



# TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE



## ~ FOR SALE ~ INVESTMENT PROPERTY THREE FULLY LEASED INDUSTRIAL CONDOMINIUMS


**7.4% Cap Rate**

**10 Turnberry Lane, Newtown, CT**



|                          |   |
|--------------------------|---|
| <b>Size:</b>             | +/- 16,410 Sq. Ft.                                |
| <b>Layout:</b>           |   |
| Unit 2:                  | 5,650 Sq. Ft. with 1 Drive-In                     |
| Unit 3:                  | 3,400 Sq. Ft. with 1 Drive-In                     |
| Unit 4:                  | 7,360 Sq. Ft. with 1 Drive-In and 2 Loading Docks |
| <b>Zone:</b>             | M-4 (Industrial)<br>* See Attached Zoning Regs.   |
| <b>Construction:</b>     | Block and Metal with Glass Front                  |
| <b>Ceiling Height:</b>   | 24 Ft.  |
| <b>Heating:</b>          | Gas Heat  |
| <b>Year Built:</b>       | 2008  |
| <b>Utilities:</b>        | Septic and Well                                   |
| <b>Electrical:</b>       | 200 Amp, 3 Phase Per Unit                         |
| <b>Sprinkler:</b>        | Yes   |
| <b>Current Net Inc.:</b> | \$130,340   |
| <b>Sale Price:</b>       | \$1,750,000                                       |

**Ideal investment opportunity! Three fully leased industrial condominiums in Curtis Corporate Park. Super location with easy access to I-84 and Route 34.**




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### FOR MORE INFORMATION CONTACT

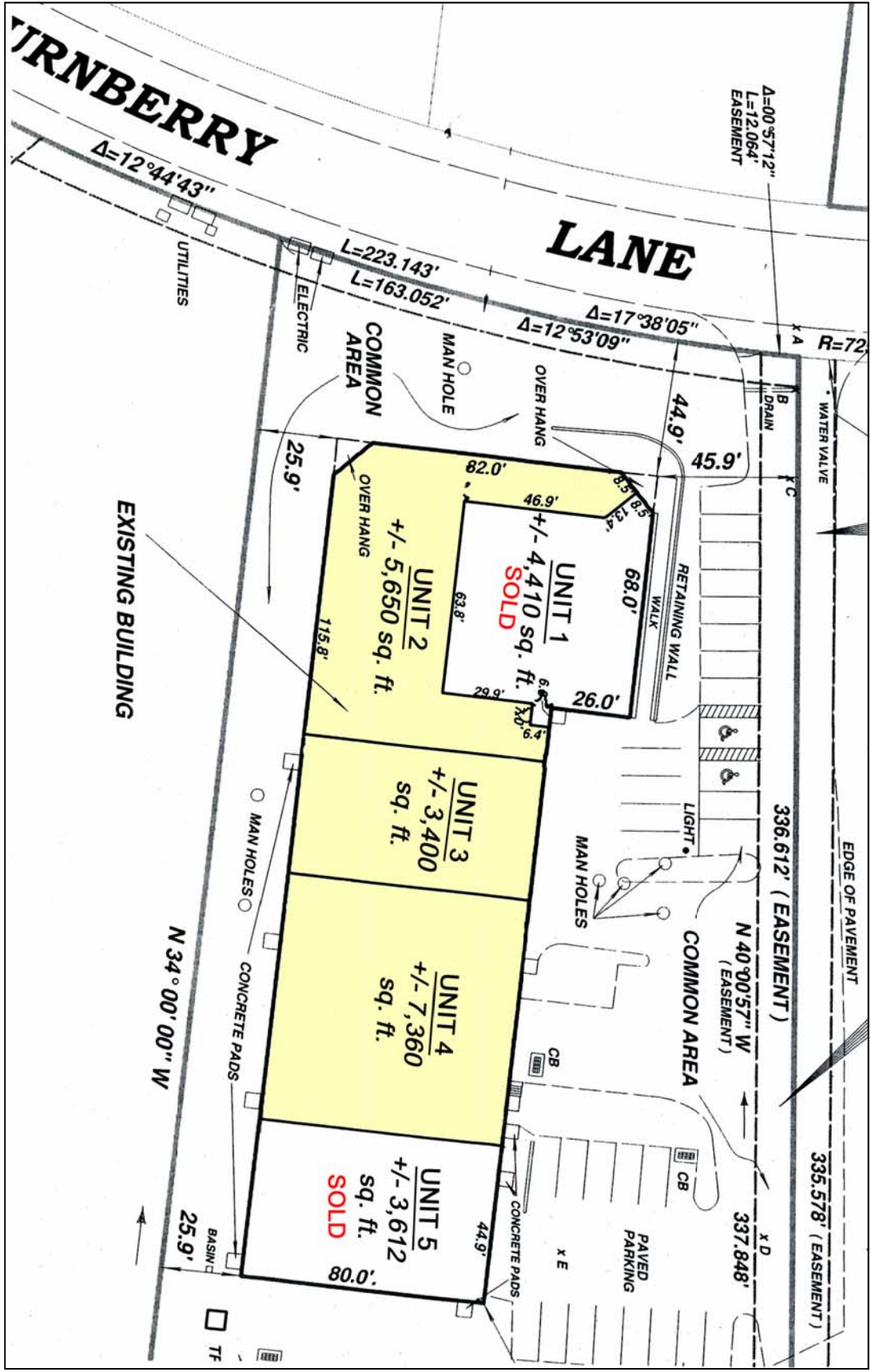
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## **Tenants**

