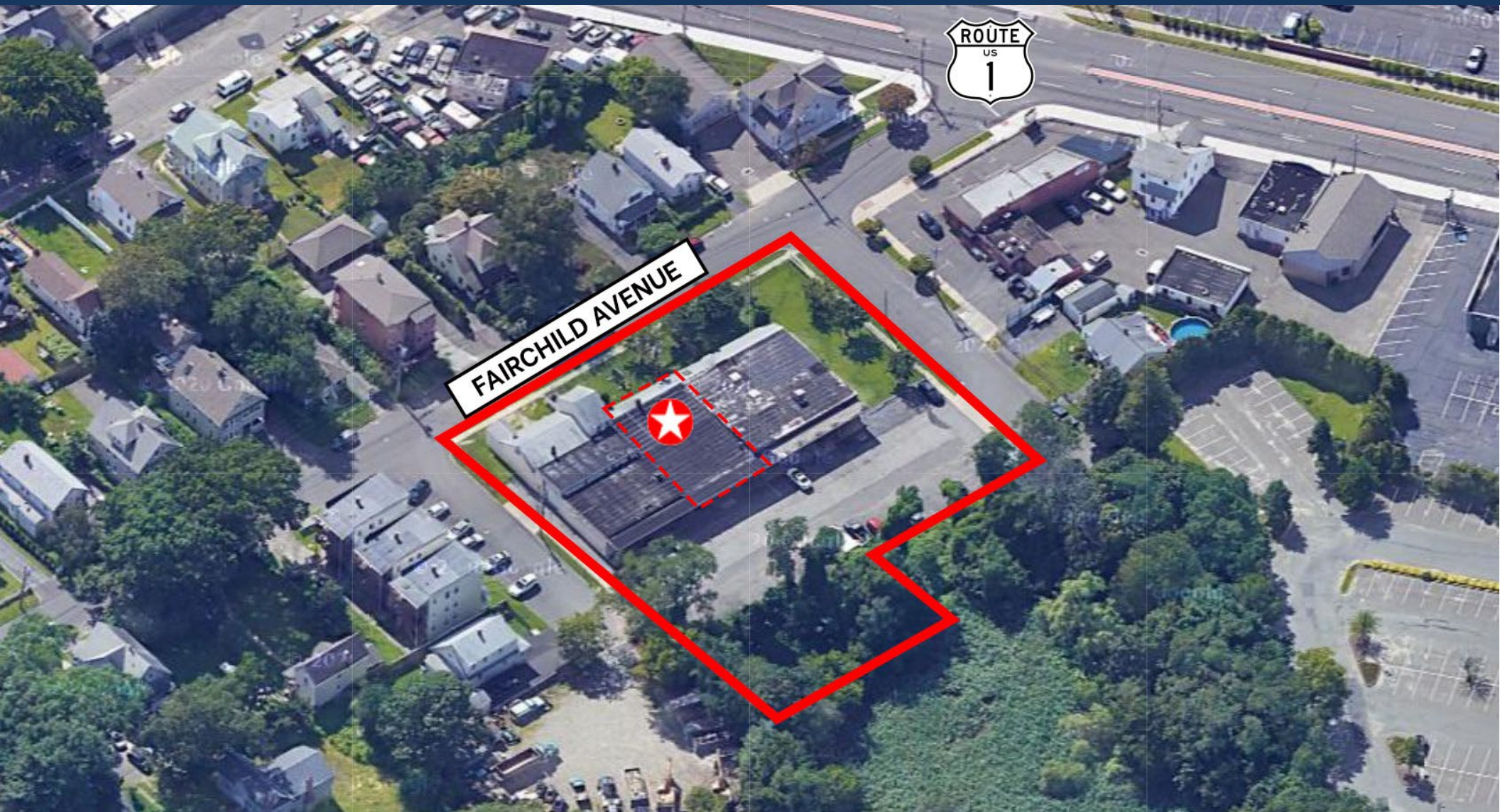


264 Fairchild Avenue, Unit B

FAIRFIELD, CT 06825



BROKER:

Jon Angel, President

203.335.6600 | jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

264 FAIRCHILD AVENUE, UNIT B
FAIRFIELD, CT 06825



**Industrial Space for Lease
Minutes from Major Thoroughfares &
One Block from Route One**

Approx. 3,000 SF

LEASE RATE

\$3,750/Month Gross + Utilities

Industrial Space

Minutes from Major Thoroughfares & One Block from Route One for Lease

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer approximately 3,000 SF of industrial space at 264B Fairchild Avenue 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.

