

~ FOR LEASE ~

INDUSTRIAL, FLEX or OFFICE SPACE



TOWER REALTY CORP.



**3-6 Simm Lane
Newtown, CT**

Simm Lane is an 85,000 sq. ft. multi-tenant industrial office complex located on Rte. 25 in Newtown. Building has multiple loading docks, sprinkler system, and ample parking. Uses include manufacturing, research and development, flex space, assembly, distribution, warehouse, storage, and office. Adjacent units may be combined.

Zone:	M-2 (Industrial)
Loading:	Shared Loading Docks
Ceiling Height:	10 - 14 Ft.
Power:	120/208, 3 Phase
Heating:	Gas/Electric
Utilities:	City Water; Septic and Gas



<u>Units Available:</u>	<u>Size (Sq. Ft.)</u>	<u>Lease Price</u>
Unit 1F:	+/- 936	\$788 + Util.
Unit 1D1:	+/- 819	\$630 + Util



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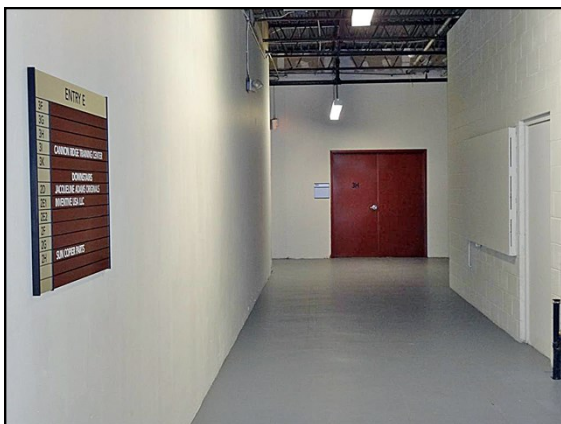
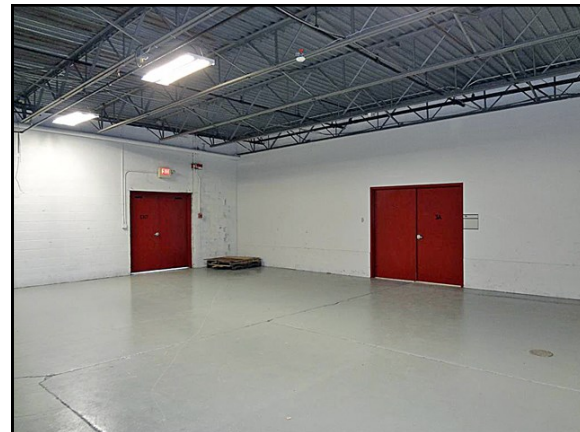
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~ *ADDITIONAL PHOTOS* ~

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~ LAYOUT ~

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UPPER LEVEL



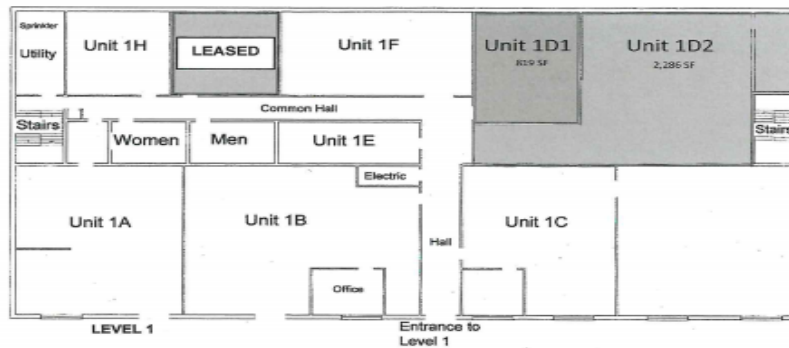
CURRENTLY AVAILABLE – UPPER LEVEL:

Unit 3F – 1,603 RSF @ \$1,335 + utilities

Unit 3F1 – 1,023 RSF @ \$975 + utilities

All Upper Level spaces have convenient access from upper loading dock, double entry doors, and new LED lighting. Electric and gas is sub-metered and billed back by the Landlord monthly (no upcharge). 24/7/365 access.

