

~ 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 3B/3C:	+/- 5,249	\$12 PSF + Util.
Unit 3G1:	+/- 2,209	\$12 PSF + Util.
Unit 3F1:	+/- 1,023	\$12 PSF + Util.
Unit 2A1:	+/- 3,933	\$10 PSF + Util.
Unit 1G:	+/- 560	\$14 PSF + Util.



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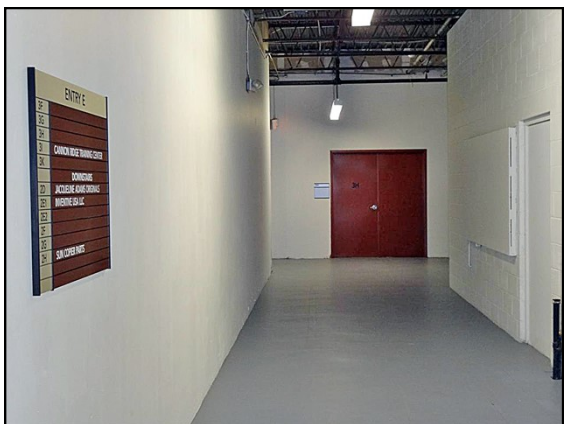
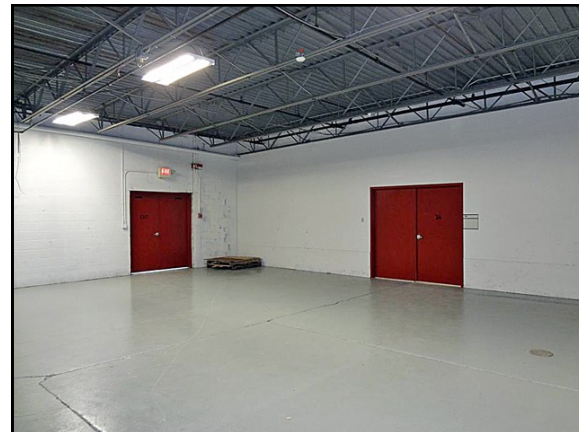
Brookfield, CT 06804 /

~ *ADDITIONAL PHOTOS* ~

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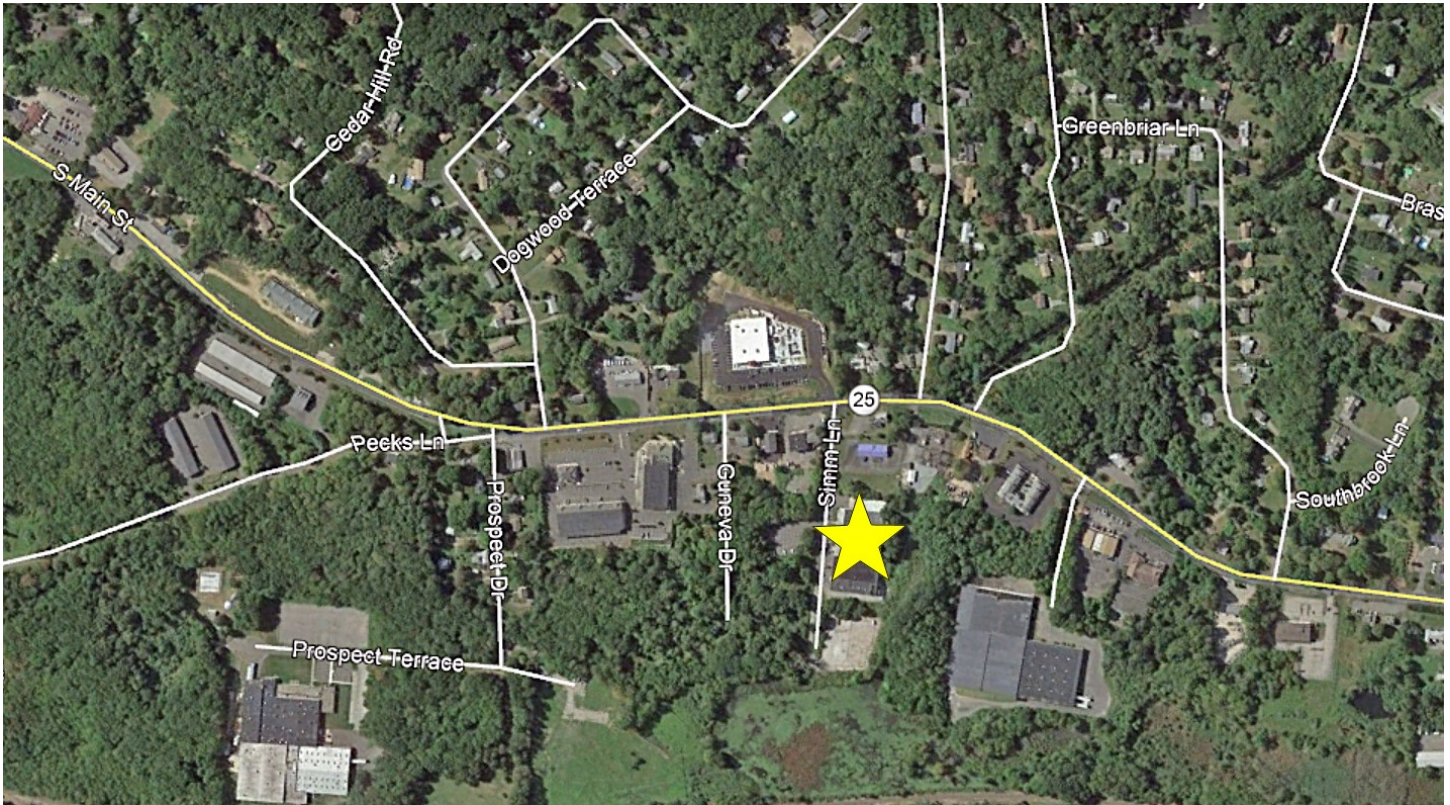
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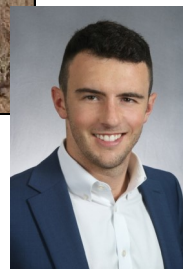
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~ LOCATION MAPS ~

