

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers



FOR LEASE

30,022 SF Flex/Industrial Building on 4.96 Acres

1 Trefoil Drive | Trumbull, Connecticut

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Property Overview

BUILDING SIZE	30,022 SF
LAND AREA	4.96 Acres
ZONING	I-L (Light Industrial)
YEAR BUILT	1978
LOADING	1 dock with leveler
PARKING	Ample surface parking
SITE COVERAGE	Low (0.14 FAR – significant excess land)

Opportunity to lease a well-located flex/ industrial building in Fairfield County with immediate usability for an owner-user, combined with long-term redevelopment potential.

The property offers:

- Immediate occupancy for a wide range of users
- Excess land and low site coverage for future expansion or repositioning
- A conceptual redevelopment plan already completed, supporting future value creation

LEASE RATE: CALL FOR PRICING

Property Highlights

- Immediate owner-user functionality
- Excess land provides flexibility and expansion potential
- Corner site with strong visibility and access
- Clear path to future redevelopment
- Located in a supply-constrained Fairfield County market

User Opportunity

Functional flex/industrial building suitable for:

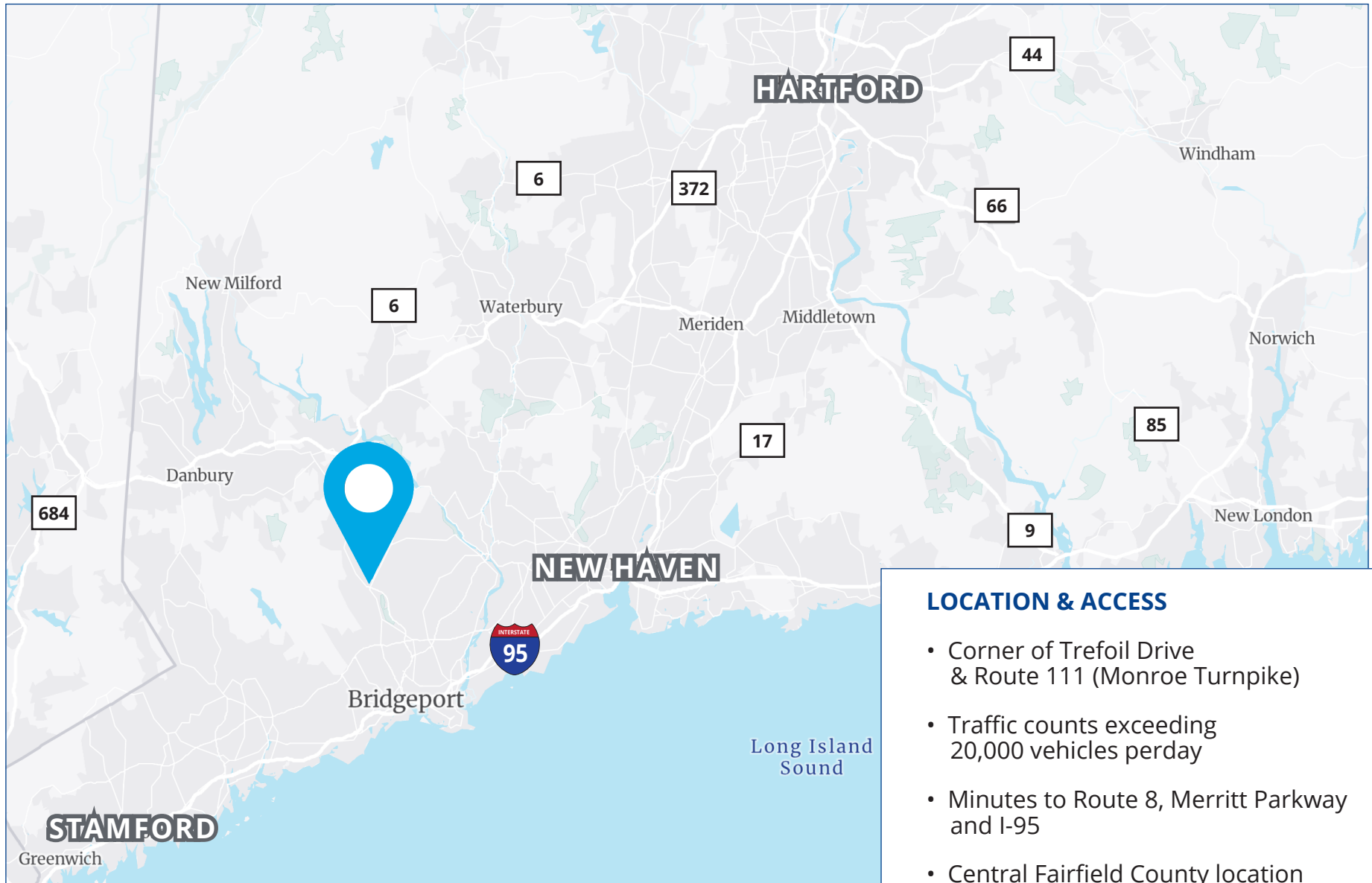
- Light manufacturing
- Warehouse / distribution
- Contractor or service operations
- Showroom / hybrid users