Financial Information

Lease Rate:	\$3,750/Month Gross + Utilities
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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
Ceiling Height:	10' 6"
Loading:	14' w x 9' h Drive-In Door
Parking:	Abundant Parking with 10 Dedicated Spaces

Utilities

Water/Sewer:	City/City
Heat:	Gas
A/C:	Central Air Conditioning
Power:	400 Amps, 240 Volts

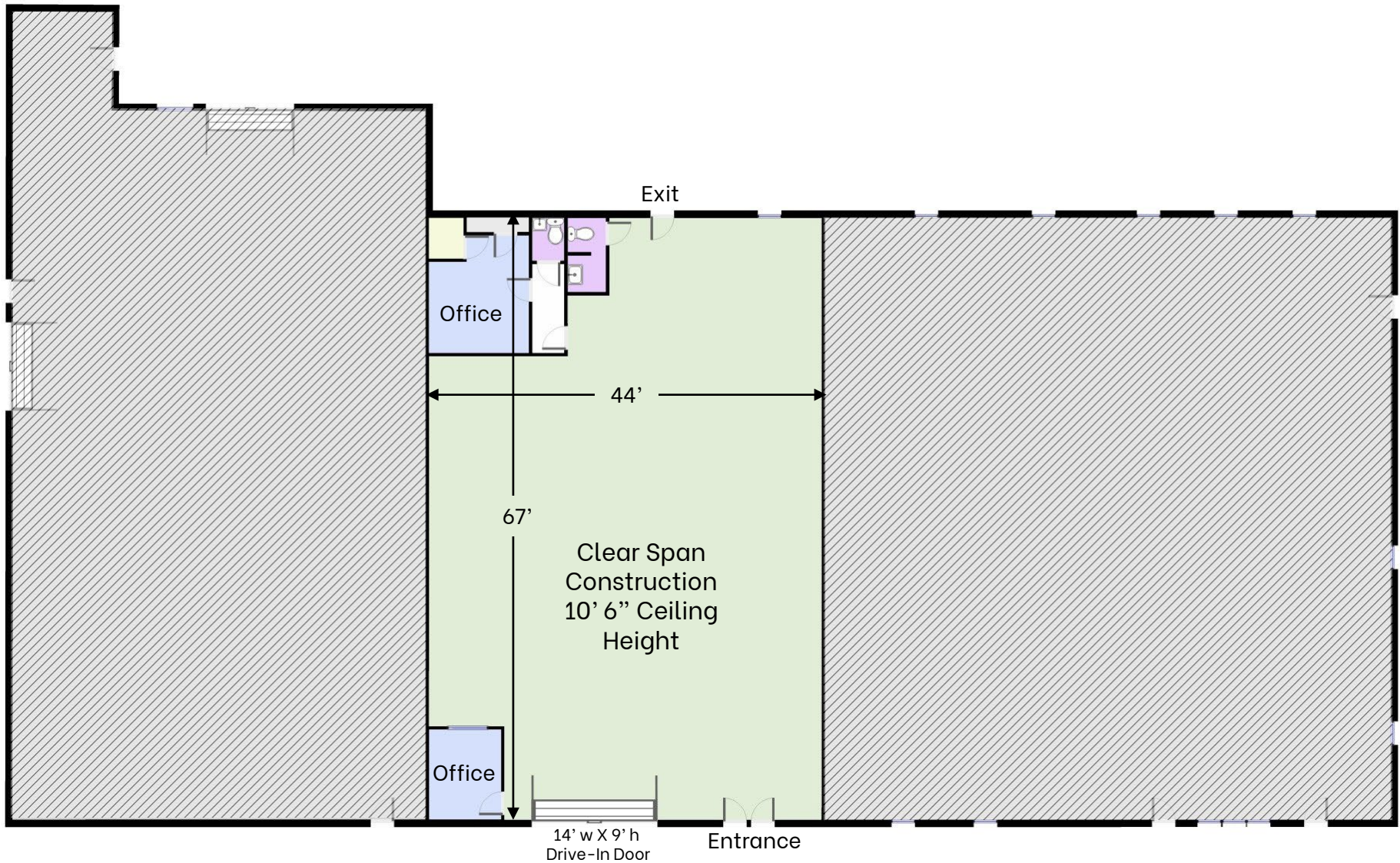
Demographics	1 Mile	3 Miles
Population:	24,312	133,593
Median HH Income:	\$66,109	\$65,544

