

**FOR SALE OR BUILT TO SUIT // FULLY APPROVED COMMERCIAL SITE - 32 BERKSHIRE ROAD, NEWTOWN, CT**



### PROPERTY DESCRIPTION

Fully Approved 14,000 Sq. Ft. commercial building on 3.07 acres! This site has +/- 410 Ft of road frontage on RT. 34 (Berkshire Road), is adjacent to the new Exit 11 ramp to I84 and has easy access to RT. 25. The well-designed building is ideal for any retail, medical, restaurant or office use. Property is available for sale with the approvals, or the owners are willing to build to suit.

### PROPERTY HIGHLIGHTS

- Drive Thru Possible
- Approved for fantastic signage on building and road
- Zone: M-5 (Office/Retail/Industrial) (See Attached Zoning Regulations)
- Build to suit options available
- Direct access to I84
- Approved for 88 car parking on site
- Traffic Count: +/- 25,200 Vehicles Daily

### OFFERING SUMMARY

Land Sale Price:	\$1,595,000
Lease Price (Core & Shell):	\$30NNN
Lot Size:	3.07 Acres
Build to Suit Options	2,900 to 14,000 SF
Taxes	\$12,731

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,878	13,908	83,472
Total Population	15,179	36,482	210,447
Average HH Income	\$139,876	\$142,707	\$121,123



**MICK CONSALVO**

Broker

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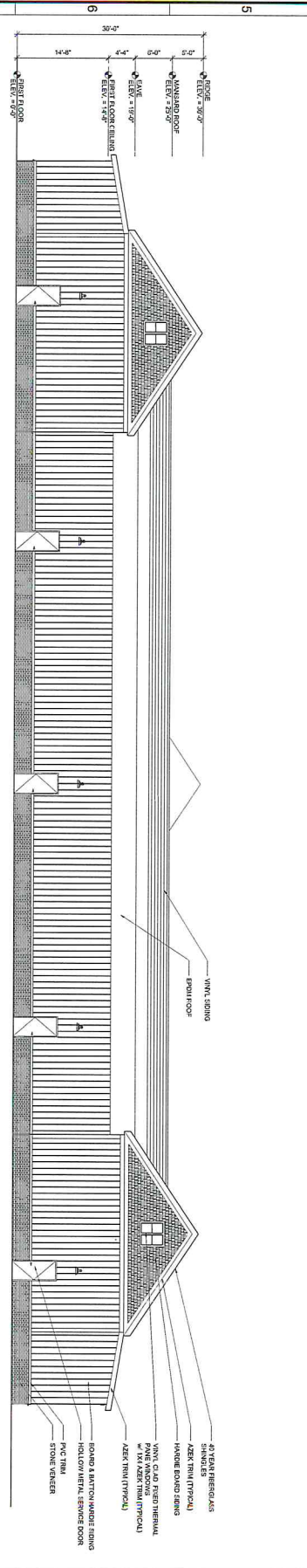
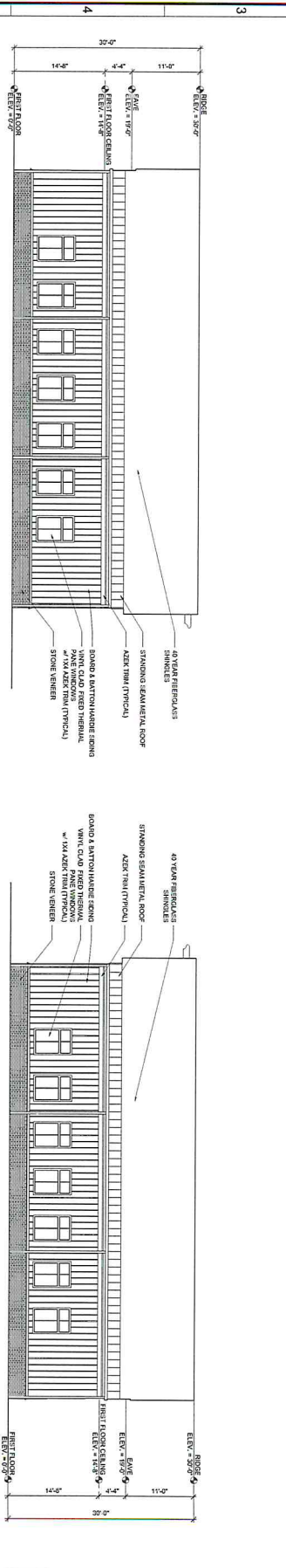
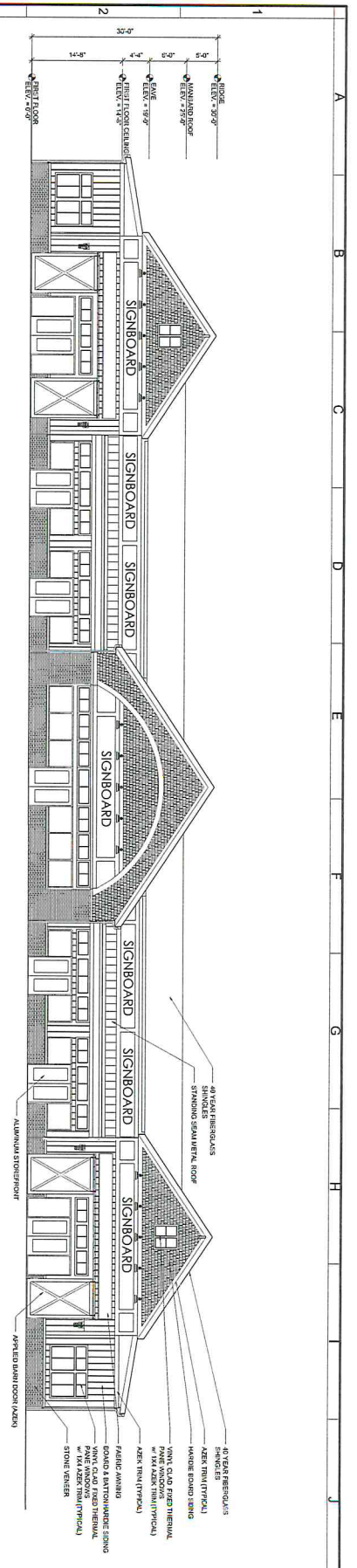