User Advantages

- Ability to control your real estate in Fairfield County
- Ample land for outdoor storage or expansion
- Strong access to regional highways and labor pool
- Opportunity to customize or upgrade the facility over time



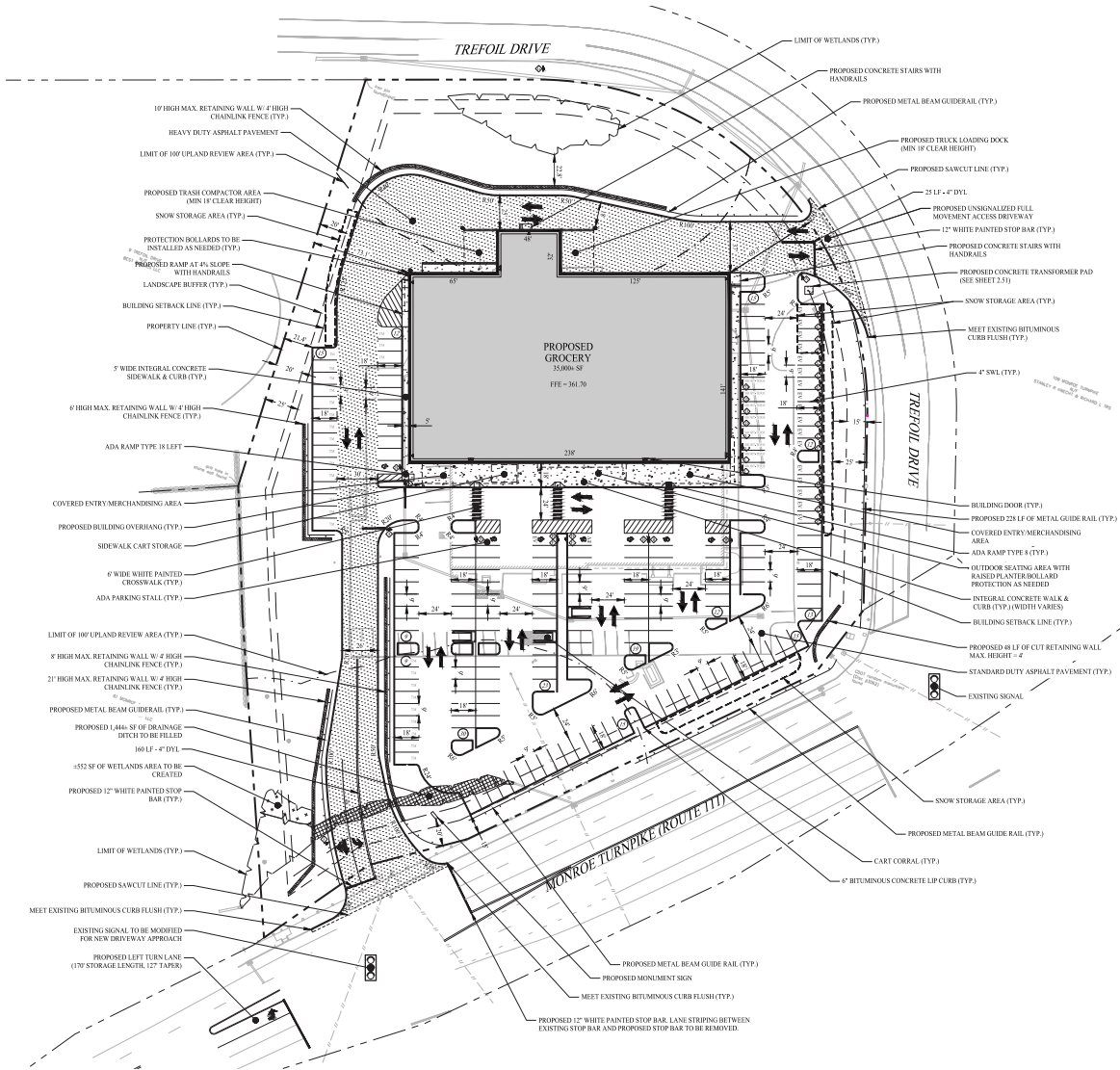
Location Map



LOCATION & ACCESS

- Corner of Trefoil Drive & Route 111 (Monroe Turnpike)
- Traffic counts exceeding 20,000 vehicles perday
- Minutes to Route 8, Merritt Parkway and I-95
