

~ 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 1B:	+/- 1,970	\$1,250 + Util.
Unit 1D2:	+/- 2,286	\$1,430 + Util.
Unit 1F:	+/- 936	\$700 + Util.
Unit 1G:	+/- 560	\$575 + Util.
Unit 1H:	+/- 540	\$560 + Util.
Unit 3D:	+/- 1,800	\$1,500 + Util.
Unit 3E:	+/- 1,780	\$1,480 + Util.
Unit 3E1:	+/- 1,795	\$1,495 + Util.
Unit 3F:	+/- 6,698	\$4,450 + Util.



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~ ADDITIONAL PHOTOS ~

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~ *ADDITIONAL PHOTOS* ~

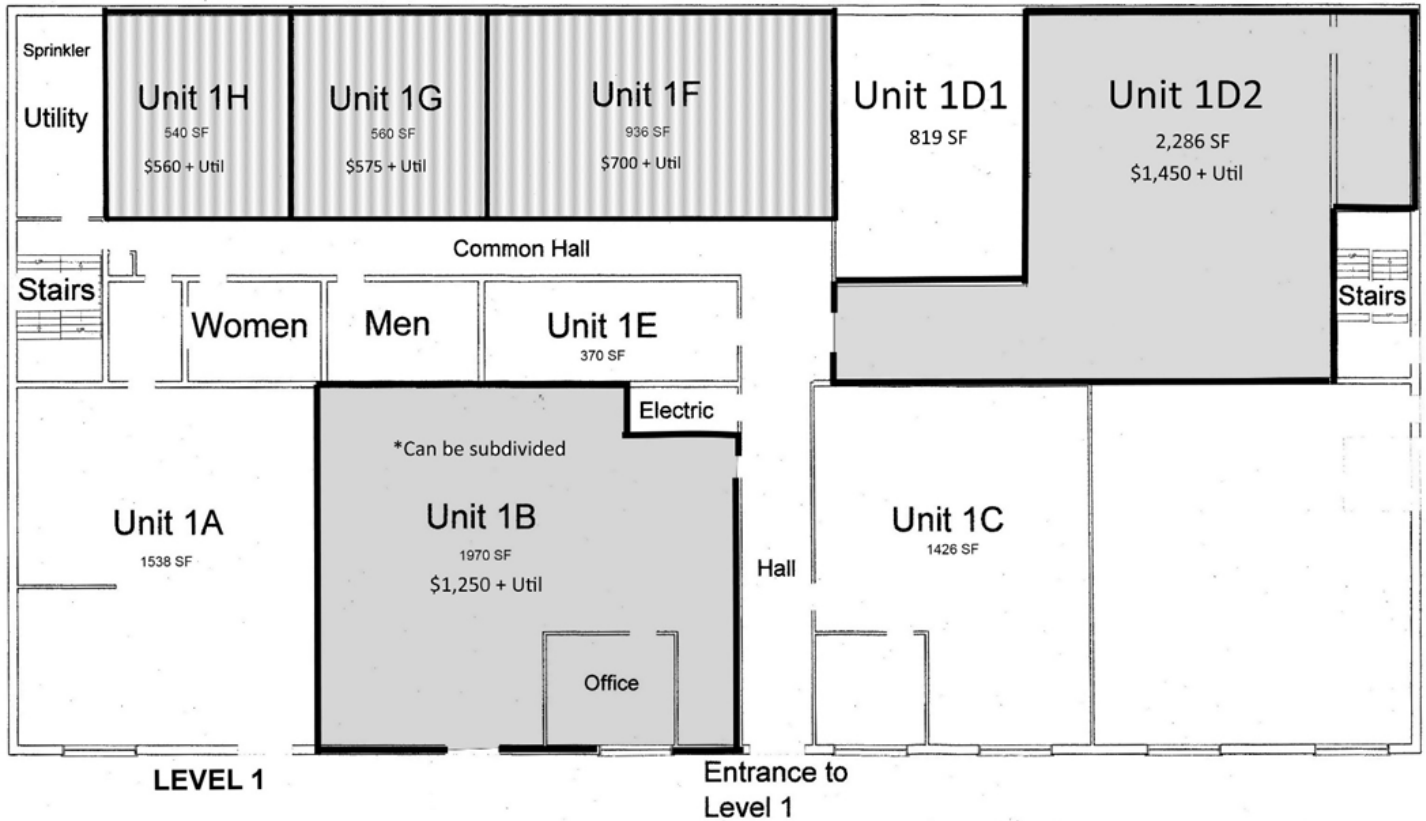
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~ FIRST FLOOR LAYOUT ~

