

FOR LEASE // STATE OF THE ART OFFICE, FLEX, WAREHOUSE

53 Church Hill Road, Newtown CT



PROPERTY DESCRIPTION

State-of-the-art office/flex space available at 53 Church Hill Road in Newtown, CT. The approximately 11,300 SF space is fully built out and offers a highly functional layout suited for a wide range of professional, medical, corporate, or flex users.

The space features 14' ceilings, lab, manufacturing, light warehouse with a reception and waiting area, 10 large windowed private offices, a conference room, two kitchenettes, two bathrooms, and a spacious bullpen area with built-in cubicles. The existing desks and office furniture may also be available for purchase, providing the opportunity for a nearly turnkey occupancy.

Ample on-site parking provides added convenience for both employees and visitors.

Warehouse or flex space, is approximately 5,000 SF combined with the office portion, creating up to approximately 11,300 SF of total available space. A loading dock can also be added to accommodate distribution, storage, or operational needs.

This is a unique opportunity to occupy a fully built-out, modern office/flex facility with the ability to expand into warehouse space as needed.

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	+/- 11,300 SF
Nets:	+/- \$4.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	788	5,066	13,635
Total Population	2,190	14,147	38,874
Average HH Income	\$188,409	\$180,969	\$190,350



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PROPERTY HIGHLIGHTS

- +/- 11,300 SF fully built-out office/flex space
- 14' ceiling height
- Clear span 5,000 SF Warehouse, Manufacturing, Lab
- 10 large private offices with windows
- Reception / waiting area
- Large conference room
- Bullpen area with built-out cubicles
- 2 kitchenettes
- 2 bathrooms
- Ample on-site parking
- Desks and office furniture may be available for purchase
- Loading dock can be added
- Ideal for professional office, corporate, medical, showroom, manufacturing, light warehouse or flex users
- Modern, turnkey space
- 200 Amp 3 Phase
- City Water, Sewer and Gas



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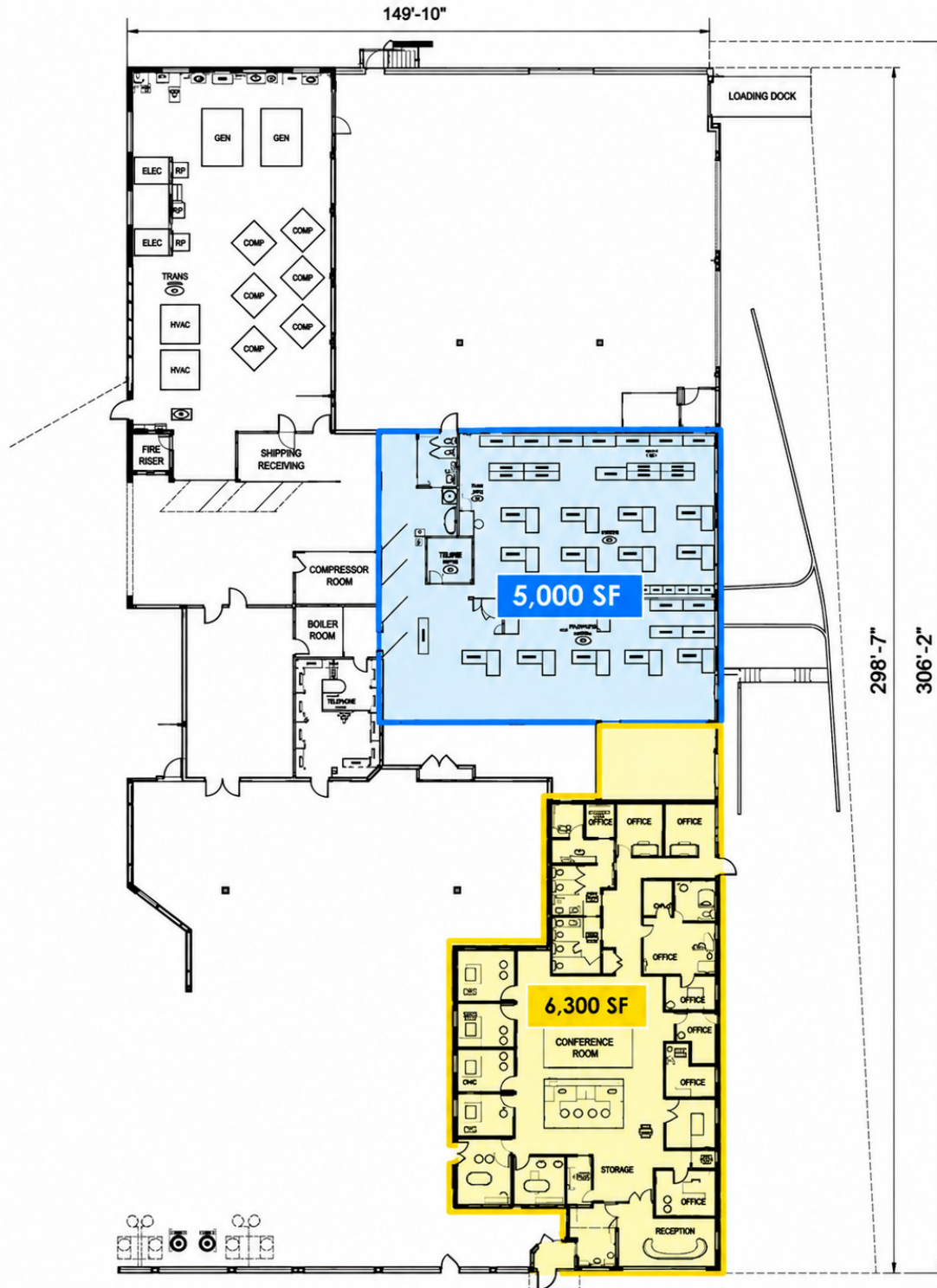


