

FOR LEASE // 10 MILE HILL RD, NEWTOWN, CT



PROPERTY DESCRIPTION

Immaculate 18,000 SF clear-span warehouse with 18' ceilings, fully HVAC, and sprinklered. Features include 3,100 SF office space (reception, private offices, conference room, bullpen, kitchenette), 2 loading docks, a 14' drive-in door, 600-amp 3-phase power, LED lighting, skylights, and gas heat. Zoned M-5 with 72 paved parking spaces on a 9.65-acre lot. Conveniently located near Route 25 and I-84. Ideal for warehouse, distribution, manufacturing, laboratory, assembly or recreational uses.

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$10.95 SF/yr (NNN) |
| Available SF: | 18,000 SF |
| Lot Size: | 9.65 Acres |
| Building Size: | 21,643 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 26 | 102 | 634 |
| Total Population | 91 | 312 | 1,855 |
| Average HH Income | \$161,899 | \$178,681 | \$182,810 |



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PROPERTY HIGHLIGHTS

- Total +/- 18,000 SF
- Office area +/- 3,100 sf (layout – reception area, 5 private offices, conference room, large bullpen, and kitchenette)
- Zone – M-5 (Industrial) - Zoning Regulations Attached
- Ceiling – 18’ clear
- Loading - 2 loading docks with levelers and 1 – 14’ drive in door (with powered door)
- Utilities: City Water, Gas, and Septic
- Full AC
- 600 amp, 3 phase power
- Fully sprinklered
- LED lighting
- Skylights in warehouse
- 2 Baths
- Parking – 72 paved spaces
- Year built – 1986
- Lot size – 9.65 acres



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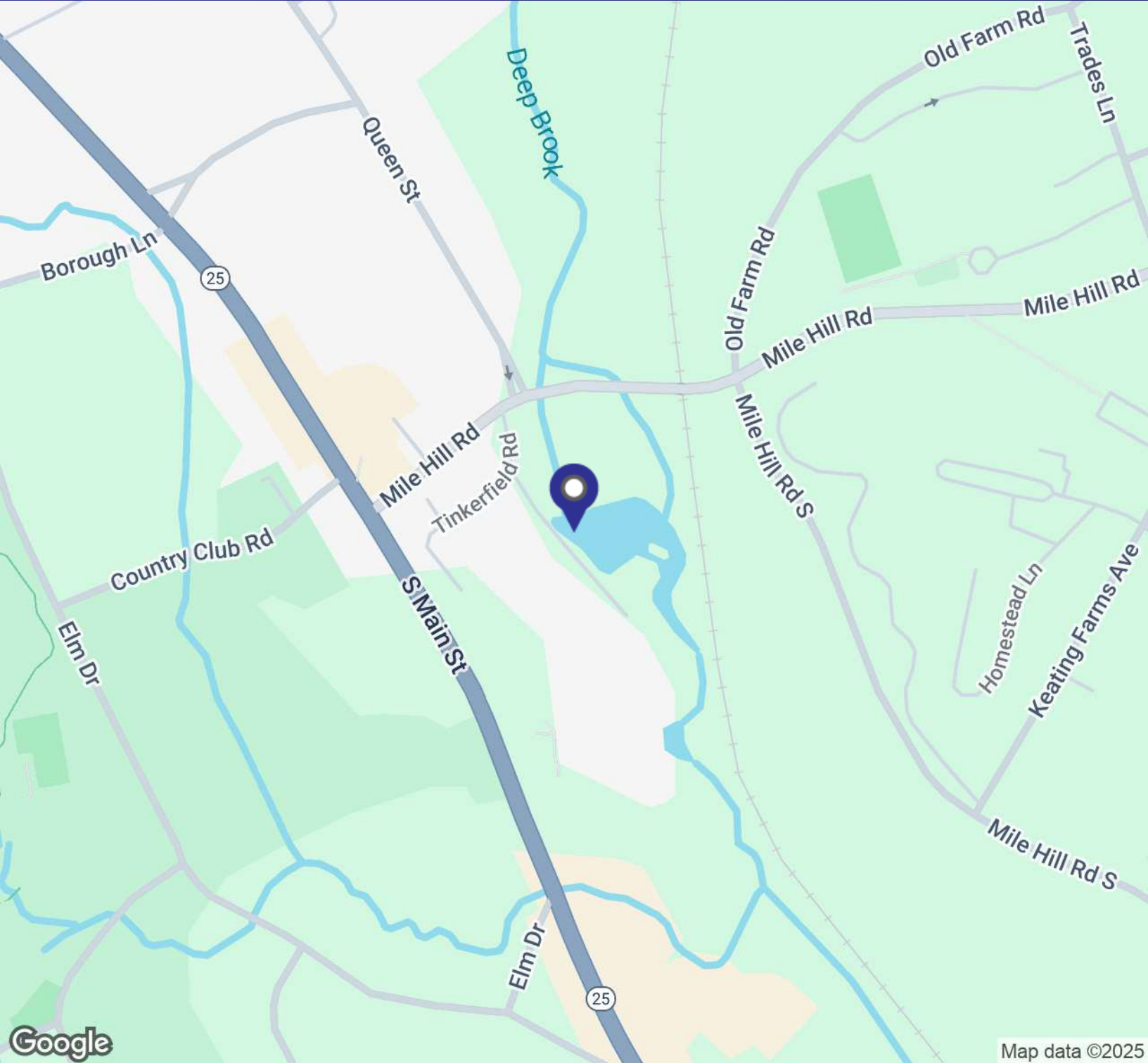


