

FOR LEASE // 10 MILE HILL RD, NEWTOWN, CT



PROPERTY DESCRIPTION

Immaculate 18,000 SF clear-span warehouse with 18' ceilings, fully HVAC, and sprinklered. Features include 3,100 SF office space (reception, private offices, conference room, bullpen, kitchenette), 2 loading docks, a 14' drive-in door, 600-amp 3-phase power, LED lighting, skylights, and gas heat. Zoned M-5 with 72 paved parking spaces on a 9.65-acre lot. Conveniently located near Route 25 and I-84. Ideal for warehouse, distribution, manufacturing, laboratory, assembly or recreational uses.

OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Available SF:	18,000 SF
Lot Size:	9.65 Acres
Building Size:	21,643 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	102	634
Total Population	91	312	1,855
Average HH Income	\$161,899	\$178,681	\$182,810



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PROPERTY HIGHLIGHTS

- Total +/- 18,000 SF
- Office area +/- 3,100 sf (layout – reception area, 5 private offices, conference room, large bullpen, and kitchenette)
- Zone – M-5 (Industrial) - Zoning Regulations Attached
- Ceiling – 18’ clear
- Loading - 2 loading docks with levelers and 1 – 14’ drive in door (with powered door)
- Utilities: City Water, Gas, and Septic
- Full AC
- 600 amp, 3 phase power
- Fully sprinklered
- LED lighting
- Skylights in warehouse
- 2 Baths
- Parking – 72 paved spaces
- Year built – 1986
- Lot size – 9.65 acres



