

264 Fairchild Avenue, Unit B

FAIRFIELD, CT 06825



Industrial Space Minutes to Major Thoroughfares & Near Route One for Lease at \$3,750/Month Gross + Utilities

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer approximately 3,000 SF of industrial space at **264 Fairchild Avenue, Unit B, in Fairfield, CT**, for lease at \$3,750/Month Gross + Utilities. The unit is in the middle of an 11,297 SF building in a prime location, minutes to major thoroughfares and near Route One. The air-conditioned space features a clear-span construction warehouse, one 14' w by 9' h drive-in door, two private offices, two restrooms, and a second egress. The building is on 0.92 acres of level land. There is abundant parking with ten dedicated parking spaces for this unit.

Just one block from Route One, 264 Fairchild Avenue is in an excellent location and easily accessible. The property is in a Designed Commercial District (DCD) zone, permitting many uses, including electrical, plumbing, and other distribution facilities. Other tenants in the building are Summit Auto Repair and Sound Motor Sports.

The property is 0.7 miles to I-95 (Exit 24), 1.1 miles to the Fairfield Metro Train Station, and 1.4 miles to the Route 8 Connector to Route 25 and the Merritt Parkway. It is near Town Fair Tire, Super Stop & Shop with Starbucks, Floor & Décor, Aldi Supermarket, Walgreens, and Frank Pepe Pizzeria.

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

Lease Rate: \$3,750/Month Gross + Utilities

The Site

Space Available: Approx. 3,000 SF

Building Size: 11,297 SF

Land: 0.92 Acres

Zoning: Designed Commercial District (DCD)

Construction: Concrete & Cinder Block

Year Built: 1930, Renovated 1987

Stories: One

Tenancy: Multiple

Features

Traffic Count: 20,510 Average Daily Volume at Fairchild Avenue & Kings Highway East.

Parking: Abundant Parking with 10 Dedicated Spaces

Ceiling Height: 10' 6"