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~ THIRD FLOOR LAYOUT ~

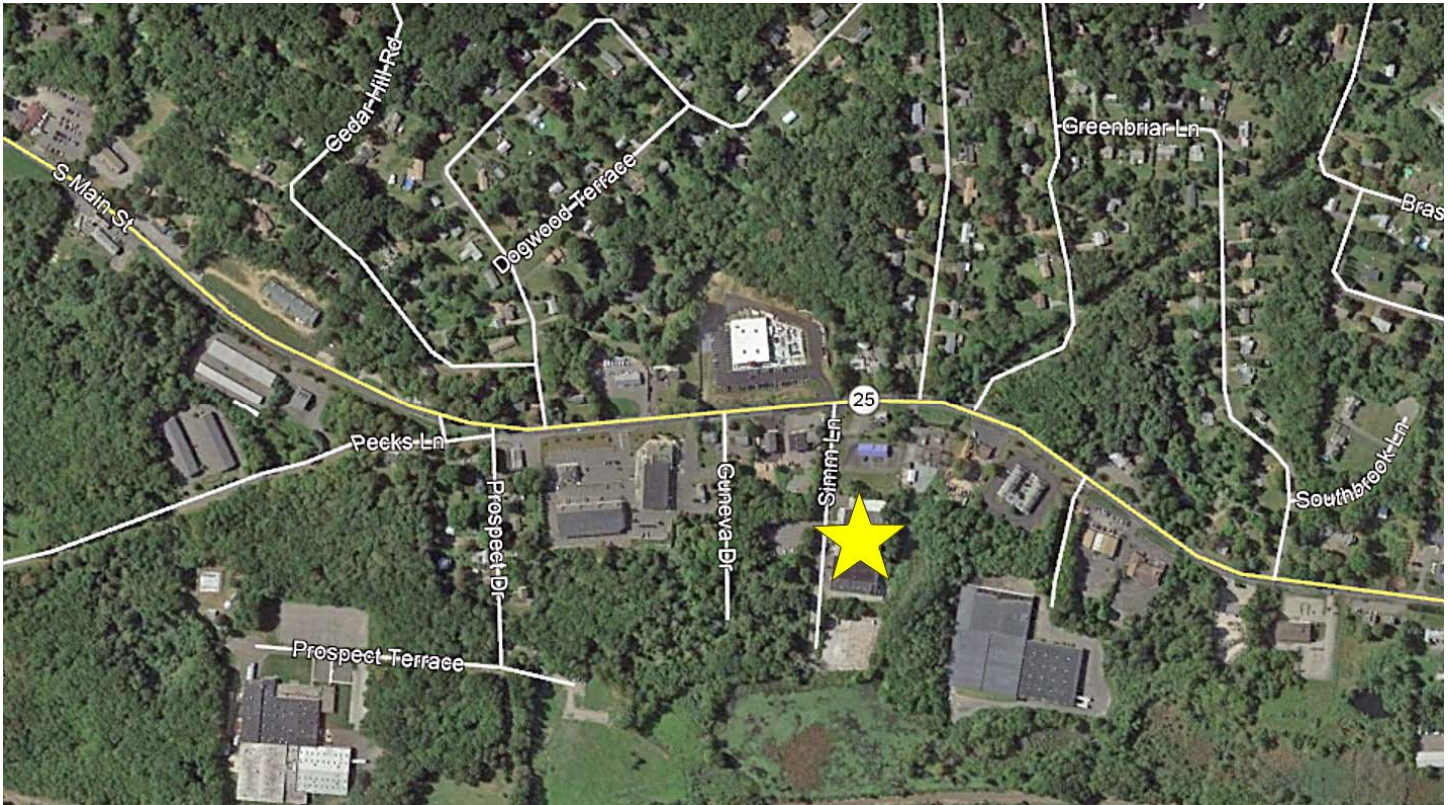
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~ LOCATION MAPS ~

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