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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:

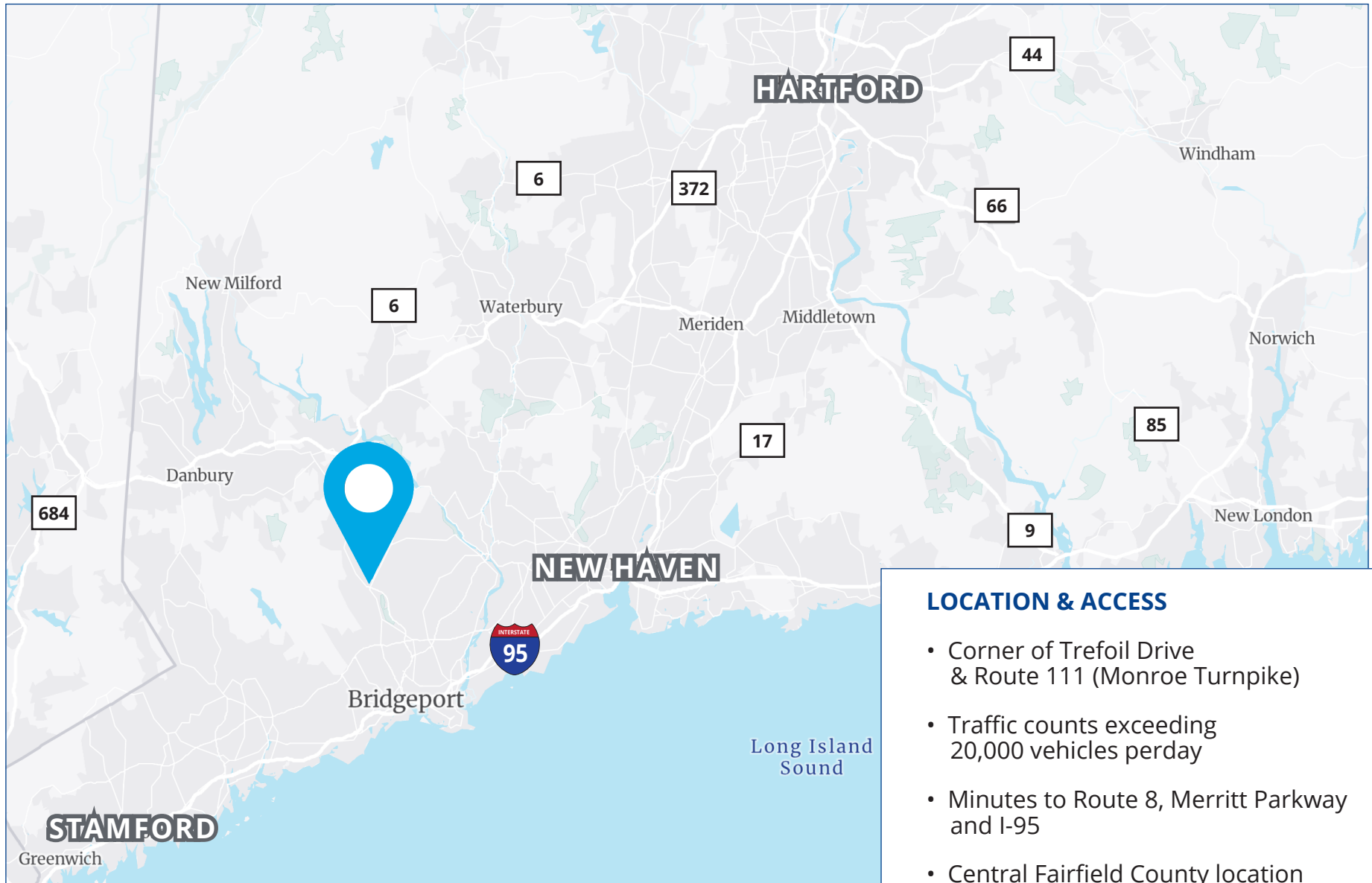
- Light manufacturing
- Warehouse / distribution
- Contractor or service operations
- Showroom / hybrid users