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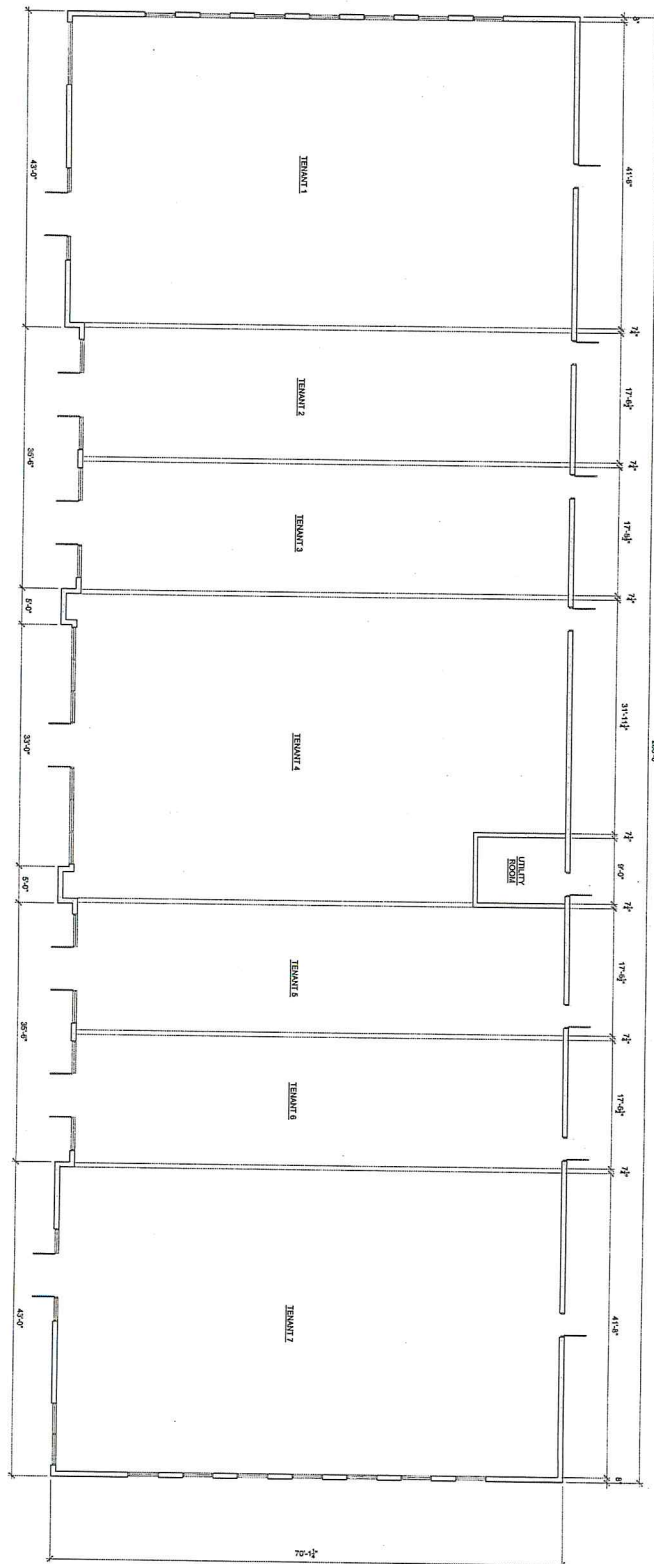
1 FLOOR PLAN  
SCALE: 3/8" = 1'-0"