Floor Plan: Approx. 3,000 SF

NOT TO SCALE

264 FAIRCHILD AVENUE, UNIT B
FAIRFIELD, CT 06825

Fairchild Avenue



Parking

Photo Gallery

264 FAIRCHILD AVENUE, UNIT B
FAIRFIELD, CT 06825



Entrance to Space & 14' w x 9' h Drive-In Door

Photo Gallery

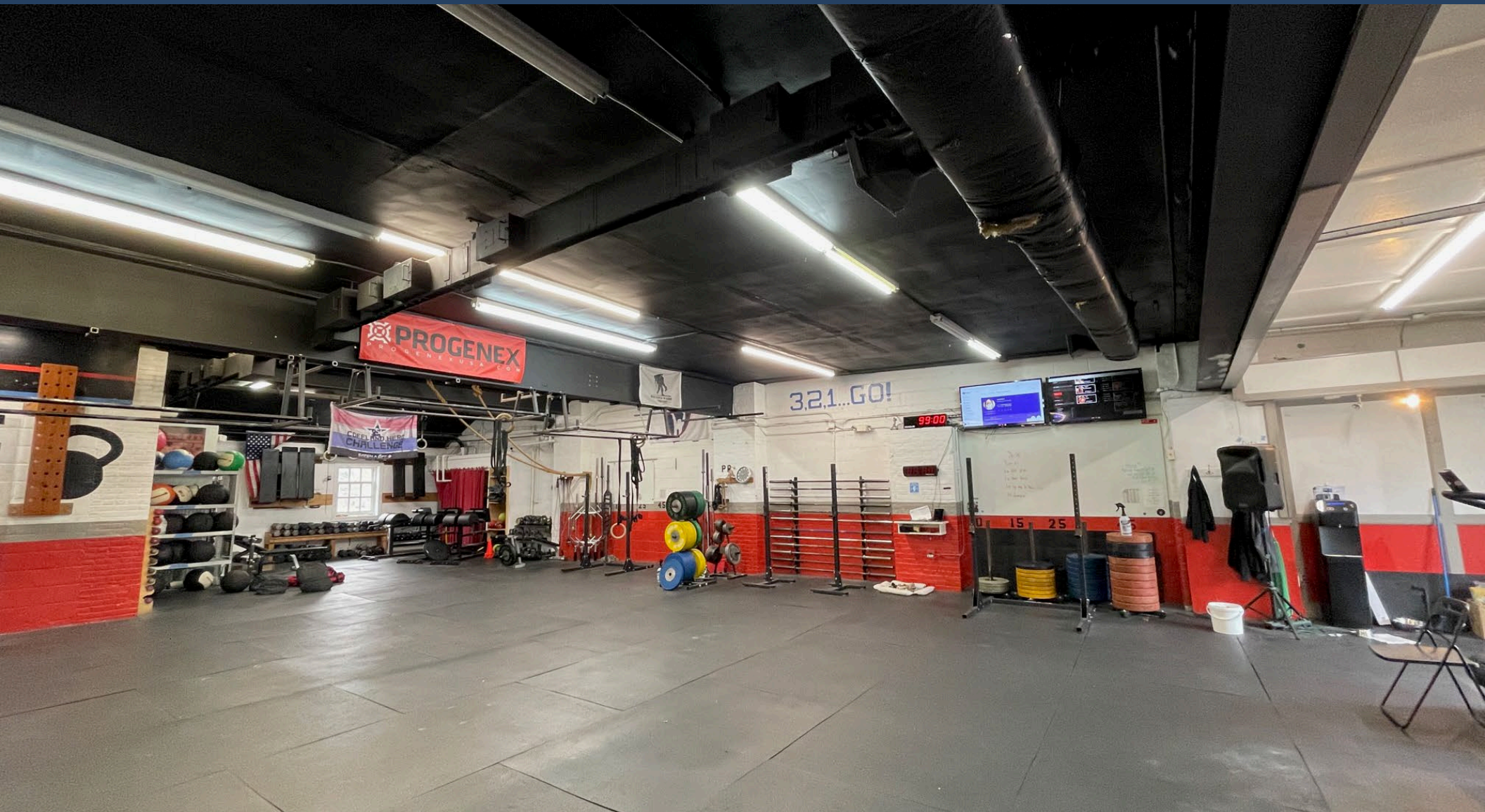
264 FAIRCHILD AVENUE, UNIT B
FAIRFIELD, CT 06825



