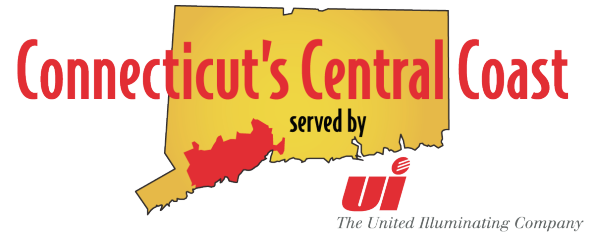


# Fairfield Metro Center



Town: Fairfield  
Zip Code: 06824  
Address: Kings Highway  
Property Type: Remediated open space  
Acres: 35.5  
Total Square Feet: 800,000 sq. ft. Class A office proposed.  
Sale: No  
Lease: Yes

## Land

Previous Use: Industrial Property  
Environmental Assessment: Yes, remediated  
Property Tax Rate: 18.90  
Special Taxing Zone: No  
Zoning: Mixed-Use  
Adjacent Acres for Expansion: No  
Topography: Flat  
Largest Tract: 35.5  
Preliminary Engineering: Yes

## Utilities

Natural Gas/Provider: Southern CT Gas  
Size of Gas Line: NA  
Gas Pressure (PSI): NA  
Distance from Site: On-Site  
Water Provider: Aquarion Water Company  
Size of Water Main:  
Distance from Site: On-Site  
Sewer Provider: Town  
Size of Sewer Main:  
Distance from Site: On-Site  
Electric Service Provider: UI  
Distribution Voltage:  
Amps:  
Phase:  
Dual Feed:  
Fiber:

## Transportation

Distance to Highway: .25 mile from I-95 exit 24  
Access Roads: Commerce Drive, Kings Highway  
Freight Rail Service: No  
Distance to Port: 5 miles  
Distance to Airport: 31 miles, Westchester  
Distance to Commuter Rail: On-Site

## Notes

The Fairfield Metro Center has been in development for several years. In 2010 a new commuter rail station will be completed on the Metro-North line with service to NYC. Commercial development has stalled because of the credit crunch. A hotel, restaurants, condos and office space are planned.

## Contact:

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