2 MEZZANINE FLOOR PLAN  
SCALE: 3/8" = 1'-0"

<p>NEW PROJECT FOR: 32 BERKSHIRE RD 32 BERKSHIRE RD NEWTOWN, CT ELEVATIONS</p>		<p>53 CHURCH HILL ROAD Newtown, Connecticut 06470</p> <p>Tel. 203 364 9480 Fax. 203 364 9415 www.clariscorstruction.com</p>	<p>THIS DRAWING IS THE PROPERTY OF CLARIS CONSTRUCTION HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF CLARIS.</p>
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**FLOOR PLAN**  
 A1 SCALE: 1/8" = 1'-0"

A1

DATE	1/1/2020
DESIGNED BY	MARK
CHECKED BY	RPM
APPROVED BY	MARK
PROJECT NAME	NEW PROJECT FOR: 32 BERKSHIRE RD 32 BERKSHIRE RD NEWTOWN, CT
FLOOR PLAN	

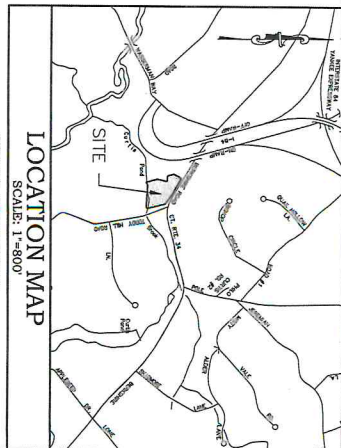
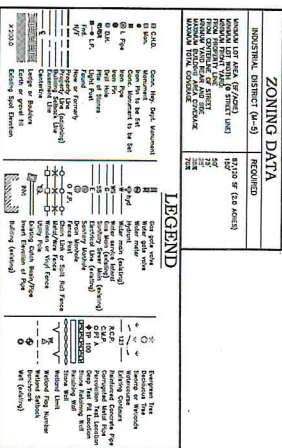


