



**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) |

**LEASE RATE: \$14.00 PSF NNN**

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

# 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:

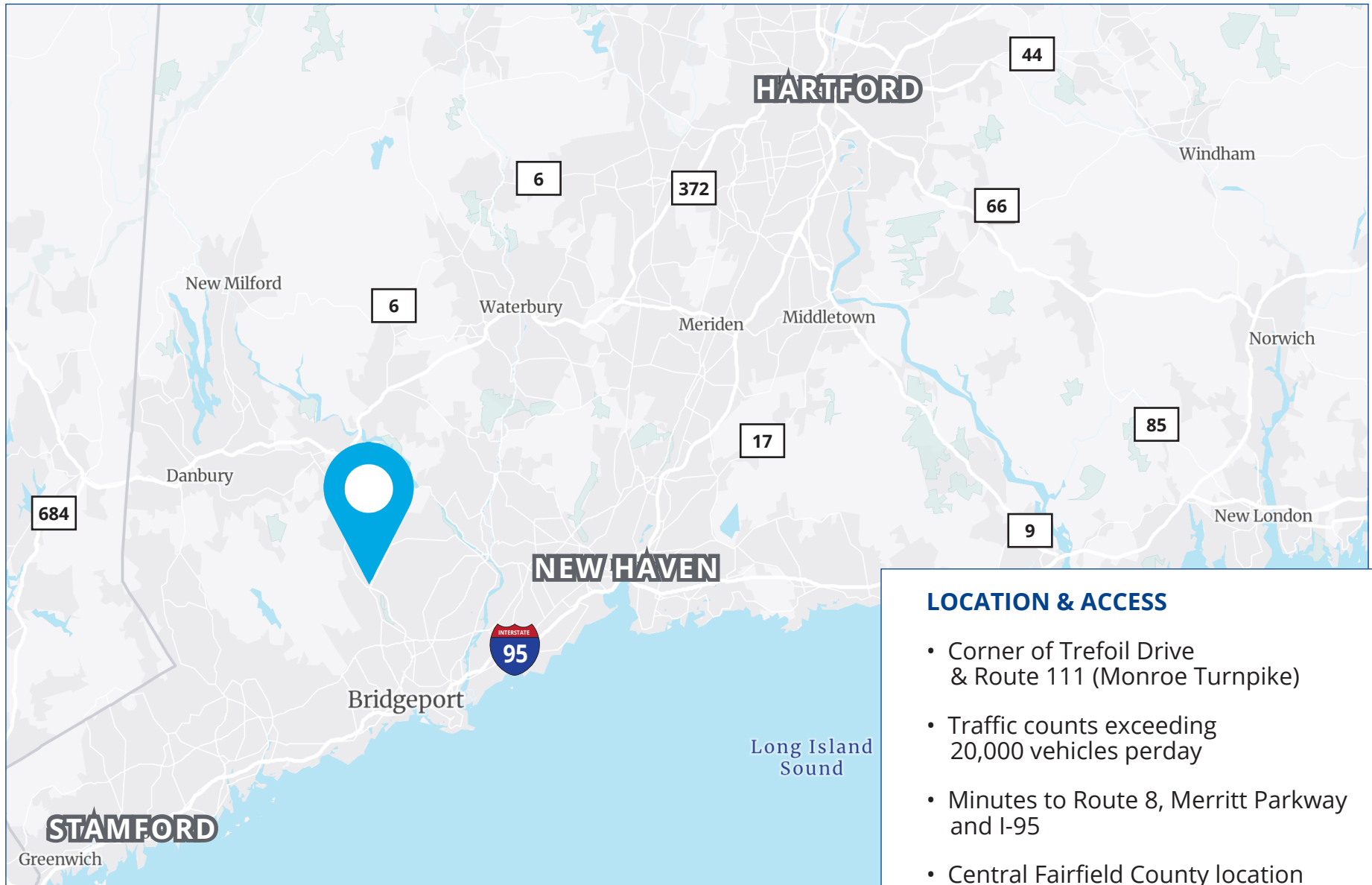
- Light manufacturing
- Warehouse / distribution
- Contractor or service operations
- Showroom / hybrid users