- Central Fairfield County location

Site Plan



FUTURE REDEVELOPMENT UPSIDE

- Site identified as a strong redevelopment candidate
- Conceptual plan supports:
 - > ±35,000 SF retail / commercial building
 - > 199 parking spaces and full circulation layout
- Flexible zoning allows for retail, service, or mixed-use concepts

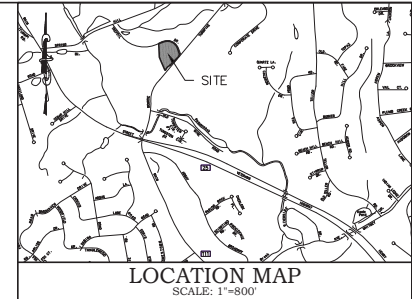
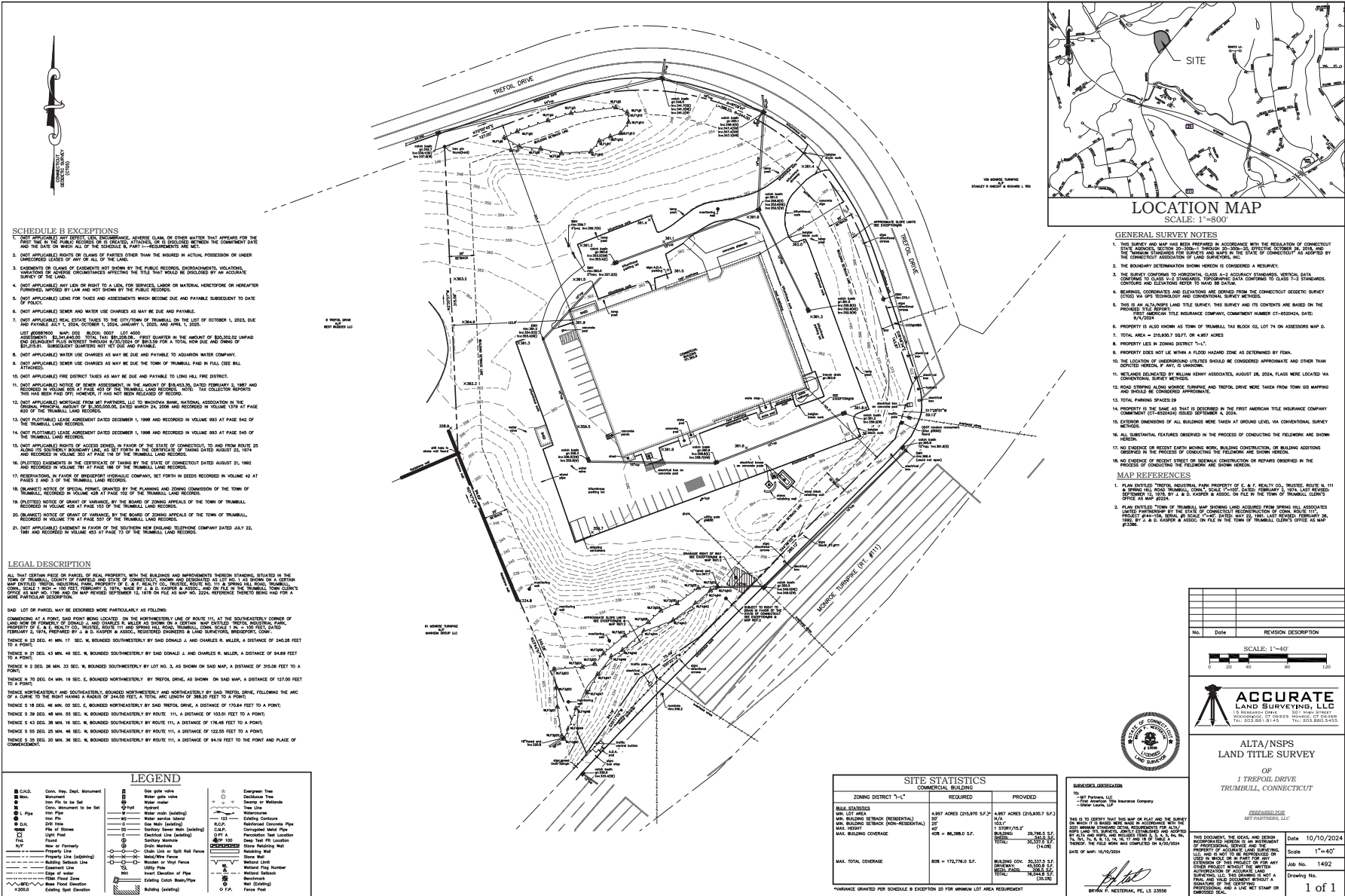
STRATEGIC OPTIONALITY

