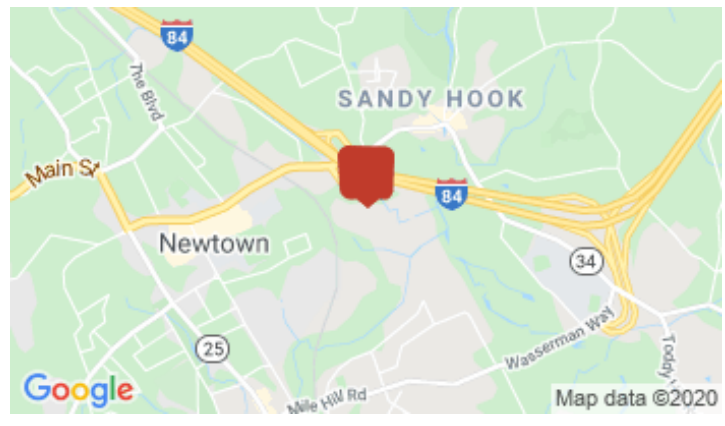


# 15 Commerce Road-Newtown

## 15 Commerce Road, Newtown, CT 06470



Listing ID:	29982289
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Flex Space, Food Processing
Gross Land Area:	2.33 Acres
Sale Price:	\$1,975,000
Unit Price:	\$80.61 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	New Haven-Milford
County:	Fairfield
Loading:	2 Docks, 2 Doors
Ceiling:	15 ft. / 14 ft. Clear
Drive-In Bays:	1 Bay
Tax ID/APN:	38-1-8-4A
Zoning:	M-5
Property Use Type:	Vacant/Owner-User
Gross Building Area:	24,500 SF
Building/Unit Size (RSF):	24,500 SF
Road Type:	Paved, Highway, Highway Interchange
Highway Access:	I-84 at Exit 10
Year Built:	1973
Construction/Siding:	Block, Concrete, Steel Frame
Parking Ratio:	2.5 (per 1000 SF)
Parking Type:	Surface



### Overview/Comments

Sale price just reduced by \$175,000 to \$1,975,000. Fantastic industrial building. The building is 24,500 s.f. with masonry and steel construction with full HVAC and sprinklers. Located on approximately 2.33 acres with two loading docks and a drive in door. The property is zoned M-5 allowing numerous office and industrial uses. There are building is supplied with 55 parking spaces, is always nicely landscaped, and has 1200 Amps of 110-208 volt 3-phase power in building. The building is also serviced by Town water, Town sewer, municipal gas, and cable with ceiling heights in this space are 14' - 16'.

Sale would be subject to a possible "leaseback" agreement from the current owner for a period of 5 years with option for 5 additional years. There is a total of 13,900 s.f. ...

#### More Information Online

<https://advantagerealtyinc.catylist.com//listing/29982289>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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