

~ 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 3K:	+/- 4,035	\$2,700 + Util.
Unit 2B1:	+/- 1,725(Full A/C)	\$12 PSF + Util
Unit 3A:	+/- 2,256	\$12 PSF + Util
Unit 3B/3C:	+/- 5,244	\$10 PSF + Util
Unit 3A/3B/3C:	+/- 7,485	\$10 PSF + Util
Unit 3G1:	+/- 2,209	\$12 PSF + Util



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Tower Realty Corp. / 246 Federal Rd., Suite D26,
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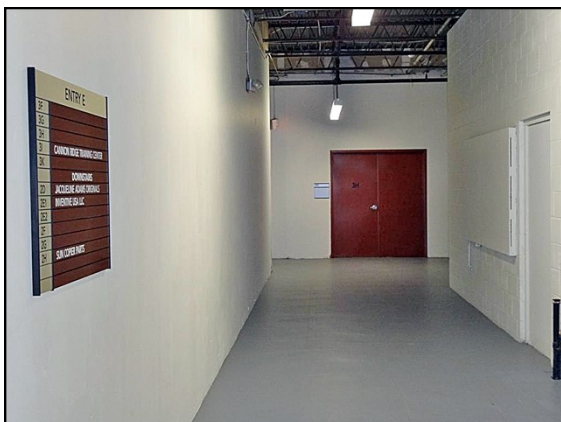
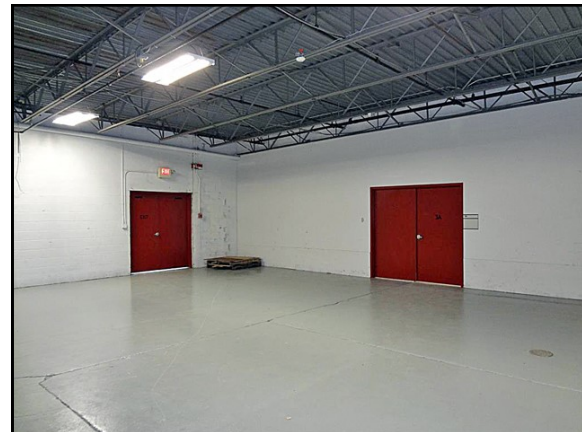
Brookfield, CT 06804 /

~ *ADDITIONAL PHOTOS* ~

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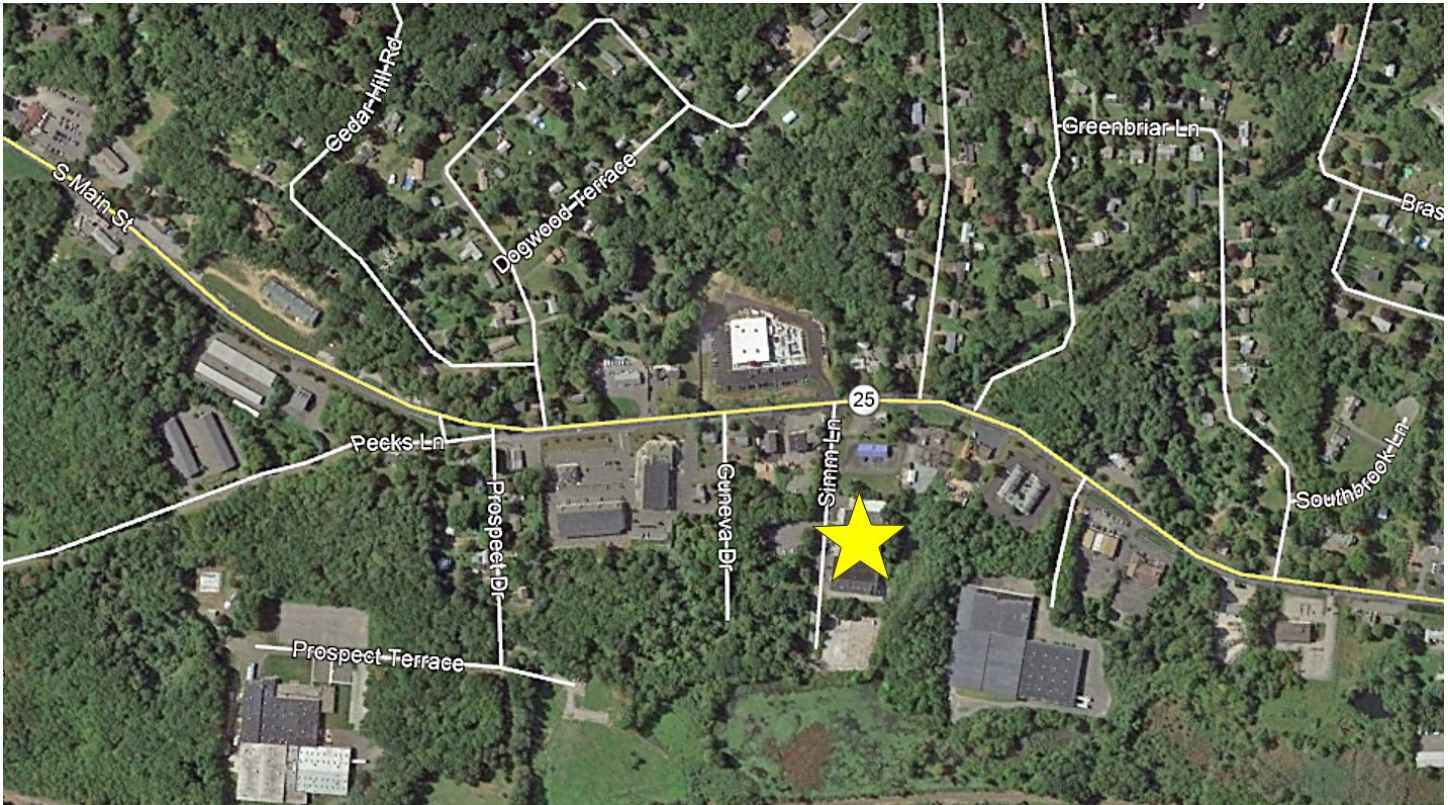
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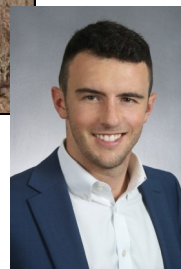
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~ LOCATION MAPS ~

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