**CLARIS**  
 CONSTRUCTION INC

53 CHURCH HILL ROAD  
 Newtown, Connecticut  
 06470  
 Tel. 203 364 9400  
 Fax. 203 364 9405  
[www.clariscostruction.com](http://www.clariscostruction.com)

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- [illegible]



THIS DOCUMENT, THE DEED, AND OTHER DOCUMENTS  
HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE AND  
THE PROPERTY OF KELLSTAR LEO SURVEYING, LLC AND IS NOT  
TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY  
EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT  
THE WRITTEN AUTHORIZATION OF KELLSTAR LEO SURVEYING, LLC

TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

*[Signature]*

BRITNEY P. KESTER, P.E., C.S. 23165

Date 3/19/2018

Scale 1"=40'

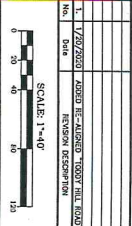
Job No. 891

Drawing No.

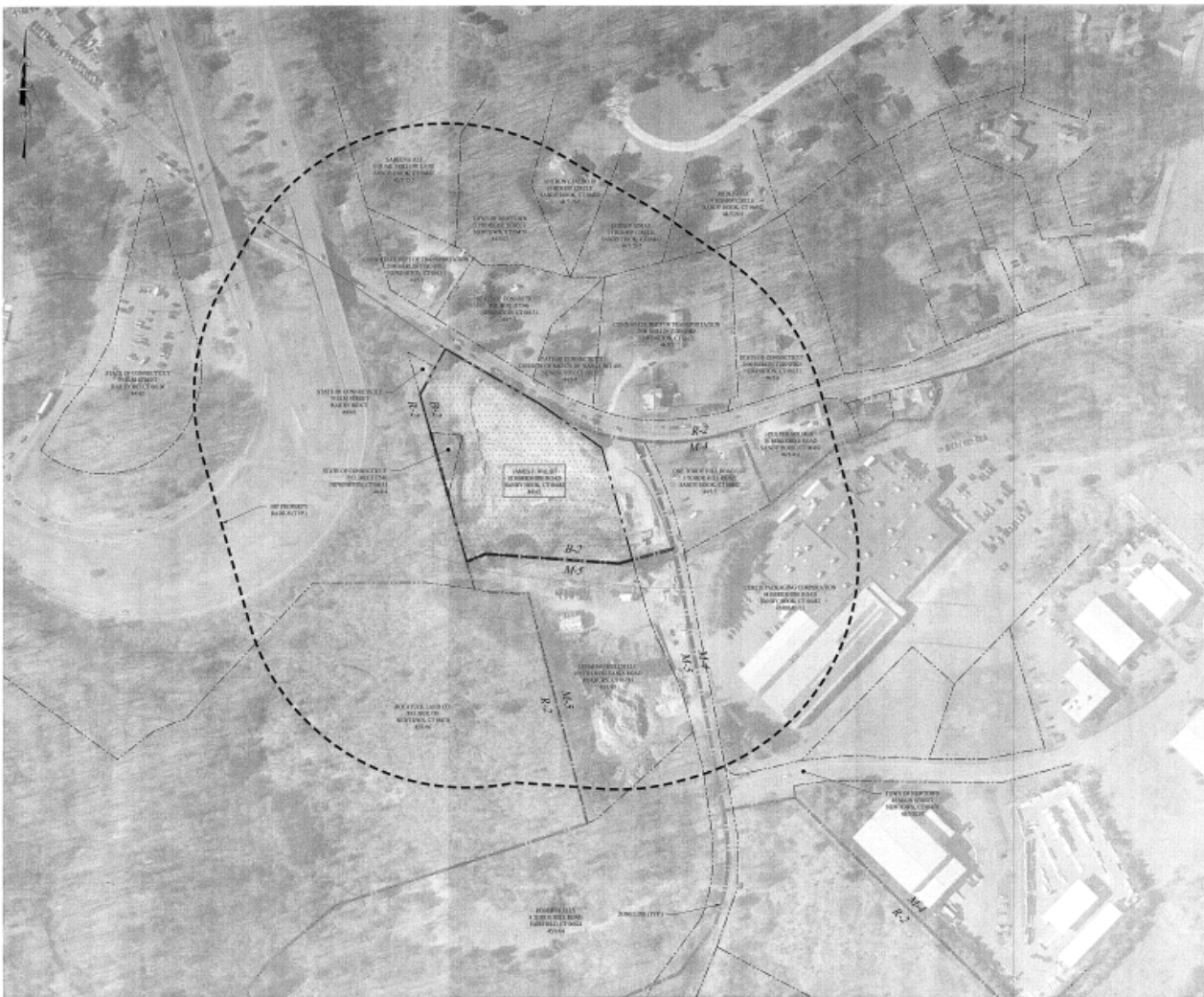
1 of 1

32 BERKSHIRE ROAD  
ON 4 TODDY HILL ROAD  
NEWTOWN, CONNECTICUT

  
**ACCURATE**  
**LAND SURVEYING, LLC**  
15 RESEARCH DRIVE  
WOODBRIDGE, CT 06595  
TEL: 203.681.0145 FAX: 203.680.5445



**FOR SALE OR BUILT TO SUIT // FULLY APPROVED COMMERCIAL SITE - 32 BERKSHIRE ROAD, NEWTOWN, CT**



<p><b>SOLLI ENGINEERING</b></p> <p>300 Main Street, Newtown, CT 06458</p> <p>TEL: 203.426.1000 FAX: 203.426.1001</p>	
<p>Drawn By: JHB</p> <p>Checked By: JHB</p> <p>Approved By: JHB</p> <p>Project #: 1000000</p> <p>Plan Date: 02/20/20</p> <p>Scale: 1"=100'</p>	<p>Walsh's, P.A.</p> <p>CT 2019</p>
<p><b>WALSH'S CORNER</b></p> <p>32 BERKSHIRE ROAD</p> <p>SANDY HOOK, CONNECTICUT</p>	
<p>Sheet Title:</p> <p><b>PROPERTY RADIUS &amp; SITE AREA MAP</b></p>	<p>Sheet #:</p> <p><b>1.40</b></p>



