FOR LEASE // TEMPERATURE CONTROLLED WAREHOUSE

12 Commerce Rd, Newtown, CT





PROPERTY DESCRIPTION

Ideal for Storage or Warehouse use for a Contractor or Small Business. Clear Span space, 70' by 32'. High ceiling, 8' to 20' at center point. Located in a beautiful landscaped 2.5-acre campus 1 minute to the I-84.10 minutes to Danbury, 15 minutes to Brookfield, 20 minutes to Monroe 25 minutes to Waterbury. Fully Heated and Cooled.

PROPERTY HIGHLIGHTS

- Unit Size: +/- 2,225 sf
- Zone: M-5 Industrial Zone
- Ceiling Height: 8ft to 20ft
- Heating/Cooling: Gas Heat, Fully Air Conditioned
- +/- 2 Parking Spaces
- Additional Parking Available in Front Lot (Additional Cost)

OFFERING SUMMARY	
Lease Rate:	$2,175/month + Utilties
Available SF:	+/- 2,225 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	223	808	1,744
Total Population	476	1,851	4,177
Average HH Income	$122,368	$125,408	$130,045



TOMMY CONSALVO
Sales Associate
203.482.5792
tconsalvo@towercorp.com



MICK CONSALVO
203.241.5188
mconsalvo@towercorp.com

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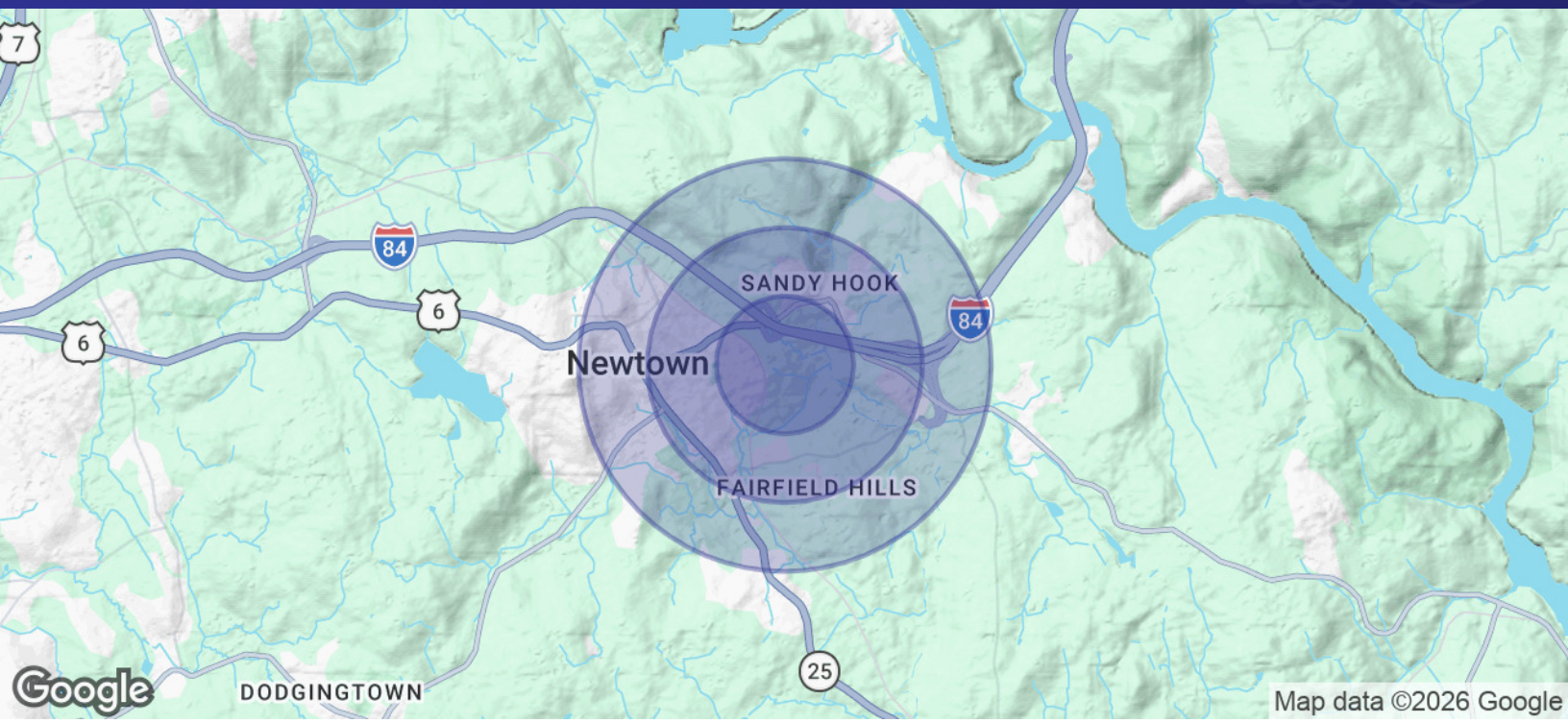
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	476	1,851	4,177
Average Age	49.5	48.8	47.3
Average Age (Male)	48.0	47.4	45.7
Average Age (Female)	51.6	50.2	49.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	223	808	1,744
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$122,368	$125,408	$130,045
Average House Value	$369,298	$374,961	$373,048

2020 American Community Survey (ACS)



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