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#### Overview & Property Details



#### Property Details:

RBA: 7,628 SF Lot Size: 0.37 Ac

Asset Type: Industrial/Warehouse/Light

Manufacturing Year Built: 1955 Taxes: \$1.82/SF Zoning: DID

Ceiling Height: 8'0 - 11'0

Utilities: Heat - Oil (fired) - City water - City Sewer

Overhead Doors: 4

Front

-8'0 H x 7'8" W

-8'0 H x 8'9" W

Rear

- 9'0 H x 12'0 W

-8'0 H x 9'0 W

158 Kenwood Ave, Fairfield, CT 06824

Offered at \$1,265,000.00

Berkshire Hathaway HomeServices New England (Febbraio Commercial) is pleased to present 158 Kenwood Ave for sale. Located in Fairfield, CT, this rare industrial investment asset is currently 100% leased offering an investor solid cashflow with upside potential, but can also provide space to an owner/user

### **EXTERIOR PHOTOS**









# Interior Photos - Unit 1 (First Floor)- 2,150 SF









# Interior Photos - Unit 2 -(First Floor) 2,600 SF















# Interior Photos - Unit 3 (2nd floor) - 1,750 SF







## Interior Photos - Unit 4 (Second Floor) - 750 SF





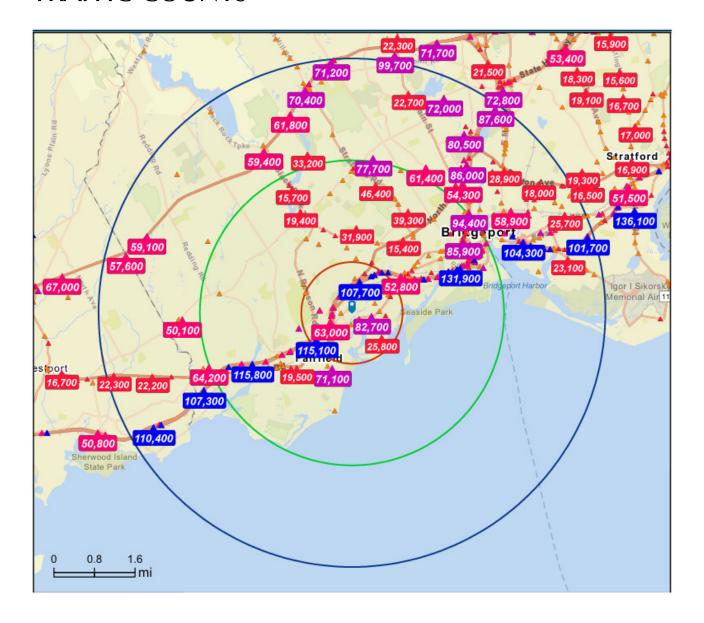








#### TRAFFIC COUNTS





Average Daily Traffic Volume

Up to 6,000 vehicles per day

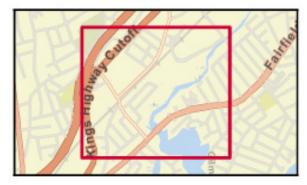
▲6,001 - 15,000

▲15,001 - 30,000

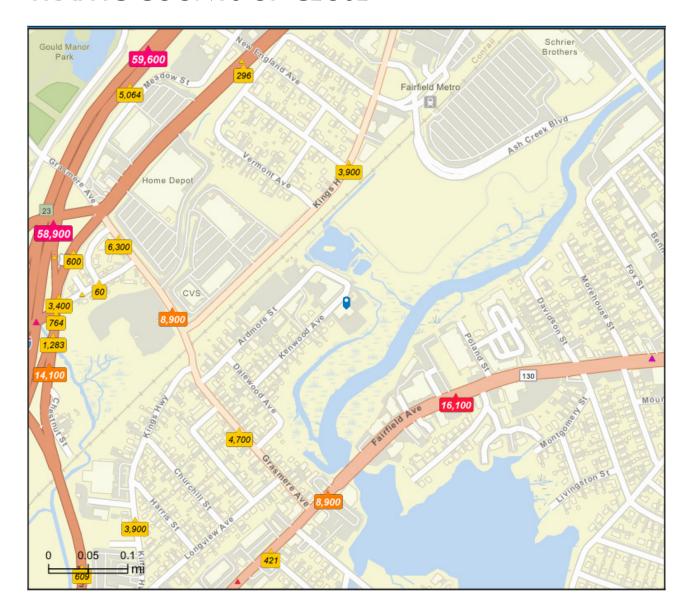
**▲30,001 - 50,000** 

**▲50,001 - 100,000** 

▲More than 100,000 per day



#### TRAFFIC COUNTS UP CLOSE





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





### ABOUT THE 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 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.

#### **TEAM SPECIALTIES**

- · Business Sales
- · Office Leasing & Sales
- · Retail Leasing & Sales
- · Investment Properties

- · Industrial Real Estate
- · Landlord Representation
- · Commercial Properties
- · Tenant Representation



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