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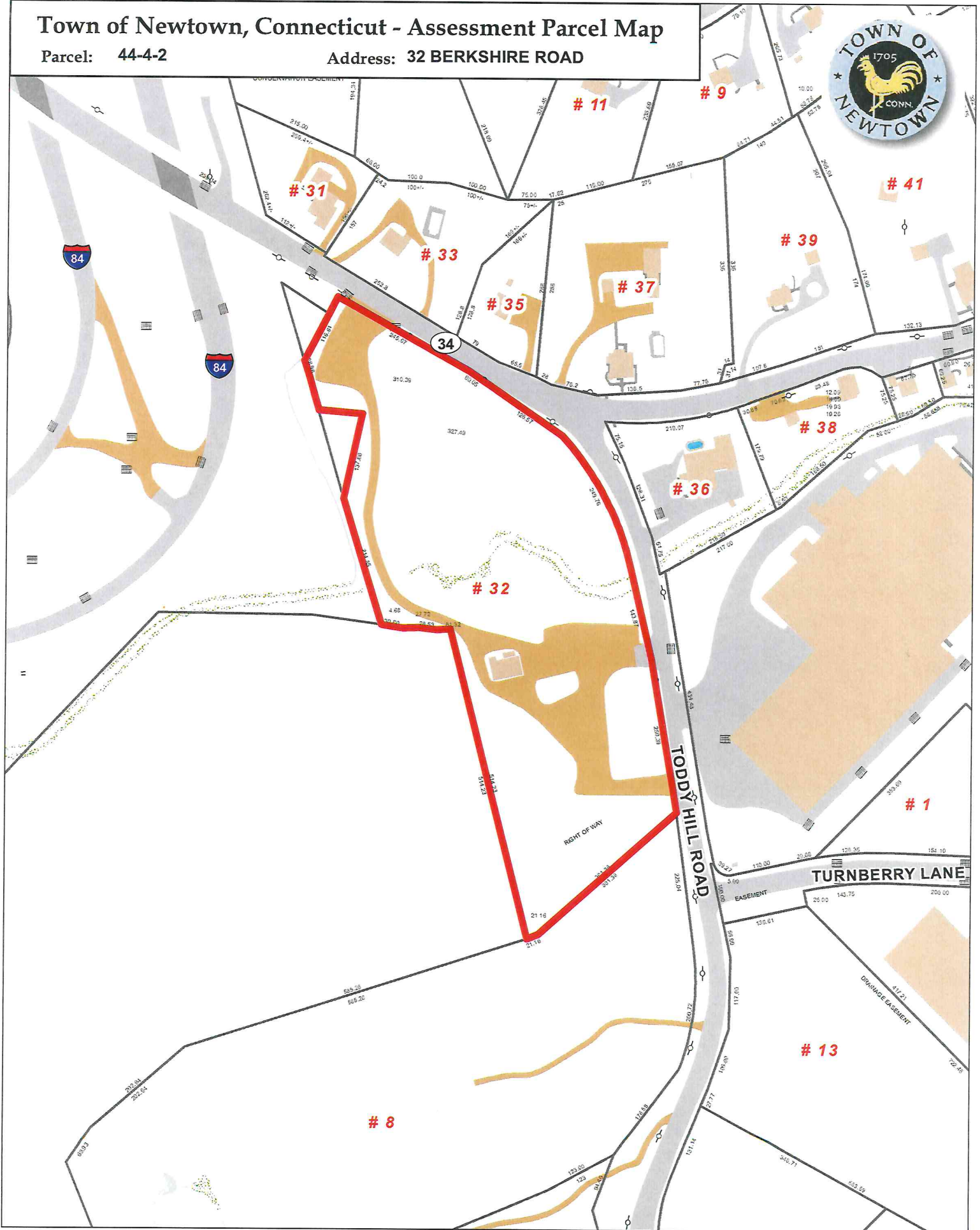
**TOMMY CONSALVO**  
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# Town of Newtown, Connecticut - Assessment Parcel Map

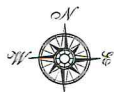
Parcel: 44-4-2

Address: 32 BERKSHIRE ROAD



Approximate Scale:

0 50 100 150 200  
Feet



Disclaimer: This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Newtown and its mapping contractors  
assume no legal responsibility for the

Map Produced Nov 2020

## **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** Warehouse (added effective 5/13/23)

(a) Site Development Plans shall require a 100 foot setback from the outermost perimeter of impervious surface from adjacent residential property including a 50 foot natural or planted buffer.

(b) Site Development Plan applications shall require a Traffic Impact Analysis in compliance with §5.06.200.

(c) If storage is to be provided outdoors, for principal or accessory uses, 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.

- (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 - one or more buildings for the purpose of renting or leasing individual storage spaces to tenants who are to have access to said space for the purpose of storing and removing personal property stored therein. Such renting or leasing shall not include renting or leasing of space for outside storage of good and products. Such renting or leasing may include outside storage of vehicles, with the exception of commercial vehicles, with current registrations that are parked long term for future use, for a minimum of 30 days, which are considered to be in storage (added effective 8/12/23).