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

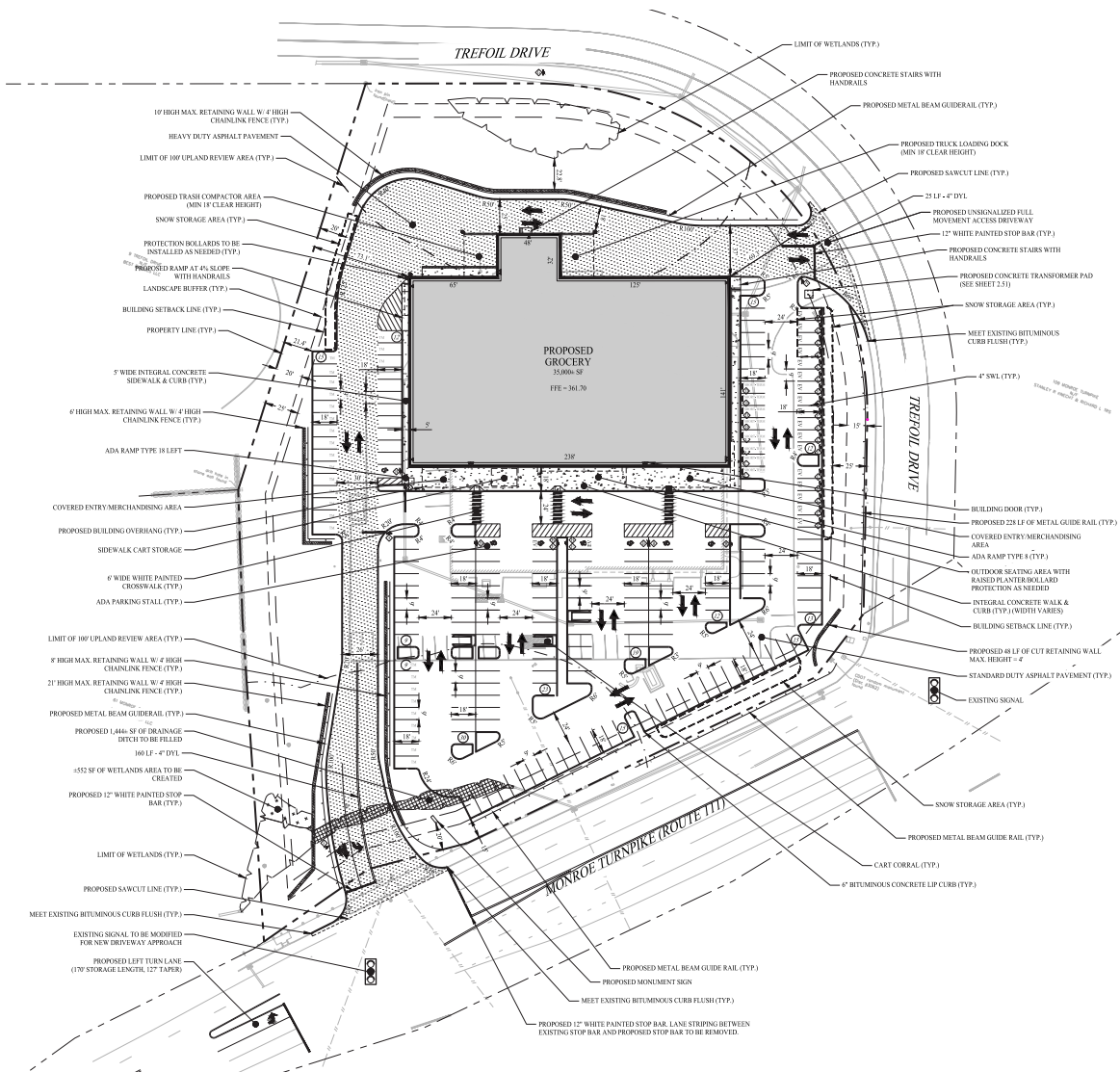
- Site identified as a strong redevelopment candidate
- Conceptual plan supports:
 - > ±35,000 SF retail / commercial building
 - > 199 parking spaces and full circulation layout
- Flexible zoning allows for retail, service, or mixed-use concepts

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





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