- Occupy today, redevelop in the future
- Hold as a long-term land investment
- Reposition as market conditions evolve

MARKET FUNDAMENTALS

- Average household income: \$165K+ (3-mile radius)
- Stable suburban market with strong demographics
- Limited availability of comparable sites in the area

Site Plan



- SCHEDULE B EXCEPTIONS**
- NOT APPLICABLE TO THIS PROJECT.
 - (NOT APPLICABLE) RIGHTS OR CLAIMS OF PARTIES OTHER THAN THE INSURED IN ACTUAL POSSESSION OR UNDER UNDISCOVERED INTEREST THROUGH ANY PARTY—REGARDLESS OF THE COMPROMISE DATE AND THE DATE OF THE MOST RECENT SURVEY—PREVIOUS TO THE COMMENCEMENT DATE OF THE SURVEY.
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, ENCROACHMENTS, VIOLATIONS, VIOLATIONS OF ZONING ORDINANCES AFFECTING THE TITLE THAT WERE DISCOVERED BY AN ACCURATE SURVEY OF THE LAND.
 - (NOT APPLICABLE) NOTICE OF SEWER ASSESSMENT OR MATRIAL DEFICIENCY OR DEFERRED REPAIRS AS REQUIRED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - (NOT APPLICABLE) LINES FOR TAXES AND ASSESSMENTS WHICH COME DUE AND PAYABLE SUBSEQUENT TO DATE OF SURVEY.
 - (NOT APPLICABLE) SEWER AND WATER USE CHARGES AS MAY BE DUE AND PAYABLE.
 - (NOT APPLICABLE) REAL ESTATE TAXES TO THE OFFICERS OF TRUMBULL ON THE DATE OF OCTOBER 1, 2024, AND PAYABLE JULY 1, 2024, OCTOBER 1, 2024, AND APRIL 1, 2025.
 - (NOT APPLICABLE) WATER USE CHARGES AS MAY BE DUE AND PAYABLE TO AGADRON WATER COMPANY.
 - (NOT APPLICABLE) FIRE DISTRICT TAXES AS MAY BE DUE AND PAYABLE TO LONG HILL FIRE DISTRICT.
 - (NOT APPLICABLE) NOTICE OF SEWER ASSESSMENT IN THE AMOUNT OF \$20,302.00 DATED FEBRUARY 5, 2021 AND RECORDED IN VOLUME 500 AT PAGE 403 OF THE TRUMBULL LAND RECORDS. THIS HAS BEEN PAID 97% HOWEVER, IT HAS NOT BEEN RELEASED OF RECORD.
 - (NOT APPLICABLE) NOTICE FROM MET PARTNERS, LLC TO WINDHAM BANK NATIONAL ASSOCIATION IN THE AMOUNT OF \$2,300,000.00 DATED MARCH 24, 2008 AND RECORDED IN VOLUME 1379 AT PAGE 803 OF THE TRUMBULL LAND RECORDS.
 - (NOT APPLICABLE) LEASE AGREEMENT DATED DECEMBER 1, 1998 AND RECORDED IN VOLUME 993 AT PAGE 542 OF THE TRUMBULL LAND RECORDS.
 - (NOT APPLICABLE) LEASE AGREEMENT DATED DECEMBER 1, 1998 AND RECORDED IN VOLUME 993 AT PAGE 542 OF THE TRUMBULL LAND RECORDS.
 - (NOT APPLICABLE) RIGHTS OF ACCESS GRANTED IN FAVOR OF THE STATE OF CONNECTICUT, TO AND FROM ROUTE 25 ALONG ITS SOUTHERN BOUNDARY LINE AS SET FORTH IN THE CERTIFICATE OF TOWNSHIPS DATED AUGUST 23, 1974 AND RECORDED IN VOLUME 303 AT PAGE 174 OF THE TRUMBULL LAND RECORDS.
 - (RELATED) EASEMENTS IN THE CERTIFICATE OF TOWNSHIP OF THE STATE OF CONNECTICUT DATED AUGUST 23, 1974 AND RECORDED IN VOLUME 781 AT PAGE 186 OF THE TRUMBULL LAND RECORDS.
 - RESERVATION IN FAVOR OF WINDHAM BANK NATIONAL ASSOCIATION SET FORTH IN DEEDS RECORDED IN VOLUME 42 AT PAGES 2 AND 3 OF THE TRUMBULL LAND RECORDS.
 - REMARKS NOTICE OF SPECIAL FRANCHISE GRANTED BY THE PLUMBING AND DRAINAGE COMMISSION OF THE TOWN OF TRUMBULL, RECORDED IN VOLUME 428 AT PAGE 102 OF THE TRUMBULL LAND RECORDS.
 - PRELIMINARY NOTICE OF SEWER SURVEY IN THE TOWN OF TRUMBULL, RECORDED IN VOLUME 428 AT PAGE 103 OF THE TRUMBULL LAND RECORDS.
 - REMARKS NOTICE OF SEWER SURVEY IN THE TOWN OF TRUMBULL, RECORDED IN VOLUME 778 AT PAGE 203 OF THE TRUMBULL LAND RECORDS.
 - (NOT APPLICABLE) EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED JULY 22, 1981 AND RECORDED IN VOLUME 403 AT PAGE 73 OF THE TRUMBULL LAND RECORDS.

LEGAL DESCRIPTION

THAT CERTAIN PLOT OR PLOTS OF LAND PROPERTY WITH THE BUILDING AND IMPROVEMENTS THEREON SPECIALLY DESCRIBED IN THE FULLY RECORDED MAP OF THE TOWN OF TRUMBULL, CONNECTICUT, BEING MORE PARTICULARLY AS FOLLOWS:

THENCE S 18 DEG. 48 MIN. 30 SEC. E. BOUNDED NORTHEASTERLY BY SAID TREFOIL DRIVE, A DISTANCE OF 175.00 FEET TO A POINT;

THENCE S 23 DEG. 41 MIN. 17 SEC. W. BOUNDED SOUTHWESTERLY BY SAID DONALD J. AND CHARLES R. MILLER, A DISTANCE OF 14.28 FEET TO A POINT;

THENCE N 21 DEG. 43 MIN. 49 SEC. W. BOUNDED SOUTHWESTERLY BY SAID DONALD J. AND CHARLES R. MILLER, A DISTANCE OF 14.28 FEET TO A POINT;

THENCE S 2 DEG. 28 MIN. 33 SEC. E. BOUNDED SOUTHWESTERLY BY LOT NO. 3, AS SHOWN ON SAID MAP, A DISTANCE OF 35.56 FEET TO A POINT;

THENCE N 70 DEG. 04 MIN. 19 SEC. E. BOUNDED NORTHEASTERLY BY TREFOIL DRIVE, AS SHOWN ON SAID MAP, A DISTANCE OF 127.00 FEET TO A POINT;

