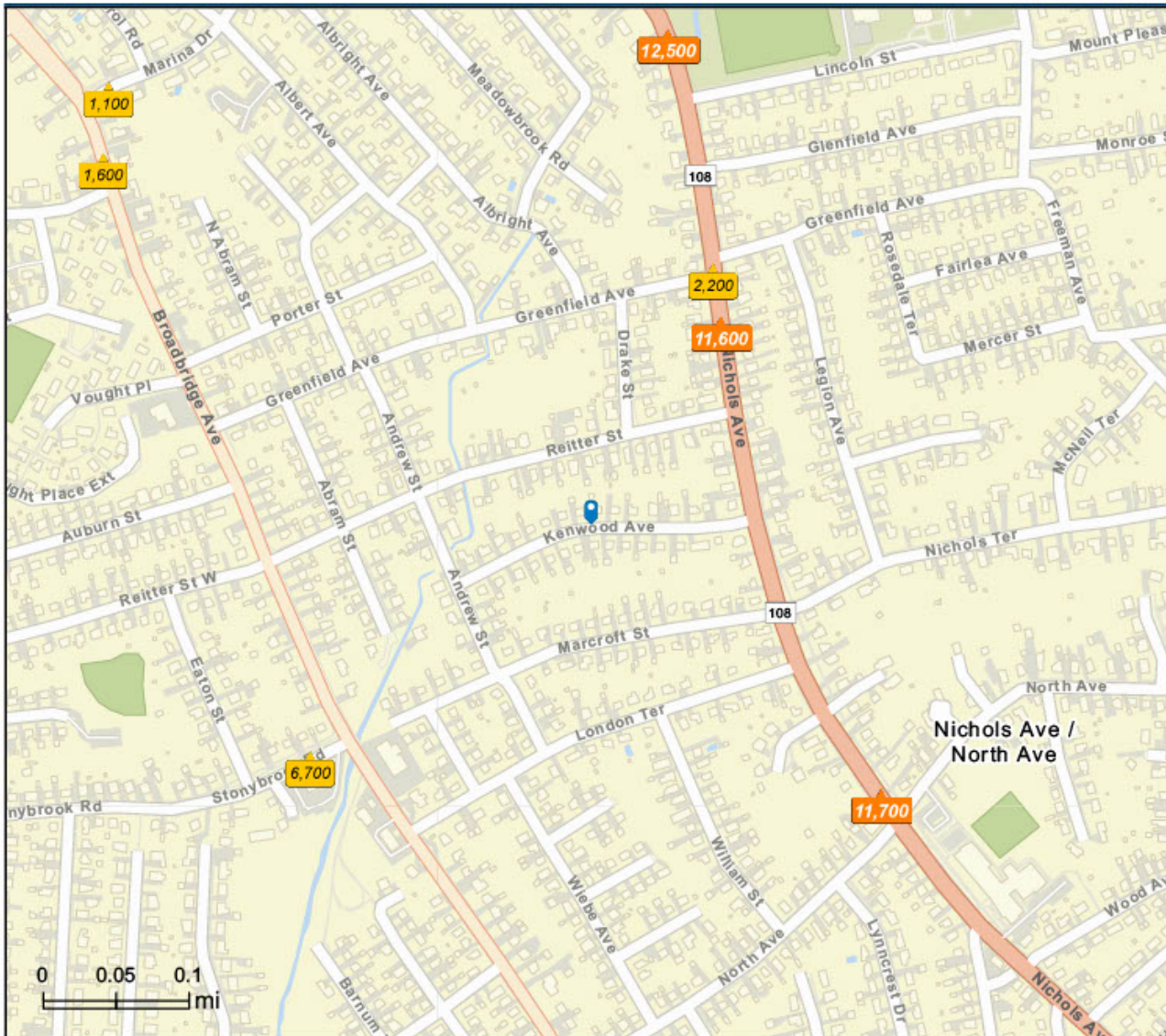


Traffic Count Map

158 Kenwood Ave, Stratford, Connecticut, 06614
Rings: 1, 3, 5 mile radii

TRAFFIC COUNTS UP CLOSE

Longitude: -73.14490



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Traffic Count Map - Close Up

158 Kenwood Ave, Stratford, Connecticut, 06614
Rings: 1, 3, 5 mile radii



Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



Tommy Febbraio
Managing Partner
2000 Post Road, Suite 200
Fairfield, CT 06824
Direct: 203.247.3516
febbraio@bhhsne.com
febbraiocommercial.com

ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Visit Our Website



Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation