

418 Meadow Street

FAIRFIELD, CT 06824



INVESTMENT OPPORTUNITY:

Flex Building Minutes to I-95 for Sale: Price Upon Request

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.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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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Financial Information

Sale Price: Price Upon Request

Real Estate Taxes: \$68,644.88 (2022)

The Site

Total Building Size: 24,305 SF

Space Available: 5,810 RSF (2,582 RSF & 3,228 RSF)

Land: 1.05 Acres

Zoning: Designed Industrial District (DI)

Year Built: 1989

Construction: Brick Veneer

Stories: Two

Tenancy: Multiple

Features

Parking: 60 Shared Spaces

Loading: Three Drive-In Doors

Ceiling Height: 16' 3" Warehouse

Amenities: Elevator, Wet Sprinkler System, AtmosAir™ Indoor Environmental System, Skylights

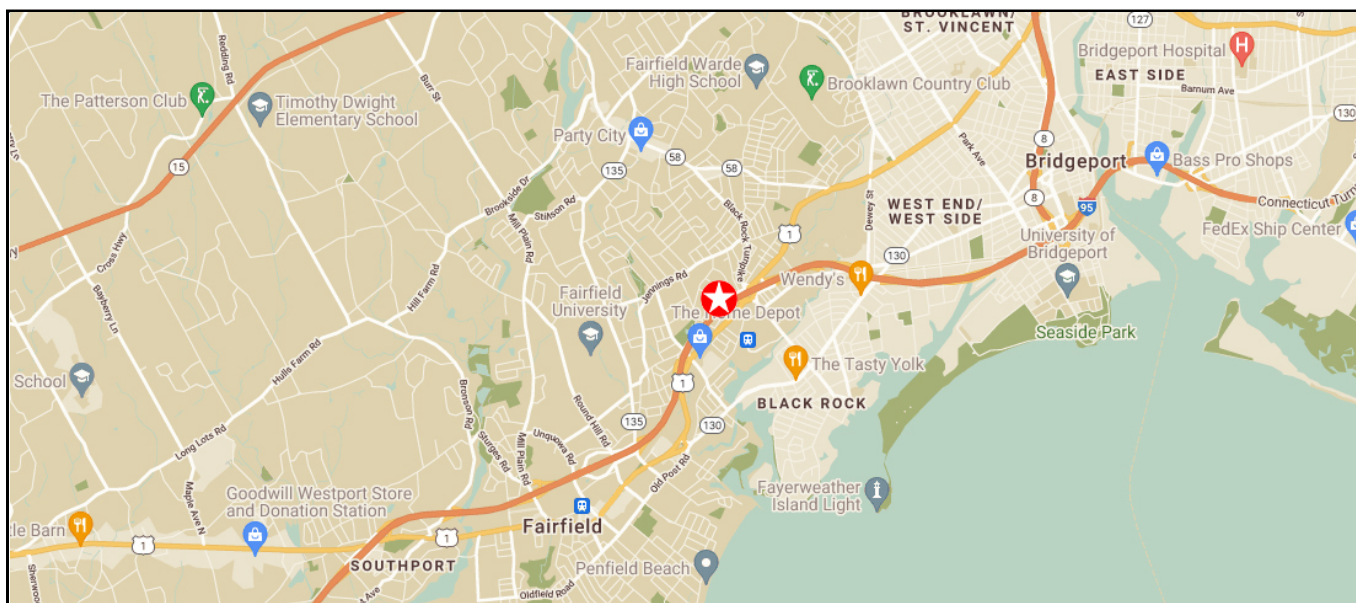
Utilities

Water/Sewer: City/City

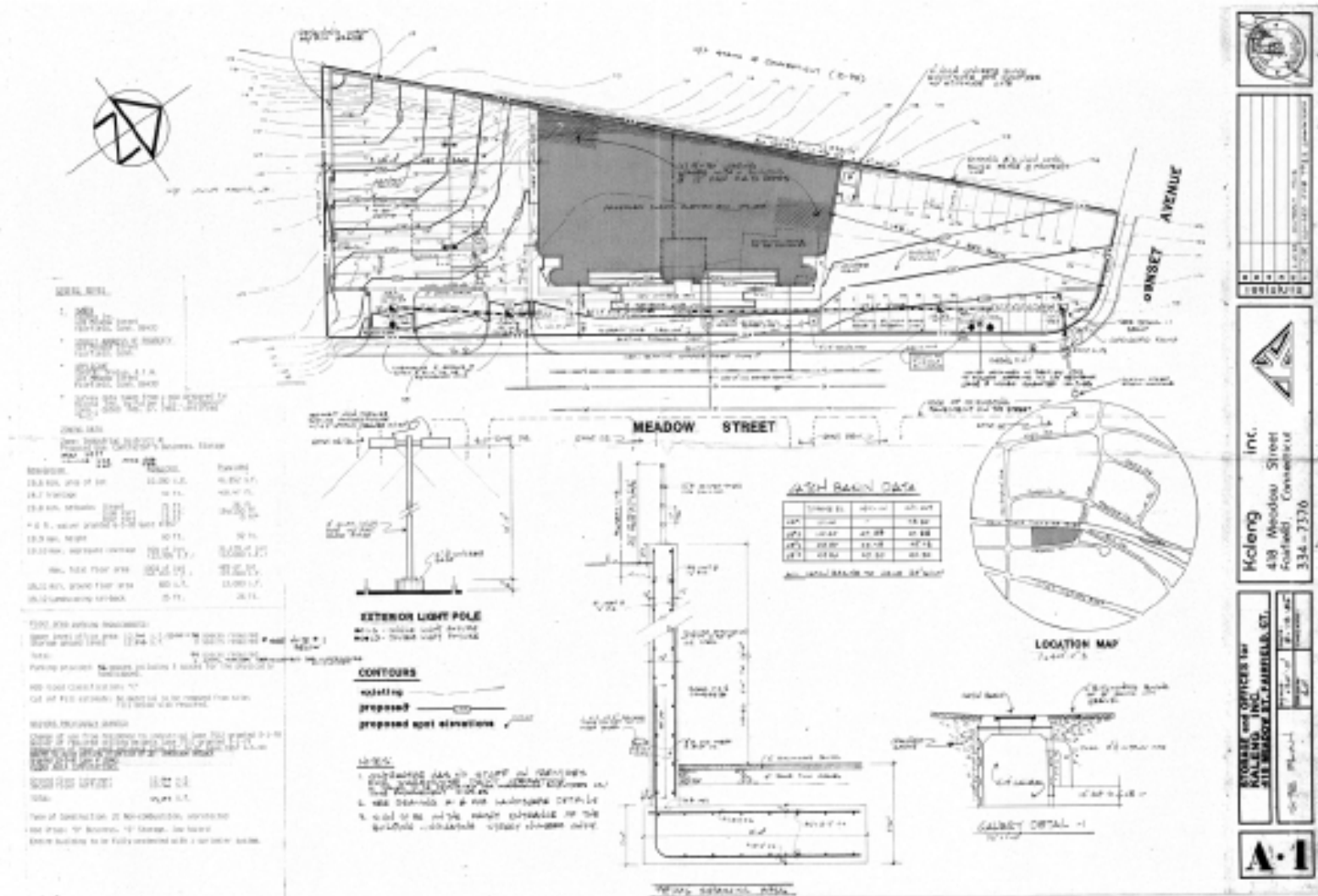
A/C: Central Air-Conditioning

Heating: Gas

Power: 2,000 Amps



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BROKER
Jon Angel, President
jangel@angelcommercial.com
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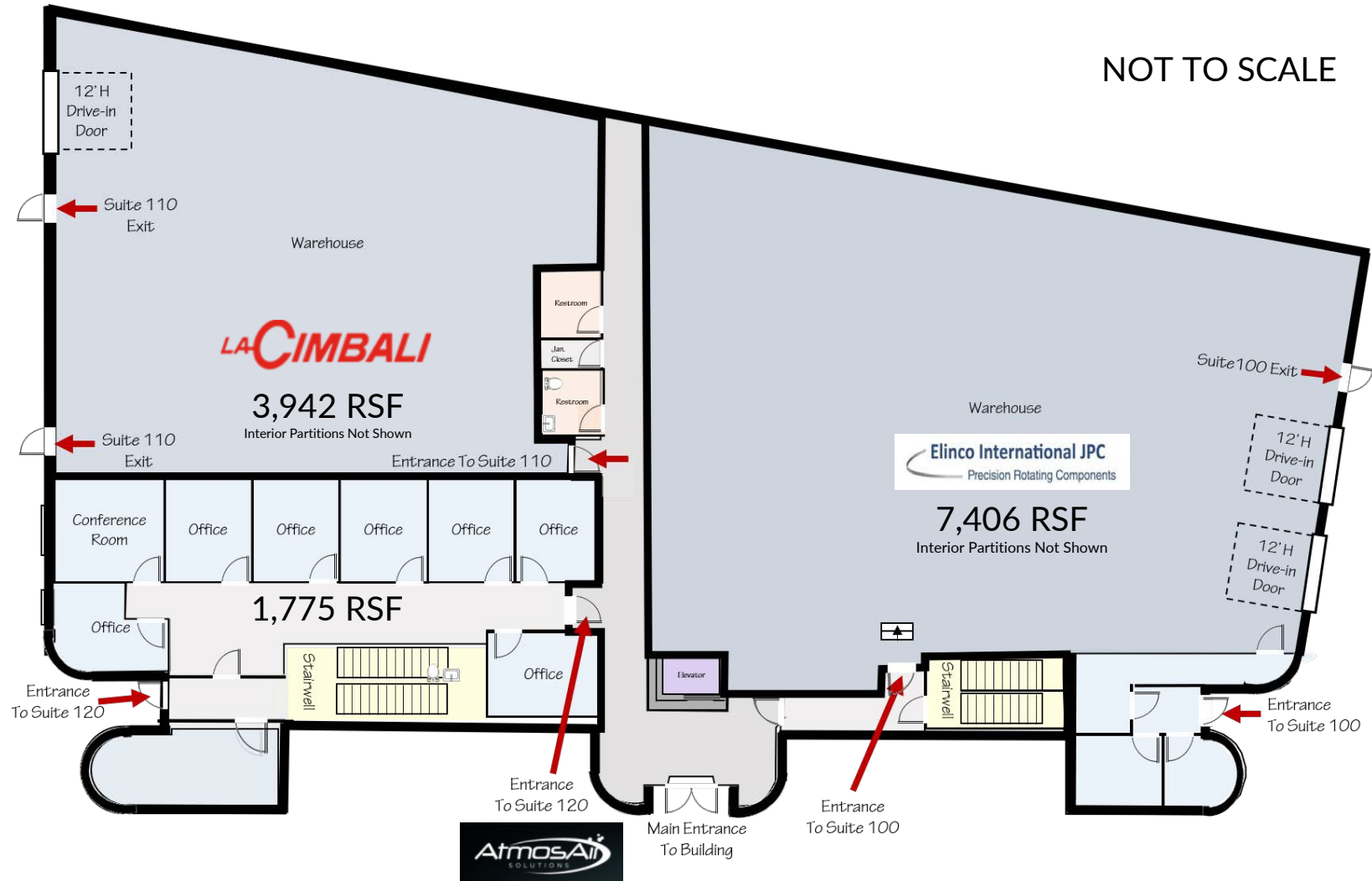


For Sale

Floor Plan: First Floor

418 Meadow Street

Fairfield, Connecticut 06824



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For Sale

Floor Plan: Second Floor

418 Meadow Street

Fairfield, Connecticut 06824



NOT TO SCALE



3,072 RSF



2,182 RSF

VACANT
2,582 RSF

VACANT
3,228 RSF

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