THENCE NORTHEASTERLY AND SOUTHEASTERLY, BOUNDED NORTHEASTERLY AND NORTHEASTERLY BY SAID TREFOIL DRIVE, FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FEET, A TOTAL ARC LENGTH OF 388.20 FEET TO A POINT;

THENCE S 18 DEG. 48 MIN. 30 SEC. E. BOUNDED NORTHEASTERLY BY SAID TREFOIL DRIVE, A DISTANCE OF 175.00 FEET TO A POINT;

THENCE S 38 DEG. 48 MIN. 55 SEC. W. BOUNDED SOUTHWESTERLY BY ROUTE 111, A DISTANCE OF 103.51 FEET TO A POINT;

THENCE S 43 DEG. 38 MIN. 18 SEC. W. BOUNDED SOUTHWESTERLY BY ROUTE 111, A DISTANCE OF 178.48 FEET TO A POINT;

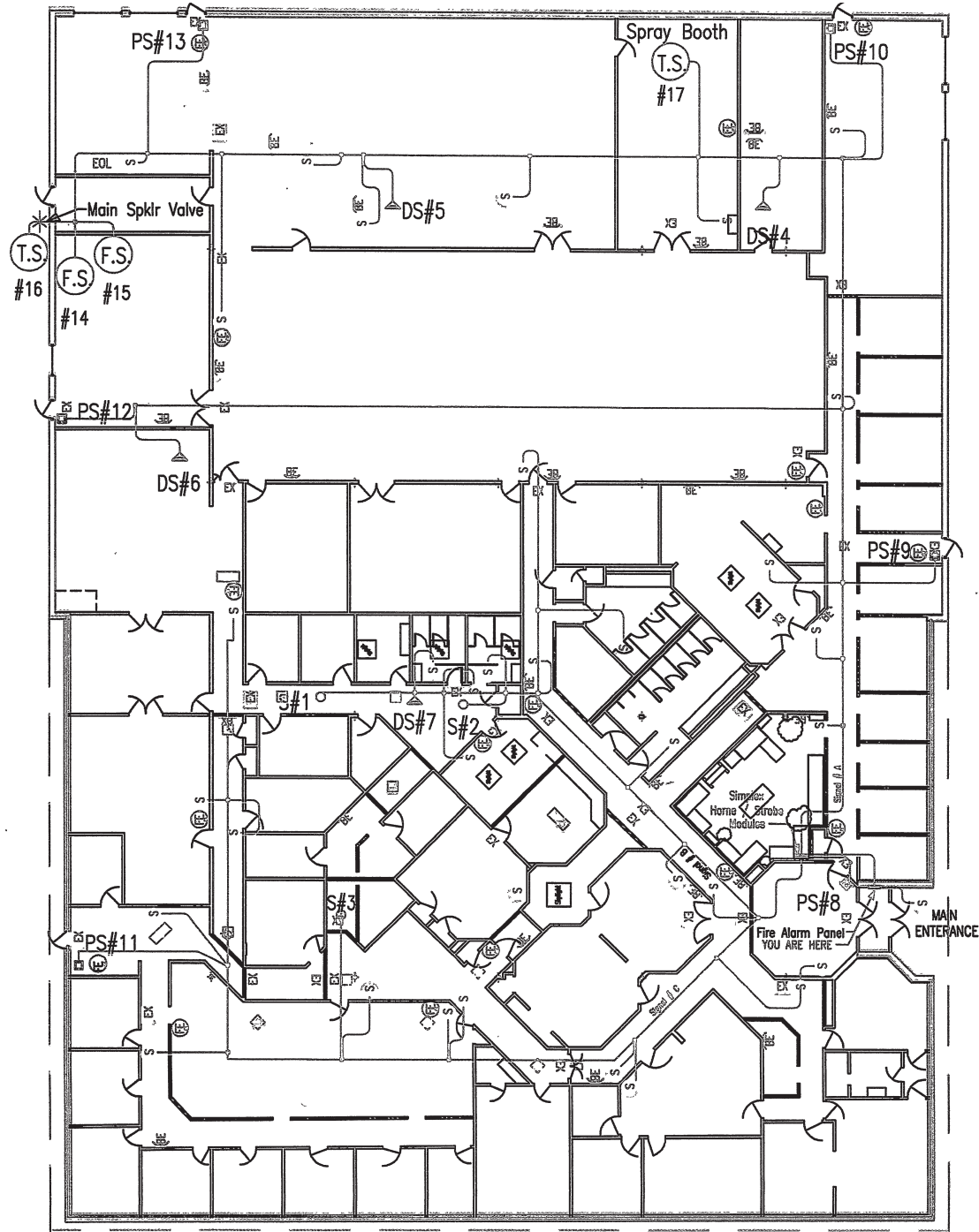
THENCE S 50 DEG. 25 MIN. 48 SEC. W. BOUNDED SOUTHWESTERLY BY ROUTE 111, A DISTANCE OF 125.00 FEET TO A POINT;