|  |               |
|--|---------------|
| Unit 2: Glass Industries                 | 5,650 Sq. Ft. |
| Unit 3: Impact Technologies              | 3,400 Sq. Ft. |
| Unit 4: Armstrong Relocation and Storage | 7,360 Sq. Ft. |

## Zoning Regulations

### SECTION 5- INDUSTRIAL ZONE M-4

#### **5.05.100 Purpose and Intent**

The purpose and intent of the M-4 zone is to encourage moderate to high density industrial and commercial development. The land use mix is intended to be similar to the M-1 and M-3 zones, but with development situated on smaller lots (one (1) acre minimum).

#### **5.05.200 Permitted Uses**

The following principal uses are permitted in Industrial Zone M-4 subject to conditions provided herein and subject to obtaining Site Development Plan approval, if required, in accordance with Article X hereof. Uses that are not listed as permitted shall not be permitted by variance. More than one of these principal uses may be permitted within the same structure or building subject to the following:

The minimum usable gross floor area of each such use shall be computed as either a) 2,000 square feet or b) five percent (5%) of the structure's or building's total usable gross floor area, whichever is greater.

The maximum number of tenants allowed shall be six (6).

**5.05.210** Laboratory devoted to research, design, and experimentation.

**5.05.220** Office building or office buildings.

**5.05.230** Light industrial use including manufacturing, fabricating, processing, converting, altering, packaging, bottling or assembling of products, the operations of which are conducted solely within an enclosed building or group of buildings.

**5.05.240** Operation of a public utility authorized to furnish service to residents of the Town or to the region, including among such operations, a utility service center at which may be conducted general office use, customer services, maintenance of utility service operations, vehicle maintenance, and accessory uses, outdoor storage of materials for utility service and outdoor parking of service vehicles.

**5.05.250** Public works garage and public storage areas operated by the Town.

**5.05.260** Printing and/or publishing establishment.

**5.05.270** Wholesale business.

**5.05.280** Storage in bulk of, and warehouses for, such materials as building materials, clothing, cotton, drugs, dry goods, feed, food, furniture, hardware, ice machinery, paint and paint supplies, pipe, rubber, shop supplies, tobacco, or wood. If storage is to be provided outdoors, a planted or natural buffer shall be provided between the items stored and the lot lines.

**5.05.290** Veterinary Hospital.

## **Zoning Regulations**

### **SECTION 5- INDUSTRIAL ZONE M-4 (contd.)**

#### **5.05.300 Special Exception Uses**

The following principal uses are permitted in Industrial Zone M-4 subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special Exceptions.

**5.05.310** Garages to shelter commercial vehicles and construction equipment used off the lot. All vehicles and equipment stored on said lot shall be stored wholly within said garage. Maintenance on vehicles, if any, shall be conducted wholly within said garage and only on those vehicles stored therein on a permanent basis.

**5.05.320** Buildings containing seven (7) or more tenants.

**5.05.330** Indoor ice skating facility and other recognized collegiate sports.

**5.05.340** Indoor/Outdoor commercial tennis, paddle/tennis/platform tennis, racquet ball, hand ball, squash, soccer, swimming facility and/or other similar recreational and sports activities. (Added effective December 2011)..

#### **5.05.400 Accessory Uses**

Article V, Section 7 regarding Accessory Uses in Industrial Zones shall apply.

#### **5.05.500 Site and Building Standards in Industrial Zones**

Article V, Section 8 regarding Site and Building Design Standards in Industrial Zones shall apply.

#### **5.05.600 Area, Height and Yard Requirements**

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

#### **5.05.700 Supplemental Regulations**

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.



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