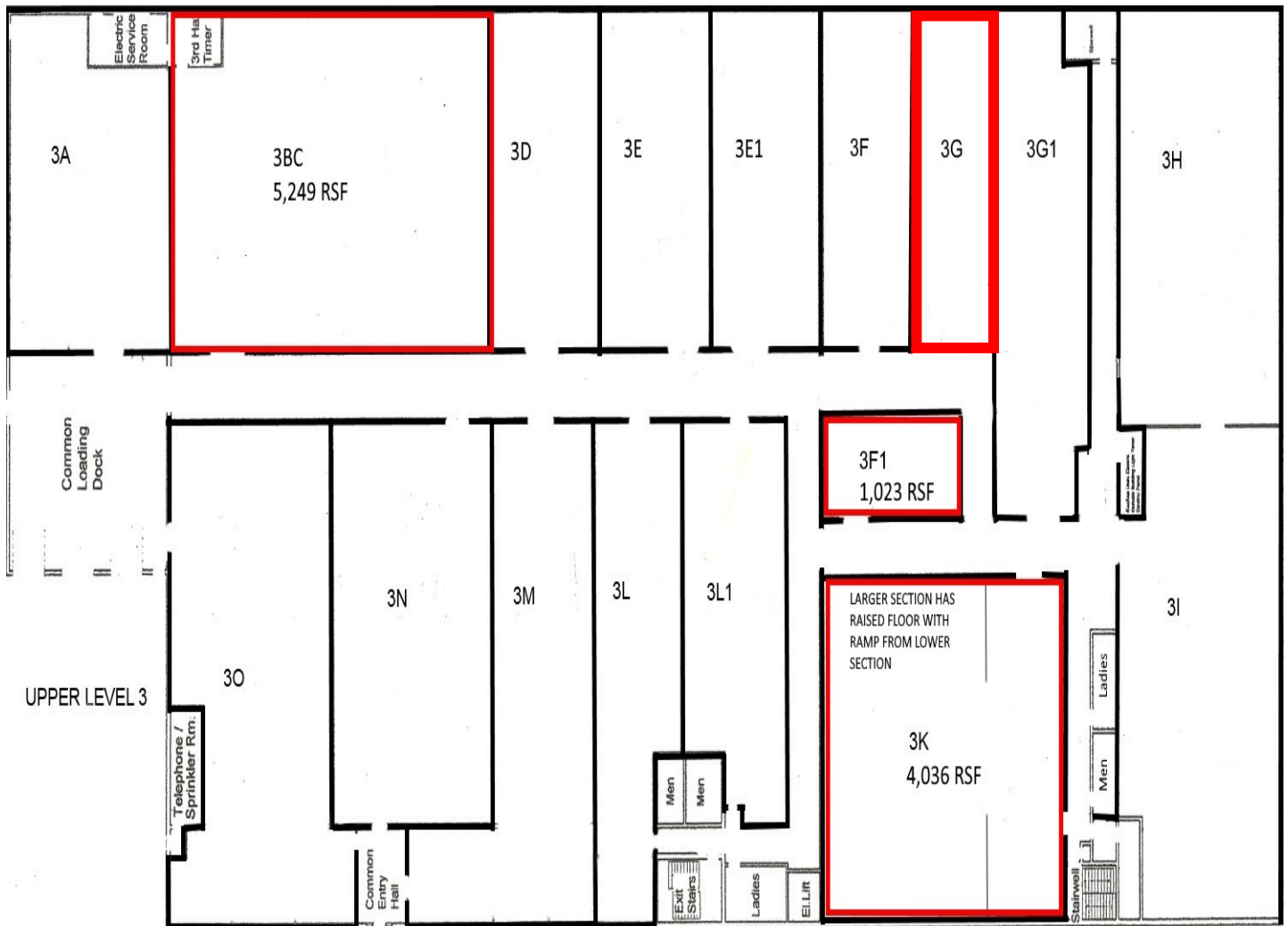
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