THENCE S 23 DEG. 20 MIN. 38 SEC. W. BOUNDED SOUTHWESTERLY BY ROUTE 111, A DISTANCE OF 94.81 FEET TO THE POINT AND PLACE OF COMMENCEMENT.

LEGEND

<ul style="list-style-type: none"> ● G.C.M. Measured ○ Min. Iron Pin ○ 1/4" Pipe ○ 1/2" Pipe ○ 3/4" Pipe ○ 1" Pipe ○ 1 1/2" Pipe ○ 2" Pipe ○ 3" Pipe ○ 4" Pipe ○ 6" Pipe ○ 8" Pipe ○ 10" Pipe ○ 12" Pipe ○ 14" Pipe ○ 16" Pipe ○ 18" Pipe ○ 20" Pipe ○ 24" Pipe ○ 30" Pipe ○ 36" Pipe ○ 42" Pipe ○ 48" Pipe ○ 54" Pipe ○ 60" Pipe ○ 72" Pipe ○ 84" Pipe ○ 96" Pipe ○ 108" Pipe ○ 120" Pipe ○ 144" Pipe ○ 168" Pipe ○ 192" Pipe ○ 216" Pipe ○ 240" Pipe ○ 270" Pipe ○ 300" Pipe ○ 324" Pipe ○ 360" Pipe ○ 408" Pipe ○ 456" Pipe ○ 504" Pipe ○ 540" Pipe ○ 576" Pipe ○ 612" Pipe ○ 648" Pipe ○ 684" Pipe ○ 720" Pipe ○ 756" Pipe ○ 792" Pipe ○ 828" Pipe ○ 864" Pipe ○ 900" Pipe ○ 936" Pipe ○ 972" Pipe ○ 1008" Pipe ○ 1044" Pipe ○ 1080" Pipe ○ 1116" Pipe ○ 1152" Pipe ○ 1188" Pipe ○ 1224" Pipe ○ 1260" Pipe ○ 1296" Pipe ○ 1332" Pipe ○ 1368" Pipe ○ 1404" Pipe ○ 1440" Pipe ○ 1476" Pipe ○ 1512" Pipe ○ 1548" Pipe ○ 1584" Pipe ○ 1620" Pipe ○ 1656" Pipe ○ 1692" Pipe ○ 1728" Pipe ○ 1764" Pipe ○ 1800" Pipe ○ 1836" Pipe ○ 1872" Pipe ○ 1908" Pipe ○ 1944" Pipe ○ 1980" Pipe ○ 2016" Pipe ○ 2052" Pipe ○ 2088" Pipe ○ 2124" Pipe ○ 2160" Pipe ○ 2196" Pipe ○ 2232" Pipe ○ 2268" Pipe ○ 2304" Pipe ○ 2340" Pipe ○ 2376" Pipe ○ 2412" Pipe ○ 2448" Pipe ○ 2484" Pipe ○ 2520" Pipe ○ 2556" Pipe ○ 2592" Pipe ○ 2628" Pipe ○ 2664" Pipe ○ 2700" Pipe ○ 2736" Pipe ○ 2772" Pipe ○ 2808" Pipe ○ 2844" Pipe ○ 2880" Pipe ○ 2916" Pipe ○ 2952" Pipe ○ 2988" Pipe ○ 3024" Pipe ○ 3060" Pipe ○ 3096" Pipe ○ 3132" Pipe ○ 3168" Pipe ○ 3204" Pipe ○ 3240" Pipe ○ 3276" Pipe ○ 3312" Pipe ○ 3348" Pipe ○ 3384" Pipe ○ 3420" Pipe ○ 3456" Pipe ○ 3492" Pipe ○ 3528" Pipe ○ 3564" Pipe ○ 3600" Pipe ○ 3636" Pipe ○ 3672" Pipe ○ 3708" Pipe ○ 3744" Pipe ○ 3780" Pipe ○ 3816" Pipe ○ 3852" Pipe ○ 3888" Pipe ○ 3924" Pipe ○ 3960" Pipe ○ 3996" Pipe ○ 4032" Pipe ○ 4068" Pipe ○ 4104" Pipe ○ 