

FOR SALE // 10 TURNBERRY LANE, UNIT 2, NEWTOWN, CT



PROPERTY DESCRIPTION

Excellent Investment Opportunity! Fully leased industrial condo in Curtis Corporate Park, Newtown. The unit is in great condition with a strong tenant in place on a 5-year lease. Conveniently located with easy access to I-84 and Route 34, this property offers a stable, low-maintenance investment in a desirable corporate park setting.

PROPERTY HIGHLIGHTS

- Block and metal with Glass Front
- Ceiling Height: 24 ft
- Heating: Gas Heat
- Utilities: Septic and Well
- Electrical: 200 Amp, 3 Phase Per Unit
- +/- 400 SF Windowed Offices
- LED Lighting
- Loading: 14' Drive-In - Motorized
- Current Net Income: \$44,820 w/Annual Increases

OFFERING SUMMARY

Sale Price:	\$675,000
Building Size:	5,976 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	597	5,829	13,470
Total Population	1,659	16,133	36,755
Average HH Income	\$173,795	\$188,175	\$189,142



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PROPERTY HIGHLIGHTS

- Zone M-4 (Industrial)
- Block and metal with Glass Front
- Ceiling Height: 24 ft
- Heating: Gas Heat
- Year Built: 2008
- Utilities: Septic and Well
- Electrical: 200 Amp, 3 Phase Per Unit
- Sprinkler: Yes
- LED Lighting
- Fully Alarmed
- Loading: 14' Drive-In - Motorized
- +/- 400 SF Windowed Offices
- Kitchenette
- Slop Sink
- Current Net Income: \$44,820 w/Annual Increases
- Plumbing: 2 Baths (1 ADA Bath) and Slob Sink



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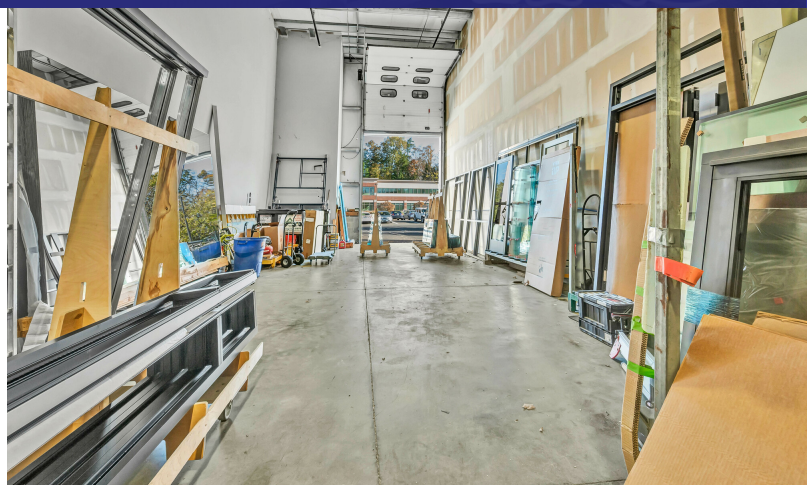
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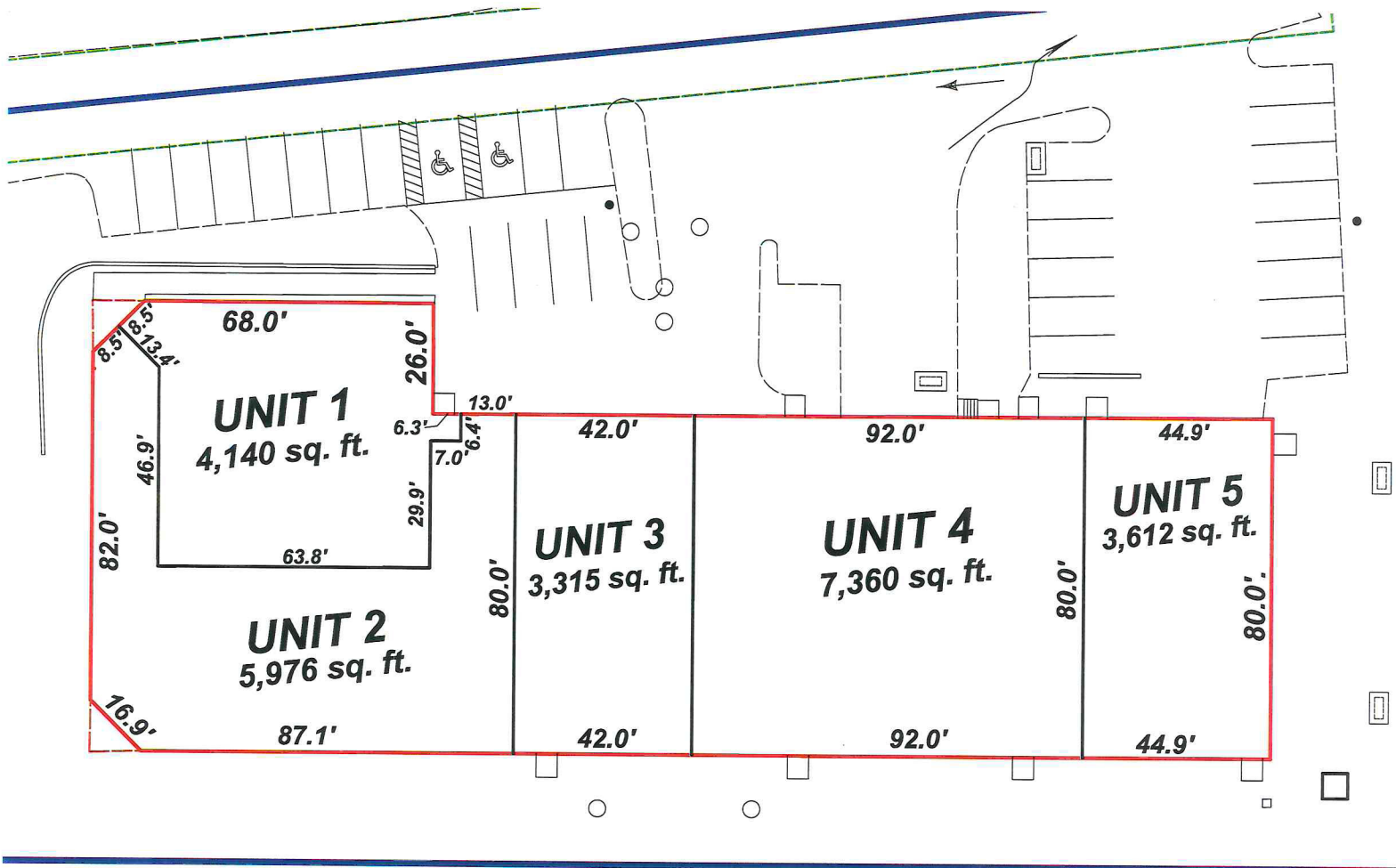


