

FOR LEASE // 12 COMMERCE RD, NEWTOWN, CT



PROPERTY DESCRIPTION

Ideal for Contractor, Small Business, Manufacturing, Light Industrial and/or Warehouse use. Fully Heated and Cooled. Bathroom. High Ceilings. Located in a beautiful landscaped 2.5-acre campus. In the heart of Newtown. 2 minutes to the I-84. 10 minutes to Danbury, 15 minutes to Brookfield, 20 minutes to Monroe 25 minutes to Waterbury.

PROPERTY HIGHLIGHTS

- Unit Size: +/- 2,125 sf, 2,225 sf, 2,500 sf up to 4,350 sf or 6,850 sf combined.
- Zone: M-5 Industrial Zone
- Ceiling Height: Building 1 -16' Building 2a - 9' Building 2b-20'
- Heating/Cooling: Gas Heat, Fully Air Conditioned
- Utilities: City Water, Sewer and Gas
- Power: 400 Amp; 3 Phase
- Loading: Drive In-Door

OFFERING SUMMARY

Lease Rate:	Building 1: \$3,500/month
	Building 2a: \$1,750/month
	Building 2b: \$2,250/month
	Building 2 Total \$7,000/month
	Buildings 1 & 2: \$7,000/month
Available SF:	Building 1: 2,500 SF
	Building 2a: 2,125 SF
	Building 2b: 2,225 SF
	Building 2 Total: 4,350 SF
	Building 1 & 2: 6,850 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	223	808	1,744
Total Population	476	1,851	4,177
Average HH Income	\$122,368	\$125,408	\$130,045



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR LEASE // 12 COMMERCE RD, NEWTOWN, CT



MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // 12 COMMERCE RD, NEWTOWN, CT



MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // 12 COMMERCE RD, NEWTOWN, CT

