

~ FOR SALE or LEASE ~

WAREHOUSE/DISTRIBUTION FACILITY



TOWER REALTY CORP.



**101 South Main Street
Newtown, CT**

**5% COMMISSION
TO SELLING OR
LEASING AGENT**

Immaculate 130,000 sq. ft. warehouse/distribution facility on 17.68 acres. Building features include 19 ft. ceilings, 1600 amp power, 6 loading docks, 2 drive-in doors, 3 baths, and rail access available. Property has +/- 50 car parking with additional space available to add more. Ideal location on Route 25 with easy access to Route 34 and only 2 miles to Exit 11 on I-84.

Sale Price: \$6,500,000

**Lease Price: \$5.75 NNN Price Reduced
(NNN = +/- \$1.25 PSF)**

Building Size: +/- 130,000 Sq. Ft.
with Rail Access Available

Lot Size: +/- 17.68 Acres

Lease Options: +/- 40,000 Sq. Ft.,
+/- 65,000 Sq. Ft.,
+/- 90,000 Sq. Ft. or
+/- 130,000 Sq. Ft.

Zone: M-5 (Industrial)

Year Built: 1967

Construction: Block and Steel Frame with
Rubber Roof

Ceiling Height: 19 Ft. Clear

Loading: 6 Loading Docks
2 Drive-In Doors

Power: 1,600 AMP/3 Phase

Parking: +/- 50-Car Parking
with Additional Space
Available to Add More

Utilities: City Water, Septic,
and Gas

Heating: Gas Heat

Cooling: Ceiling Fans Throughout

Plumbing: 3 Baths

Sprinklers: Yes



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~ LEASE OPTIONS ~

101 SOUTH MAIN STREET (ROUTE 25)
NEWTOWN, CT



Lease Options

- +/- 40,000 Sq. Ft.,**
- +/- 65,000 Sq. Ft.,**
- +/- 90,000 Sq. Ft. or**
- +/- 130,000 Sq. Ft.**



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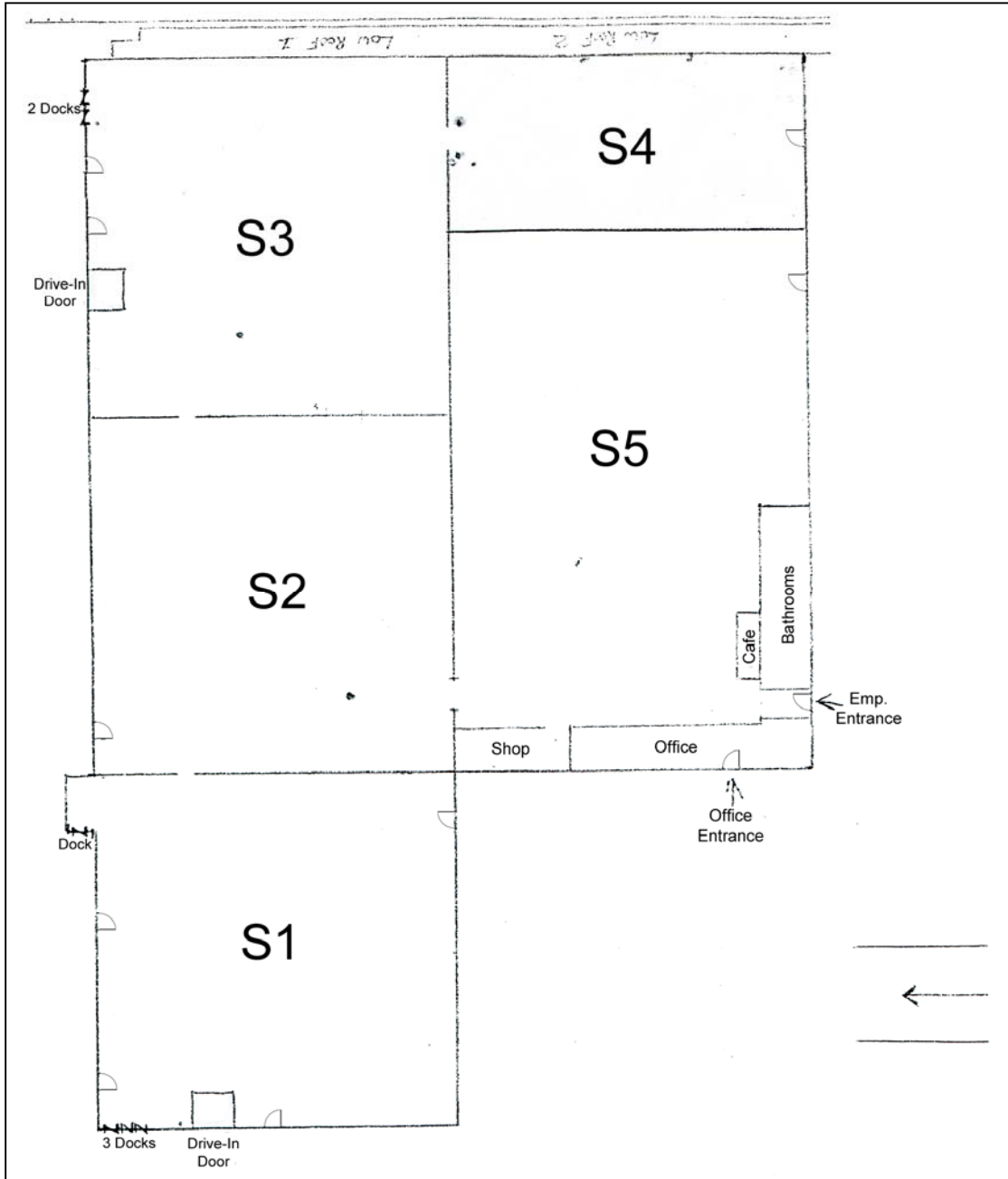
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~ LAYOUT ~

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~ *ADDITIONAL PHOTOS* ~

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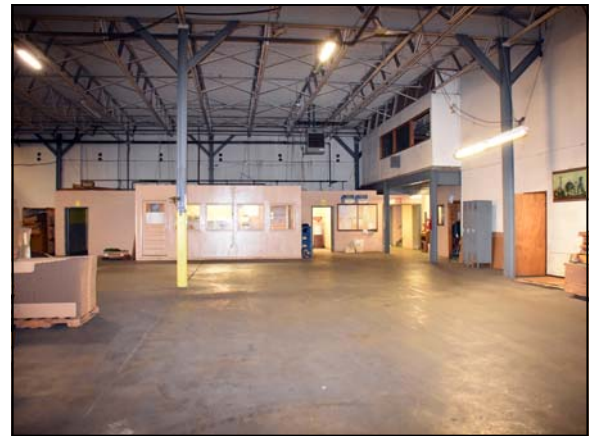
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~ LOCATION MAP ~

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