4140" Pipe ○ 4176" Pipe ○ 4212" Pipe ○ 4248" Pipe ○ 4284" Pipe ○ 4320" Pipe ○ 4356" Pipe ○ 4392" Pipe ○ 4428" Pipe ○ 4464" Pipe ○ 4500" Pipe ○ 4536" Pipe ○ 4572" Pipe ○ 4608" Pipe ○ 4644" Pipe ○ 4680" Pipe ○ 4716" Pipe ○ 4752" Pipe ○ 4788" Pipe ○ 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Pipe ○ 18072" Pipe ○ 18108" Pipe ○ 18144" Pipe ○ 18180" Pipe ○ 18216" Pipe ○ 18252" Pipe ○ 18288" Pipe ○ 18324" Pipe ○ 18360" Pipe ○ 18396" Pipe ○ 18432" Pipe ○ 18468" Pipe ○ 18504" Pipe ○ 18540" Pipe ○ 18576" Pipe ○ 18612" Pipe ○ 18648" Pipe ○ 18684" Pipe ○ 18720" Pipe ○ 18756" Pipe ○ 18792" Pipe ○ 18828" Pipe ○ 18864" Pipe ○ 18900" Pipe ○ 18936" Pipe ○ 18972" Pipe ○ 19008" Pipe ○ 19044" Pipe ○ 19080" Pipe ○ 19116" Pipe ○ 19152" Pipe ○ 19188" Pipe ○ 19224" Pipe ○ 19260" Pipe ○ 19296" Pipe ○ 19332" Pipe ○ 19368" Pipe ○ 19404" Pipe ○ 19440" Pipe ○ 19476" Pipe ○ 19512" Pipe ○ 19548" Pipe ○ 19584" Pipe ○ 19620" Pipe ○ 19656" Pipe ○ 19692" Pipe ○ 19728" Pipe ○ 19764" Pipe ○ 19800" Pipe ○ 19836" Pipe ○ 19872" Pipe ○ 19908" Pipe ○ 19944" Pipe ○ 19980" Pipe ○ 20016" Pipe ○ 20052" Pipe ○ 20088" Pipe ○ 20124" Pipe ○ 20160" Pipe ○ 20196" Pipe ○ 20232" Pipe ○ 20268" Pipe ○ 20304" Pipe ○ 20340" Pipe ○ 20376" Pipe ○ 20412" Pipe ○ 20448" Pipe ○ 20484" Pipe ○ 20520" Pipe ○ 20556" Pipe ○ 20592" Pipe ○ 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Pipe ○ 23220" Pipe ○ 23256" Pipe ○ 23292" Pipe ○ 23328" Pipe ○ 23364" Pipe ○ 23400" Pipe ○ 23436" Pipe ○ 23472" Pipe ○ 23508" Pipe ○ 23544" Pipe ○ 23580" Pipe ○ 23616" Pipe ○ 23652" Pipe ○ 23688" Pipe ○ 23724" Pipe ○ 23760" Pipe ○ 23796" Pipe ○ 23832" Pipe ○ 23868" Pipe ○ 23904" Pipe ○ 23940" Pipe ○ 23976" Pipe ○ 24012" Pipe ○ 24048" Pipe ○ 24084" Pipe ○ 24120" Pipe ○ 24156" Pipe ○ 24192" Pipe ○ 24228" Pipe ○ 24264" Pipe ○ 243
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Floor Plan





FOR LEASE

30,022 SF Flex/Industrial Building on 4.96 Acres

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