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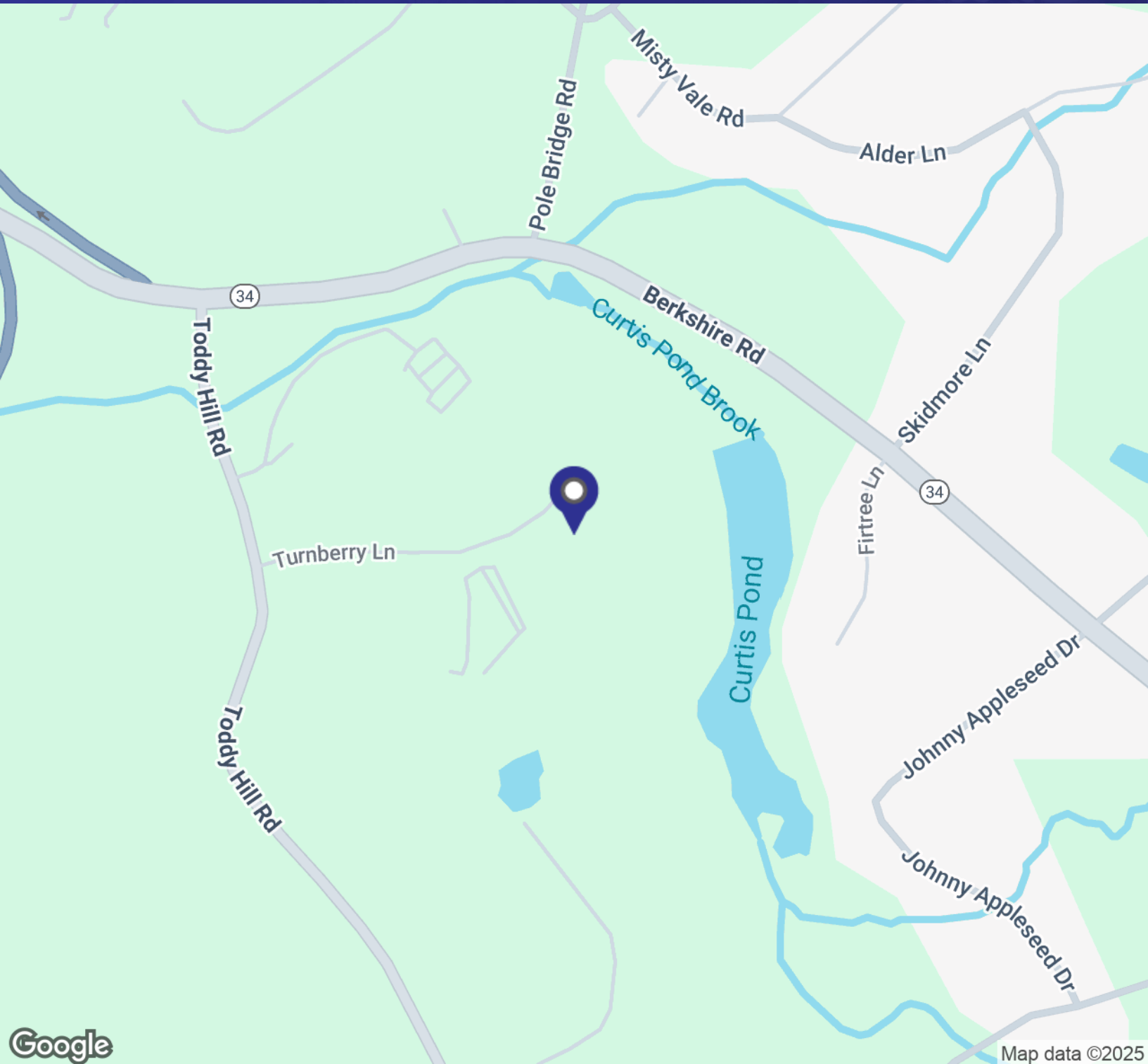
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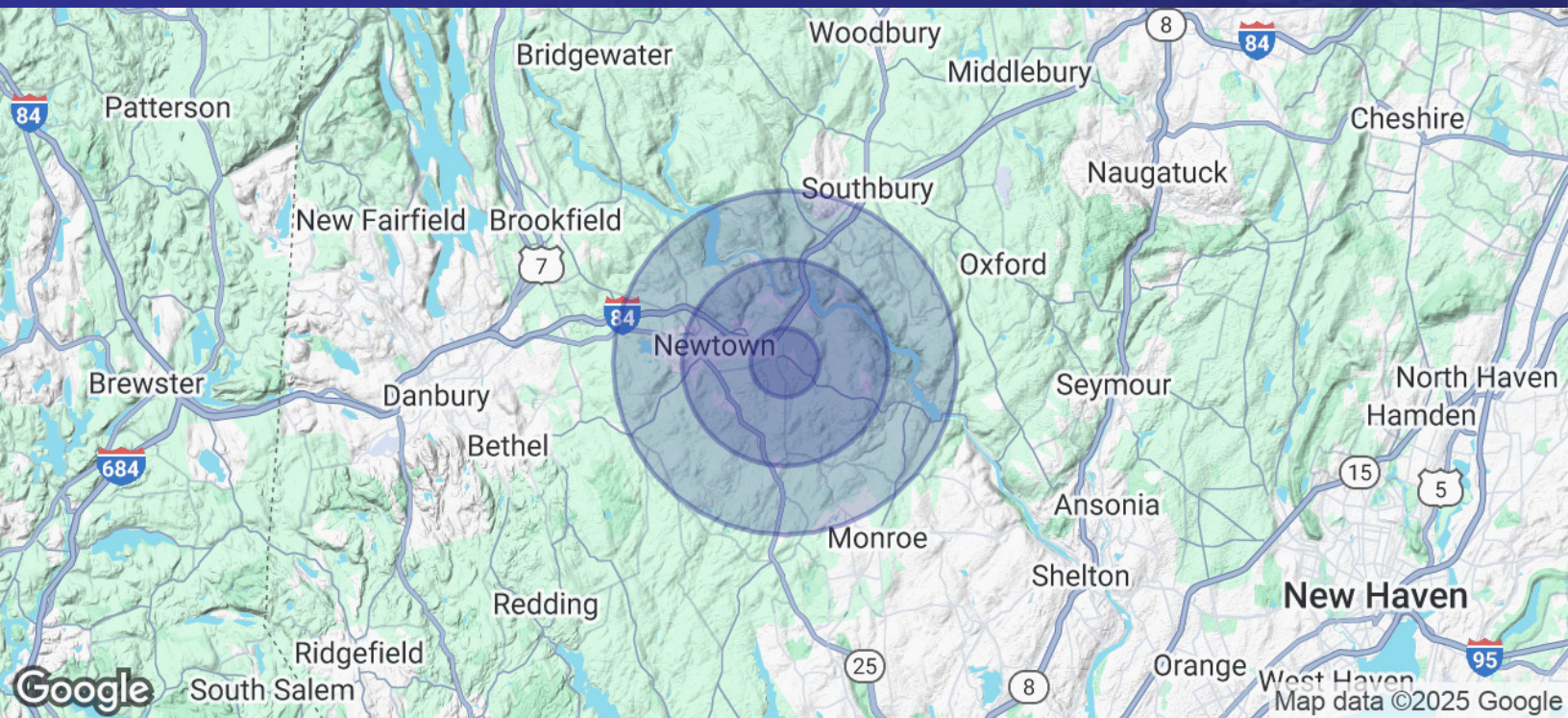
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,659	16,133	36,755
Average Age	43	43	44
Average Age (Male)	41	42	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	597	5,829	13,470
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$173,795	\$188,175	\$189,142
Average House Value	\$470,729	\$499,728	\$521,123

Demographics data derived from AlphaMap



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