Loading: 14' w x 9' h Drive-In Door

Utilities

Water/Sewer: City/City

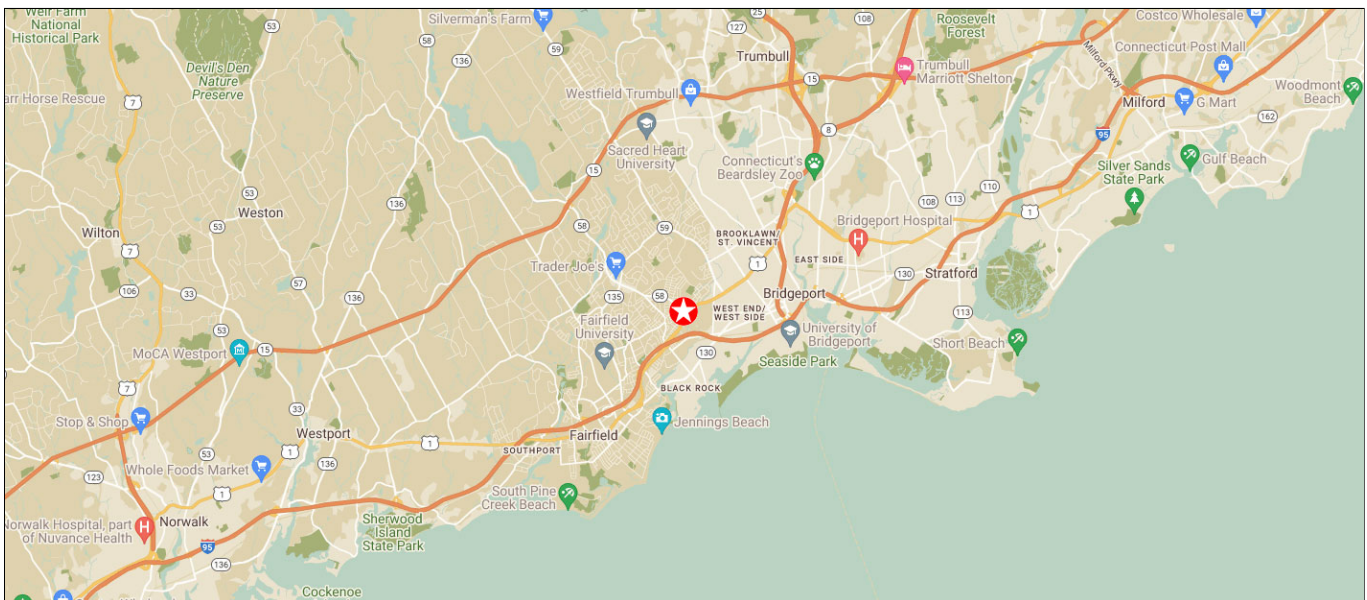
A/C: Central Air-Conditioning

Heating: Gas

Power: 400 Amps, 240 Volts

Demographics

	1 Mile	3 Miles
Population:	24,312	133,593
Median HH Income:	\$66,109	\$65,544



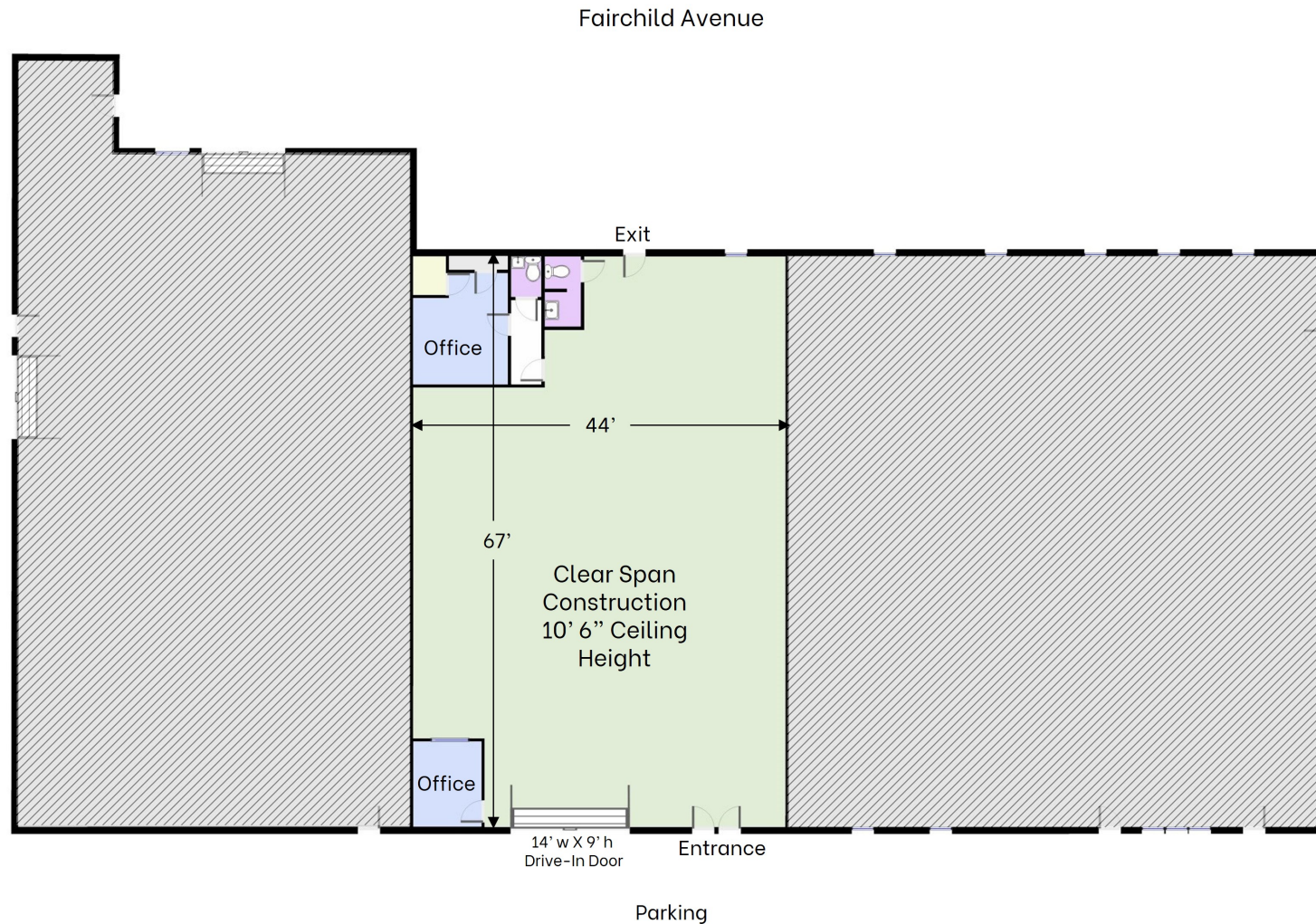
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For Lease

Floor Plan - Approx. 3,000 SF - NOT TO SCALE

264 Fairchild Avenue, Unit B

Fairfield, Connecticut 06825



BROKER

Jon Angel, President

jangel@angelcommercial.com

(203) 335-6600, Ext. 21

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