**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).

**5.06.480** 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).

**5.06.496** Brew Pubs and Distilleries (added effective 10/12/17).

**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**

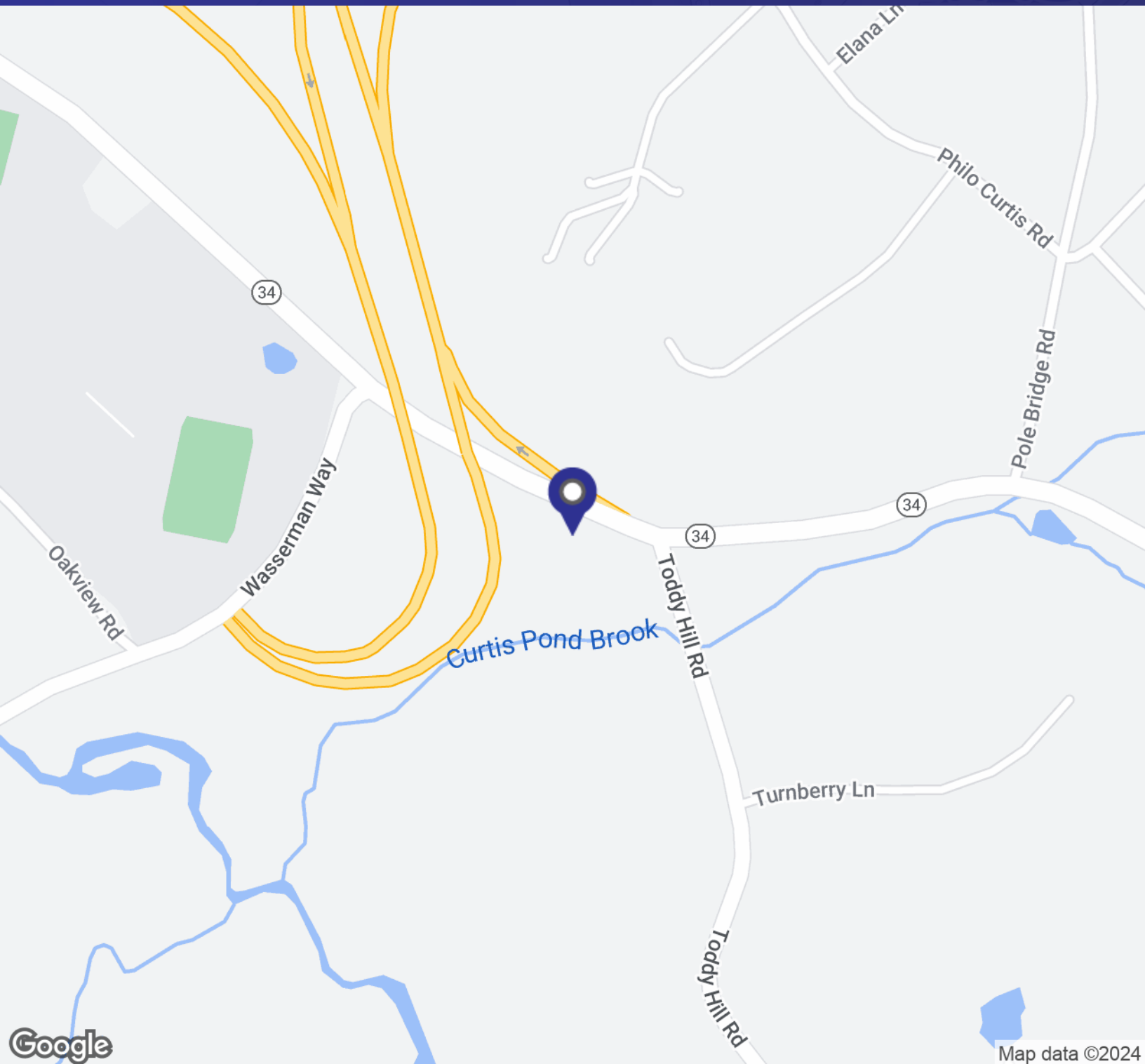
Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