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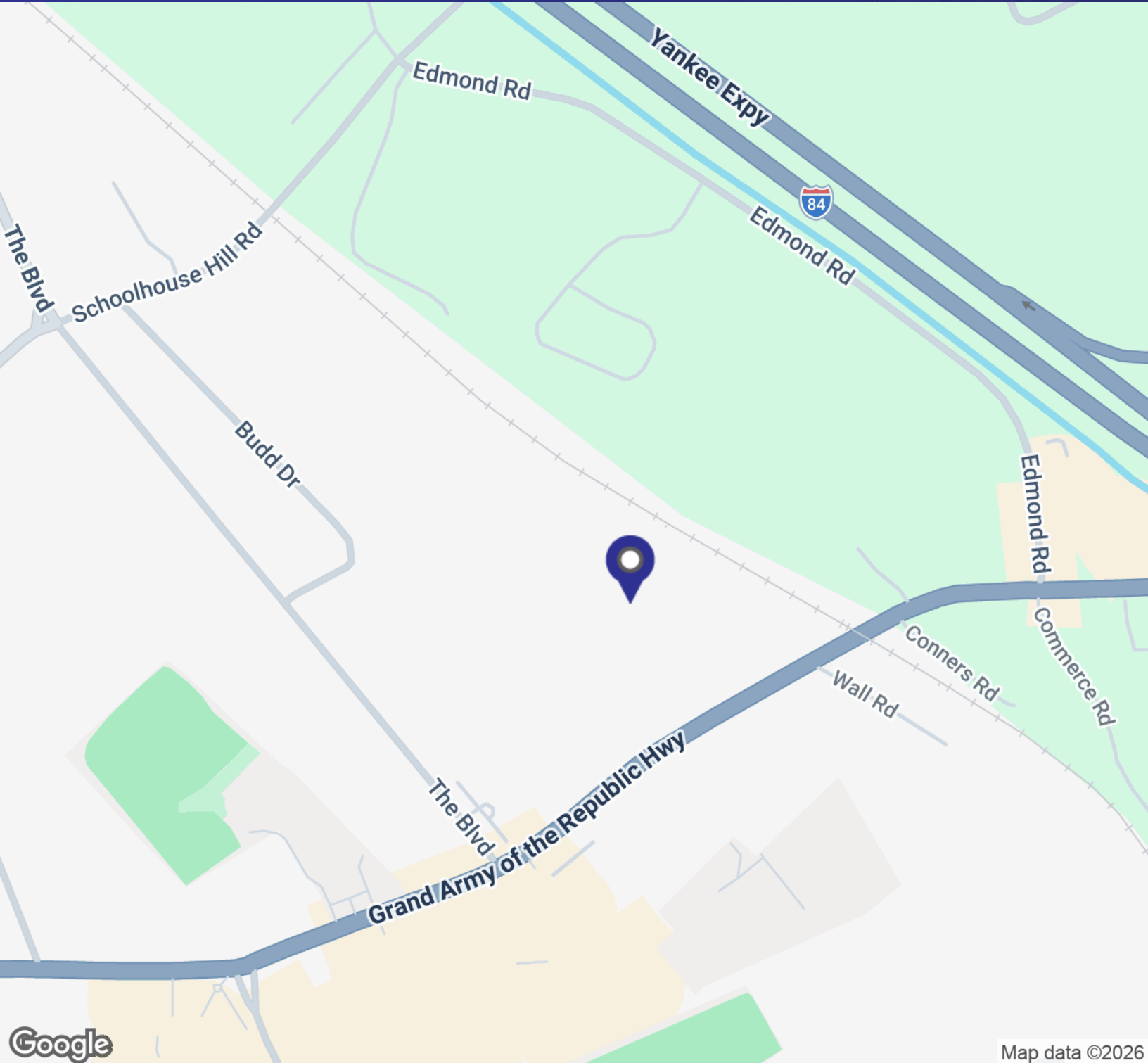