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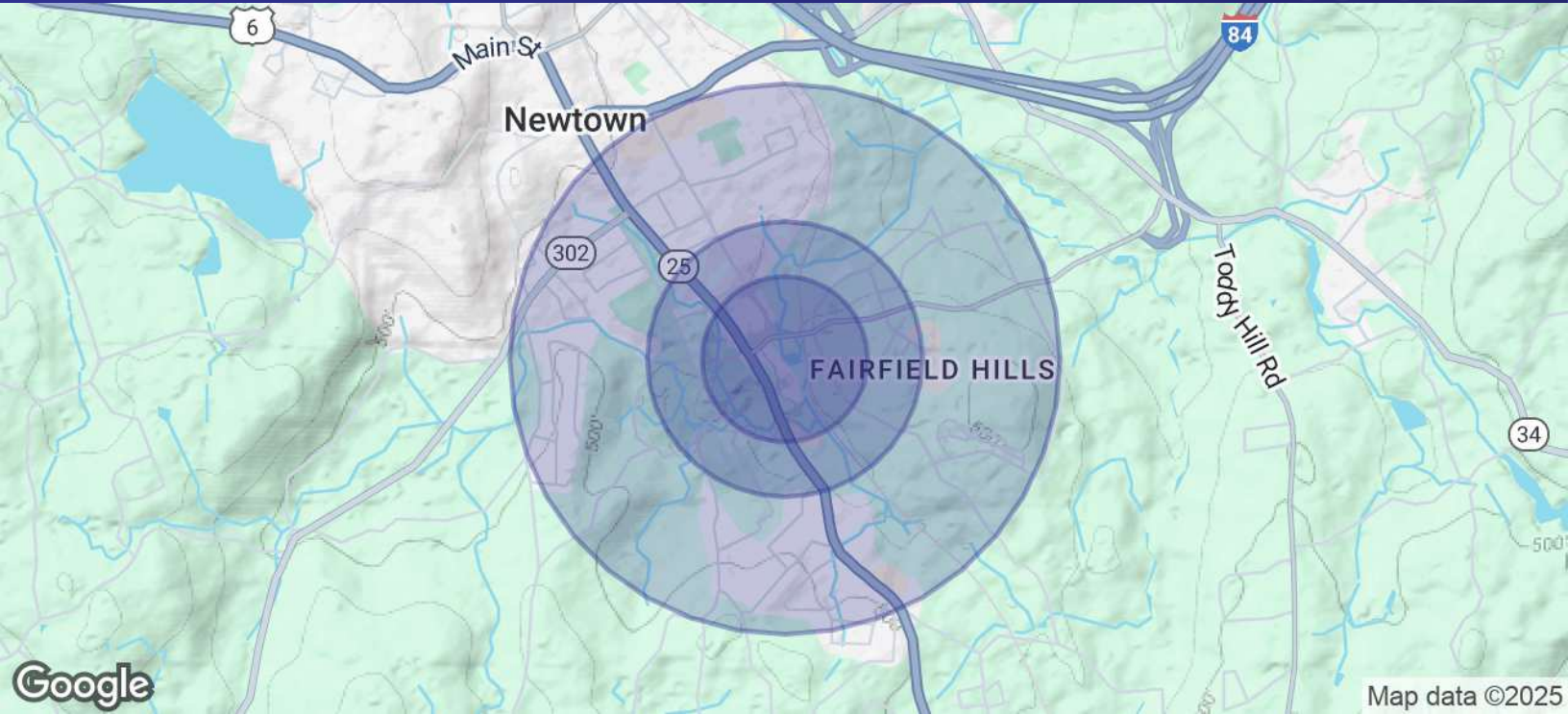
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 91 | 312 | 1,855 |
| Average Age | 45 | 44 | 44 |
| Average Age (Male) | 41 | 42 | 42 |
| Average Age (Female) | 53 | 48 | 47 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 26 | 102 | 634 |
| # of Persons per HH | 3.5 | 3.1 | 2.9 |
| Average HH Income | \$161,899 | \$178,681 | \$182,810 |
| Average House Value | \$476,753 | \$510,404 | \$527,561 |

Demographics data derived from AlphaMap



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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 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.