LOWER LEVEL



CURRENTLY AVAILABLE – LOWER LEVEL:

Unit 1D1 – 819 RSF @ \$630 Unit 1D – 2,286 RSF @ \$1,400

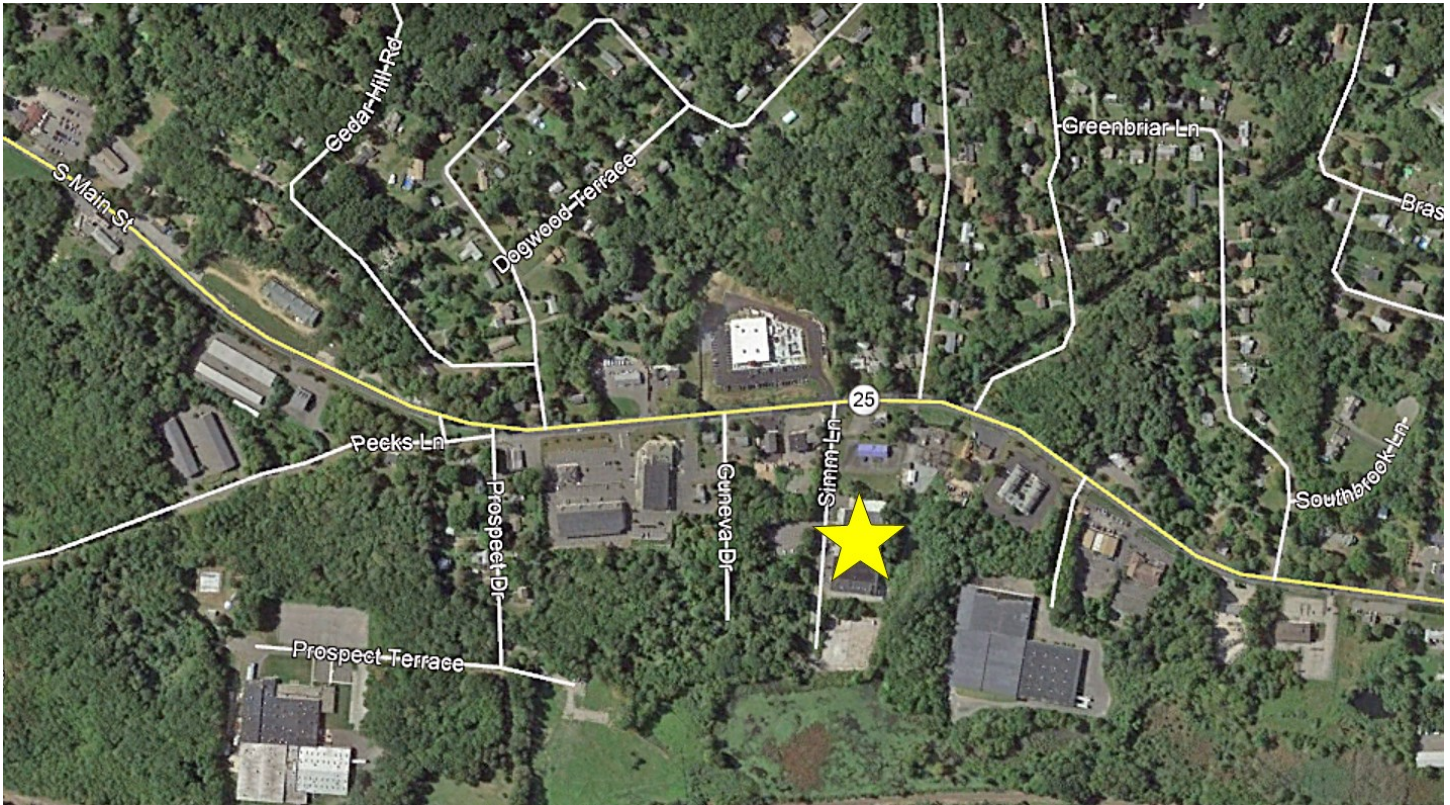
All Lower Level space rents are + utility charge based on usage.
Unit 1D has private bathroom.



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~ LOCATION MAPS ~

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