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



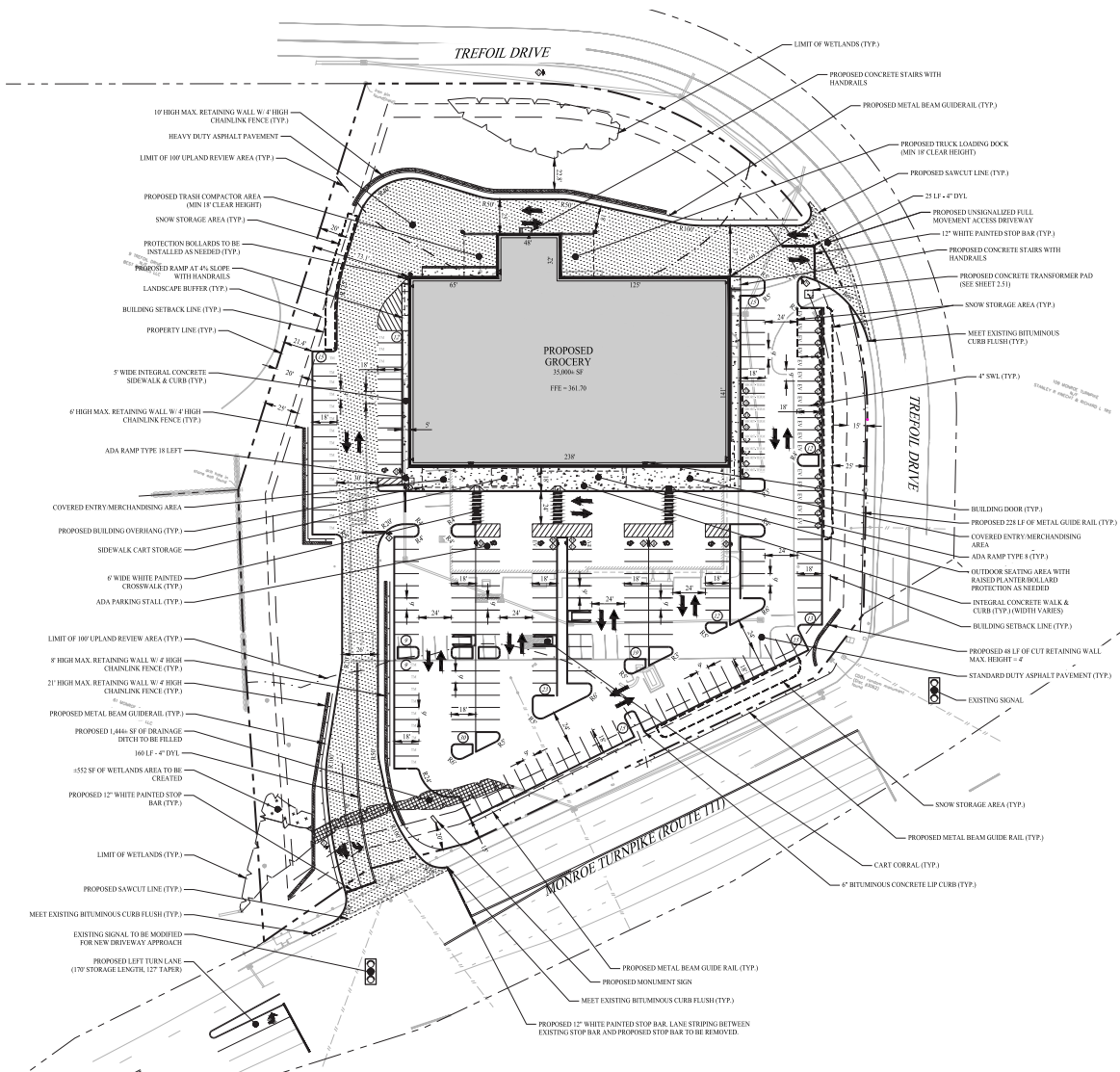
# Location Map



## 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



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