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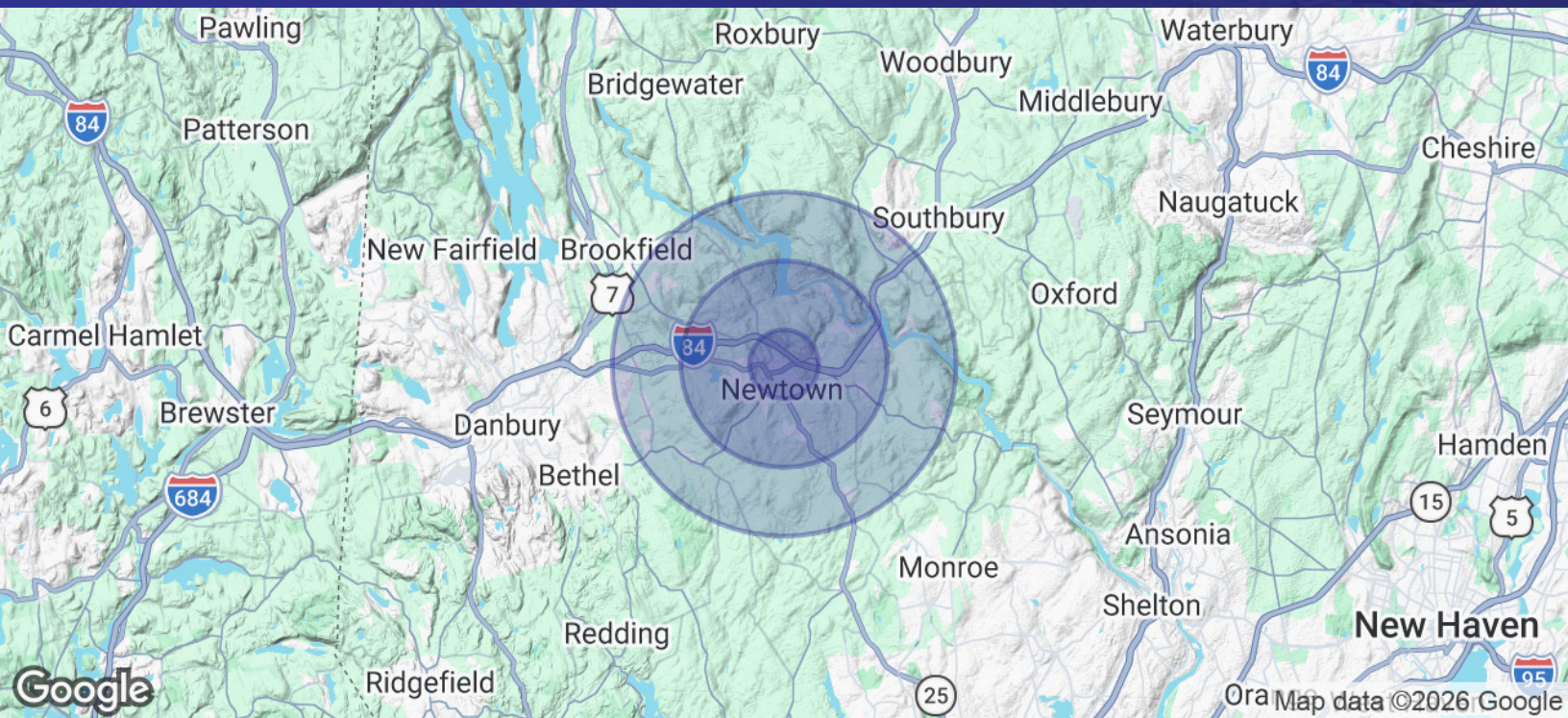


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,190	14,147	38,874
Average Age	45.6	44.8	45.1
Average Age (Male)	43.6	42.2	43.2
Average Age (Female)	45.9	46.2	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	788	5,066	13,635
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$188,409	\$180,969	\$190,350
Average House Value	\$479,899	\$476,859	\$484,946

2023 American Community Survey (ACS)



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