Clear Span Construction Warehouse

Photo Gallery

264 FAIRCHILD AVENUE, UNIT B
FAIRFIELD, CT 06825

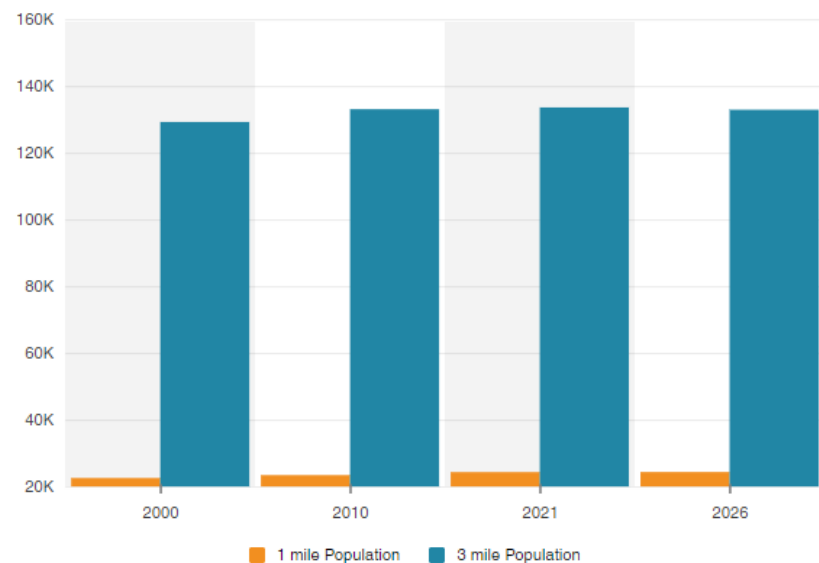


10' 6" Ceiling Height

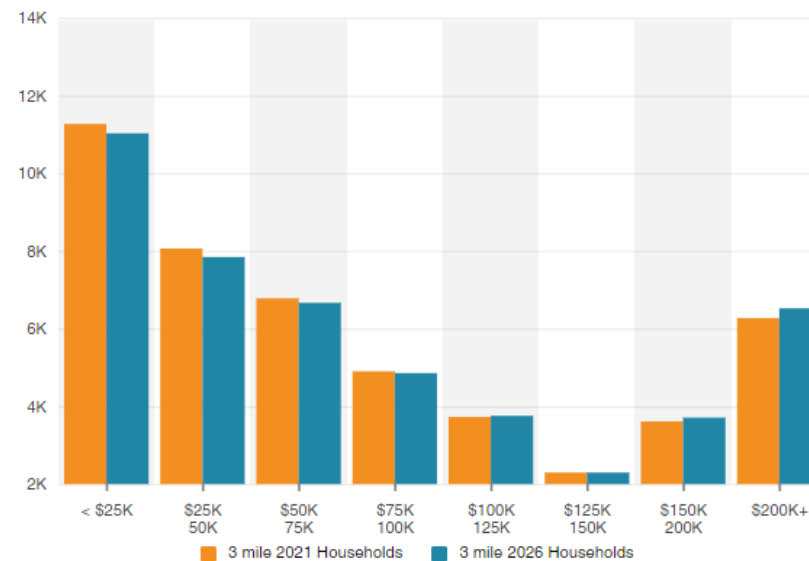
Demographics

264 FAIRCHILD AVENUE, UNIT B
FAIRFIELD, CT 06825

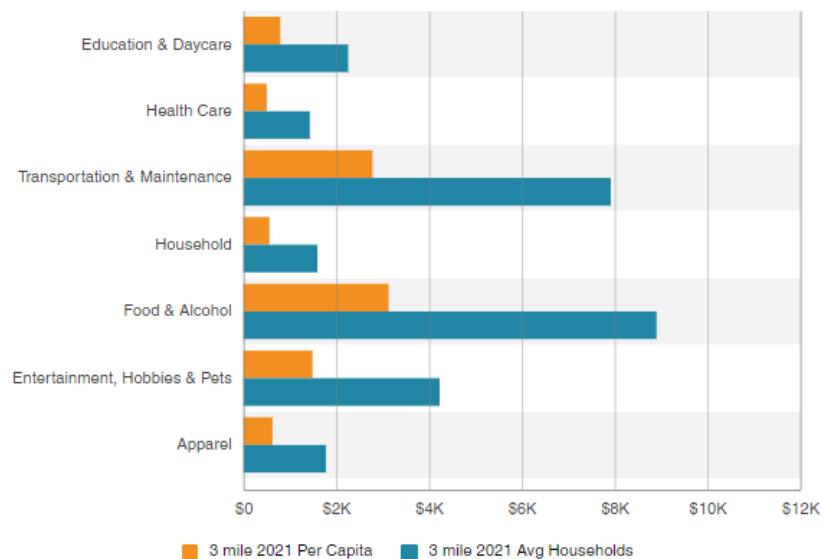
Population



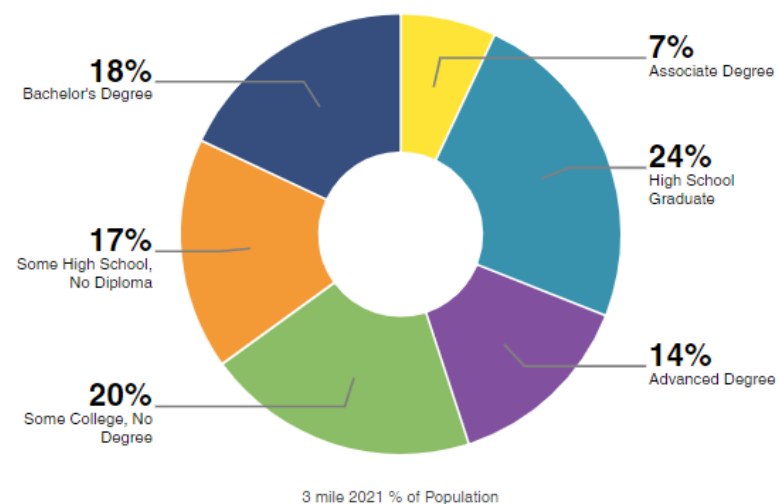
Household Income

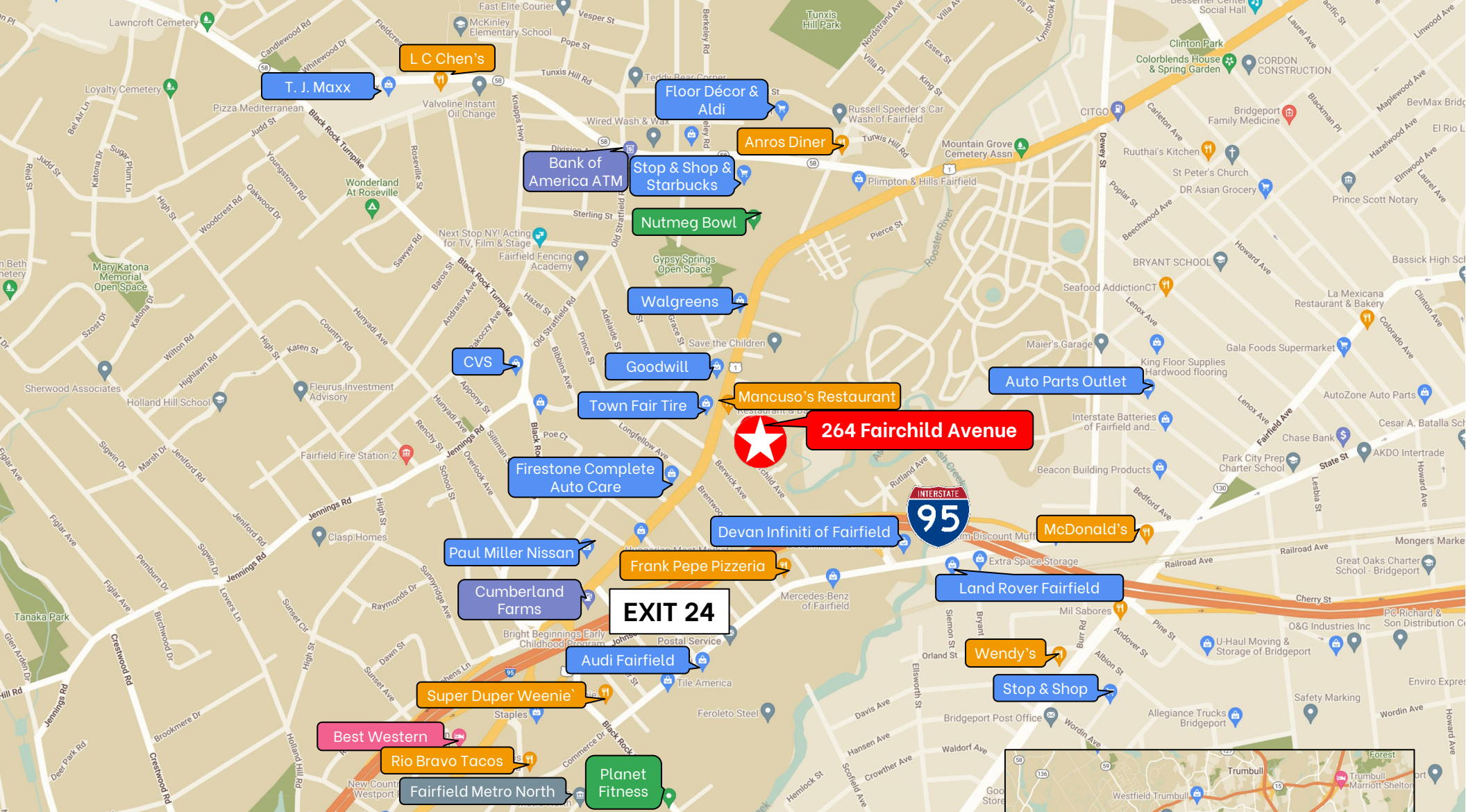