**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.



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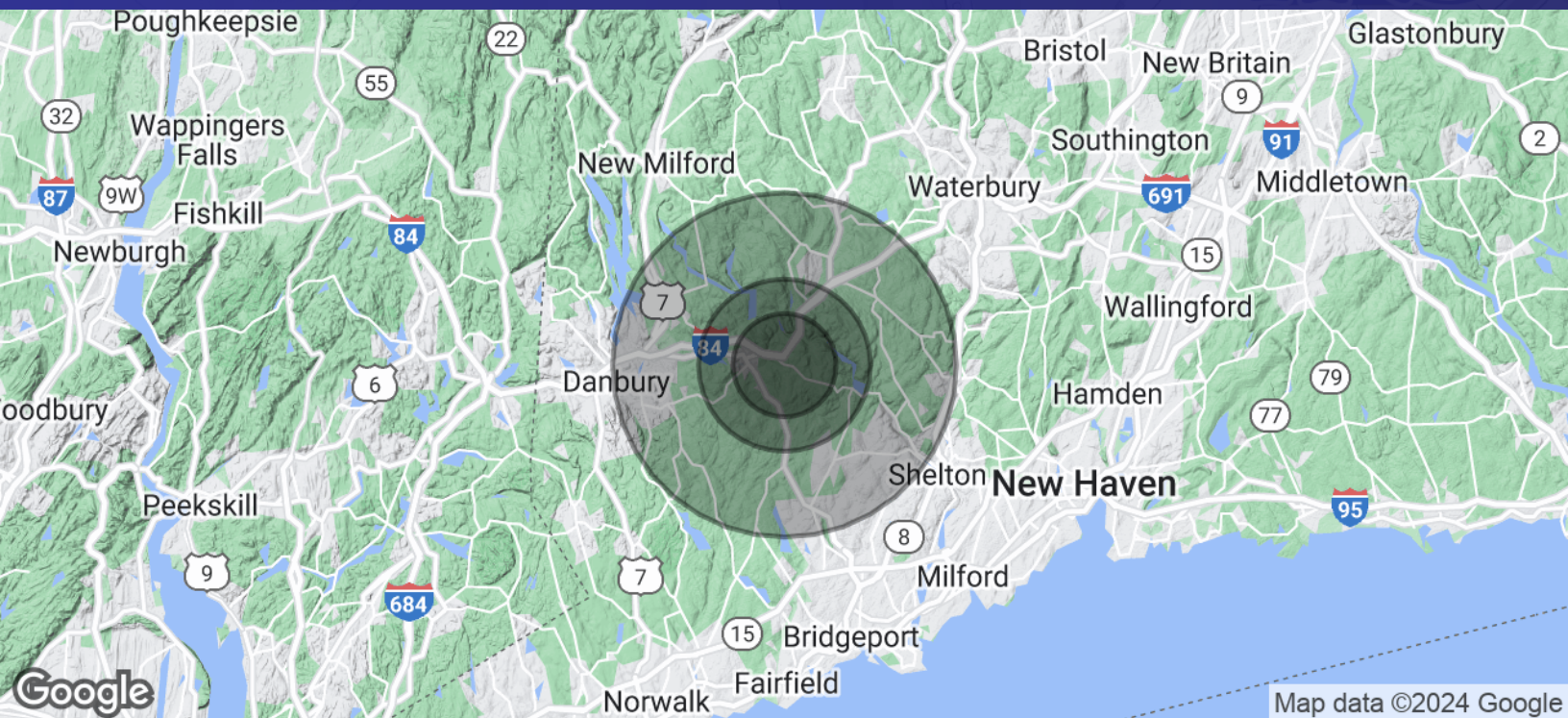
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,179	36,482	210,447
Average Age	44.3	45.3	44.6
Average Age (Male)	41.8	42.3	43.4
Average Age (Female)	46.8	47.1	45.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,878	13,908	83,472
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$139,876	\$142,707	\$121,123
Average House Value	\$368,484	\$369,865	\$351,267

\* Demographic data derived from 2020 ACS - US Census



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