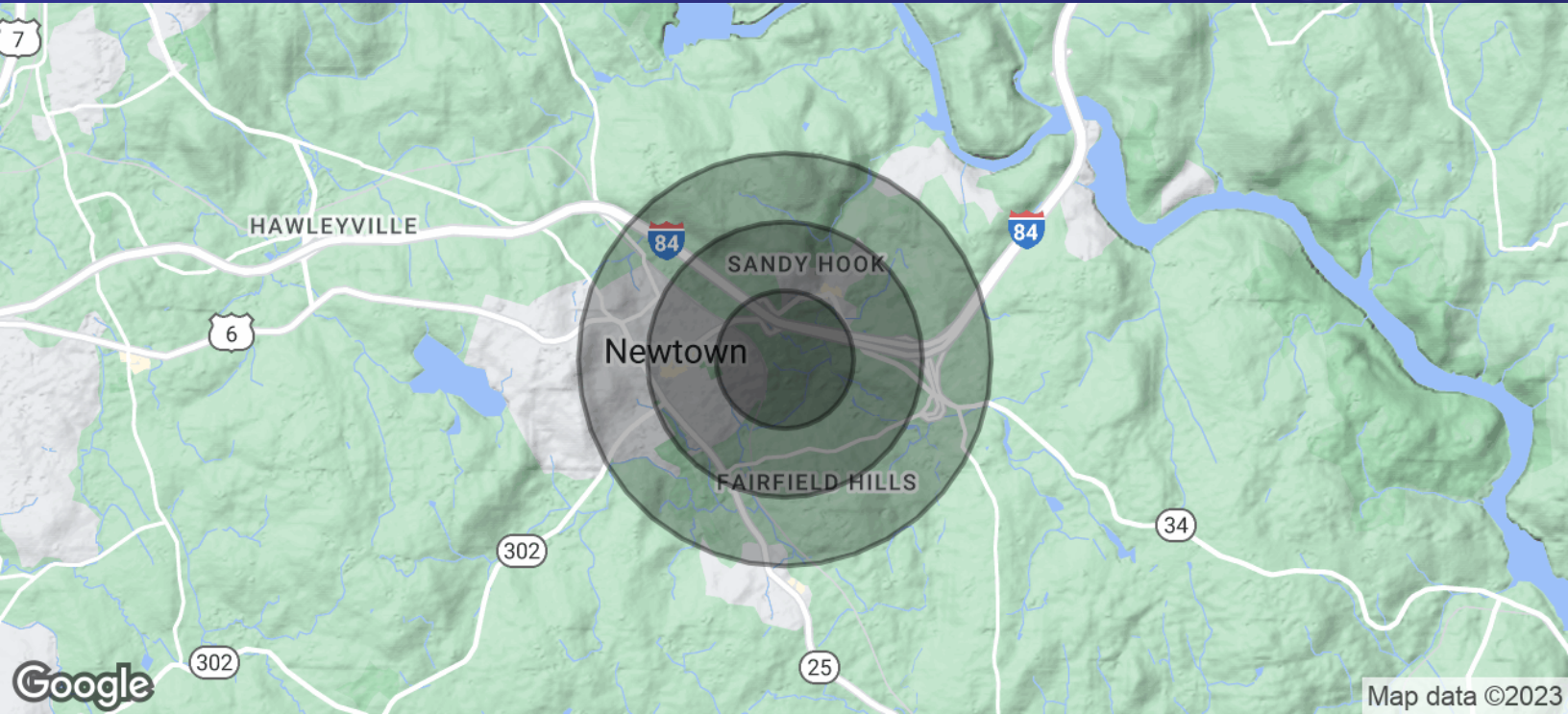


MICK CONSALVO
 Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
 Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR LEASE // 12 COMMERCE RD, NEWTOWN, CT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	476	1,851	4,177
Average Age	49.5	48.8	47.3
Average Age (Male)	48.0	47.4	45.7
Average Age (Female)	51.6	50.2	49.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	223	808	1,744
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$122,368	\$125,408	\$130,045
Average House Value	\$369,298	\$374,961	\$373,048

* Demographic data derived from 2020 ACS - US Census

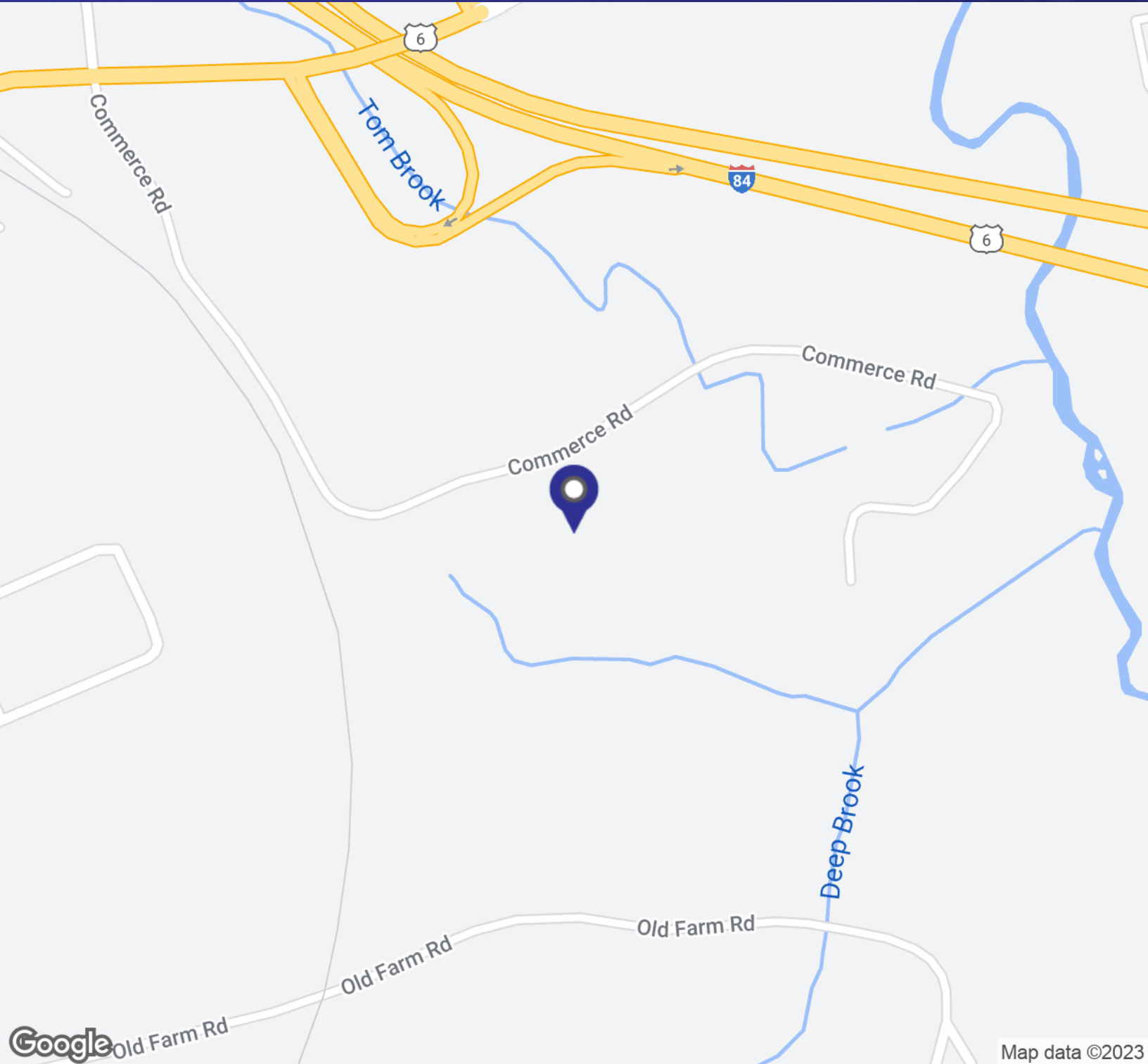


MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR LEASE // 12 COMMERCE RD, NEWTOWN, CT



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

Broker
203.482.5792
tconsalvo@towercorp.com