Per Capita & Avg Household Spending



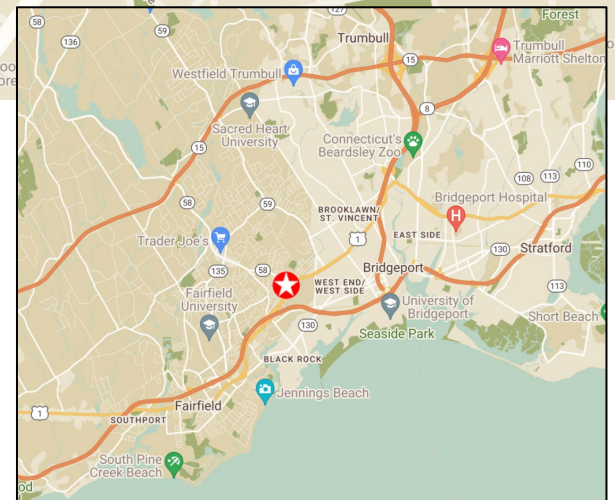
Educational Attainment





Conveniently Located

264 Fairchild Avenue, Unit B, in Fairfield, CT, 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.



Next Steps...

To learn more about the zoning regulations applicable to this property, please click on the button below to view the Fairfield Zoning Regulations. The property is in a Designed Commercial District (DCD). Regulations regarding this zone begin on Page 60.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact Jon Angel at (203) 335-6600 or jangel@angelcommercial.com, or click a button below:

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

CONTACT: Jon Angel, President
203.335.6600 | jangel@angelcommercial.com



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