

~ FOR SALE ~

***Freestanding 4,980 sq. ft. on 2.28 Acres
Ideal for Office, Flex, Lab, R & D , Assembly or
Manufacturing***



25 Commerce Road, Newtown, CT



| | |
|-------------------------|--|
| Size | +/- 4,980 Sq. Ft. |
| Zone: | See attached zoning regulations |
| Construction: | Steel and Masonry |
| Year Built: | 1973 |
| Ceiling Height: | 10' 6" Clear |
| Loading: | Possibility for a drive in door |
| Utilities: | City water, sewer and gas |
| Power: | 400 AMP, 3 Phase |
| Heating/Cooling: | Gas Heat/ Central A/C |
| Taxes: | \$11,593 |
| Sale Price | \$547,800 |

Building has been updated with a new roof, 2 new AC units, nicely built out +/- 1,800 sq. ft. of office space. Property features +/- 32 car parking, city water, sewer and gas, +/- 2.28 acres and easy access to exit 10 of I 84. Ideal for office, medical , lab, re-search & development, assembly or manufacturing.



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**Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax**

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

ADDITIONAL PHOTOS

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ARTICLE V – INDUSTRIAL ZONES

SECTION 6- INDUSTRIAL ZONE M-5

5.06.100 Purpose and Intent

The purpose and intent of the M-5 zone is to encourage a moderate to high density mix of industrial, commercial, limited retail and service businesses on smaller lots (two (2) acre minimum).

5.06.200 Permitted Uses

The following principal uses are permitted in Industrial Zone M-5 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.

5.06.210 Laboratory devoted to research, design, and experimentation.

5.06.220 Office building or office buildings.

5.06.230 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.

5.06.240 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.

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

5.06.260 Printing and/or publishing establishment.

5.06.270 Wholesale business.

5.06.280 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.

5.06.290 Veterinary Hospital

5.06.300 Store or shop for the conduct of retail business, including, without limitation, a liquor package store.

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- (a) The permanent sales areas of all such stores or shops shall be wholly enclosed and there shall be no permanent outdoor storage of merchandise.
 - (b) The maximum gross floor area for any single retail business shall be limited to 40,000 square feet.

5.06.310 Personal service establishment.

5.06.320 Financial institution.

5.06.330 Limousine service business.

5.06.400 Special Exception Uses

The following principal uses are permitted in Industrial Zone M-5 subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special Exceptions.

5.06.410 Hotel and/or motel.

5.06.420 Self-service storage facility.

5.06.430 Child day care center.

5.06.440 Waste Treatment Facility operated by or on behalf of the Town.

5.06.450 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.

5.06.460 Buildings containing seven (7) or more tenants.

5.06.470 Indoor and/or outdoor commercial tennis, paddle tennis/platform tennis, racquet ball, hand ball, squash, soccer and/or swimming facility and/or other similar recreational and sports activities (Amended effective December 2011).

5.06.475 Medical Marijuana Dispensary Facility, provided the following criteria are satisfied:

- (a) The dispensary facility shall be connected to the Newtown Sanitary Sewer
- (b) The dispensary facility shall be connected to a public water supply
- (c) Required parking for the dispensary facility shall be at the rate of one (1) space per 200 square feet of gross floor area. Where the facility is situated within an existing building housing other uses or businesses, the measurement of gross floor area shall be the useable area only and shall exclude interior and exterior walls and that part of the dispensary facility constituting storage, closets, and mechanical rooms.
- (d) Compliance with Chapter 420f of the Connecticut General Statutes governing the Palliative Use of Marijuana and the Regulations of the State of Connecticut adopted pursuant thereto

shall be a condition of the special exception, and any violation of said statutes or regulations shall be a violation of the special exception as approved. (Effective June 30, 2018)

5.06.476 Where a medical marijuana dispensary facility is proposed in an existing building which is not being expanded:

- (a) Parking spaces may be located between the building and the lot line of the adjacent property without regard to buffers which would otherwise be required.
- (b) If the parking or a driveway serving a dispensary facility and the existing building requires excavation in the side or rear yards, the uphill land shall be given appropriate support, including without limitation a retaining wall. (Effective June 30, 2018)

5.06.480 Indoor ice skating facility.

5.06.490 - A public garage to be allowed in the M-5 Zone with a Special Exception, except within the Aquifer Protection District provided the following criteria are satisfied:

- (a) One Public Garage per lot as described herein;
- (b) Any Special Exception granted hereunder shall be contingent upon the applicant subsequently obtaining a certificate of approval of location from the Zoning Board of Appeals pursuant to the relevant motor vehicle laws of the State of Connecticut (Effective 6/1/09).
- (c) No public garage shall have any entrance or exit within 300 feet of any public park, playground, school, church, library, theater, hospital or other public garage or filling station on an intersecting street within 300 feet measured along the street lines from said entrance or exit. Effective 10/26/92, amended effective 6/1/09).
- (d) No public garage permitted by to this section shall be deemed to become nonconforming through the subsequent erection of one of the buildings mentioned in the third bullet point above in this section. (Effective 10/26/92, amended effective 6/1/09)
- (e) A public garage located in the M-5 Zone shall not engage in the repair of vehicles outside of the enclosed by areas of the public garage (Effective 10/26/92, amended effective 6/1/09).
- (f) A public garage located within the M-5 Zone shall have all vehicles parked solely within designated parking spaces on the lot and the parking area shall be screened from adjacent lots or roadways by a solid fence, structure, natural buffer or planted buffer (Effective 6/1/09).

5.06.495 – Animal Control Facility – An Animal Control Facility to be allowed in the M-5 zone with a Special Exception, if operated on or on behalf of the Town of Newtown (added effective January 19, 2010).

5.06.500 Accessory Uses

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

5.06.600 Site and Building Standards in Industrial Zones

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

5.06.700 Area, Height and Yard Requirements

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

5.06.800 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.