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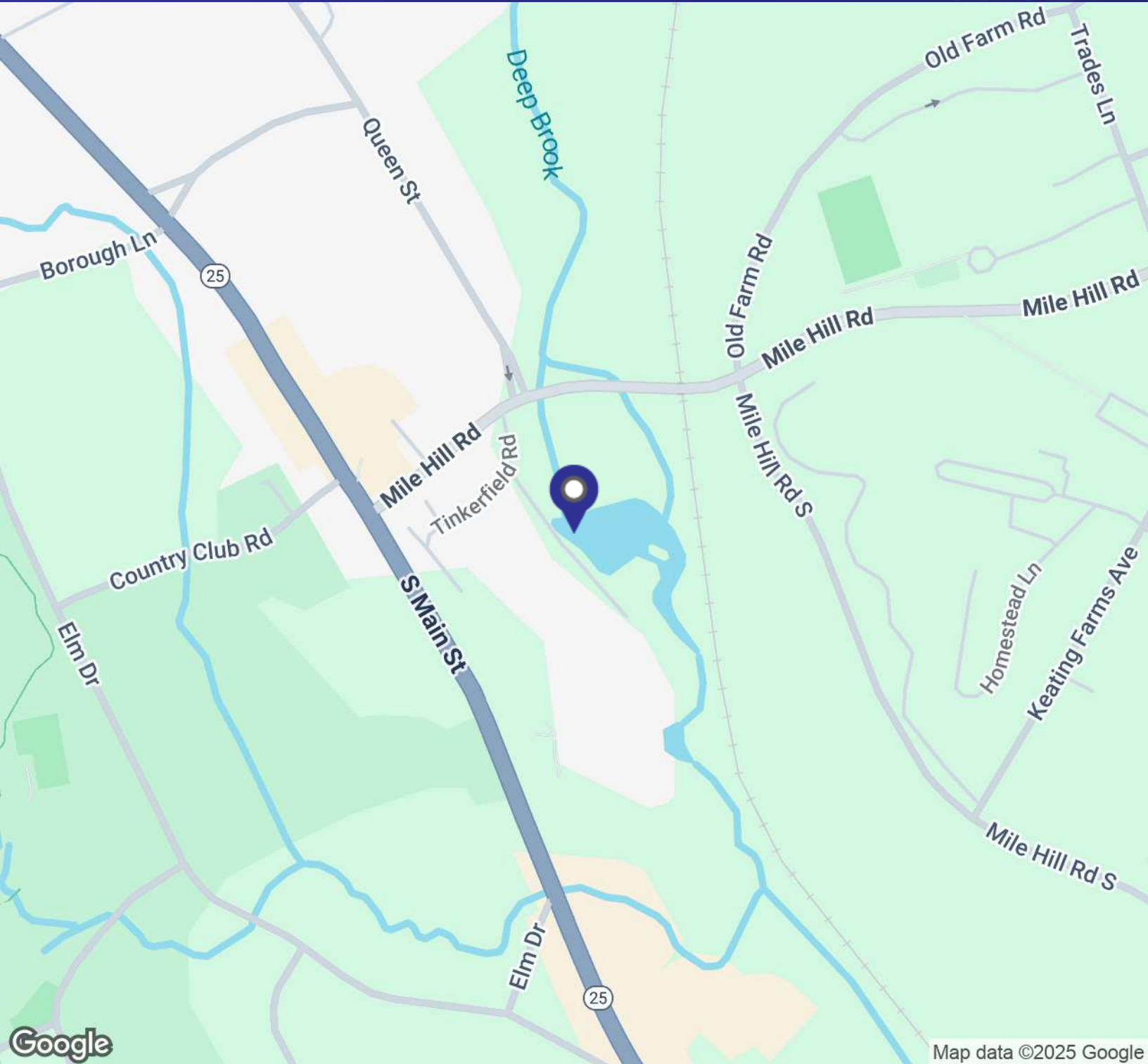
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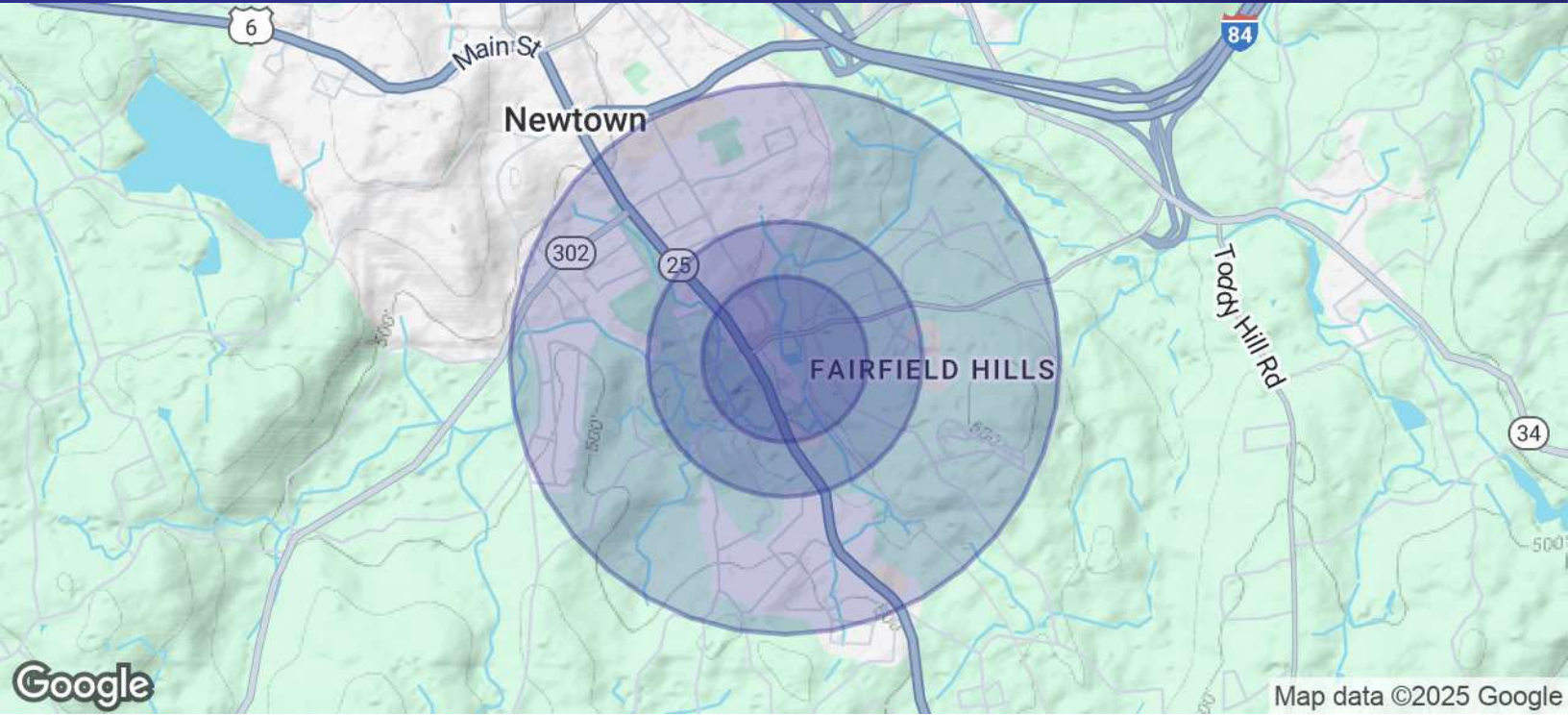
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	91	312	1,855
Average Age	45	44	44
Average Age (Male)	41	42	42
Average Age (Female)	53	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	102	634
# of Persons per HH	3.5	3.1	2.9
Average HH Income	\$161,899	\$178,681	\$182,810
Average House Value	\$476,753	\$510,404	\$527,561

Demographics data derived from AlphaMap

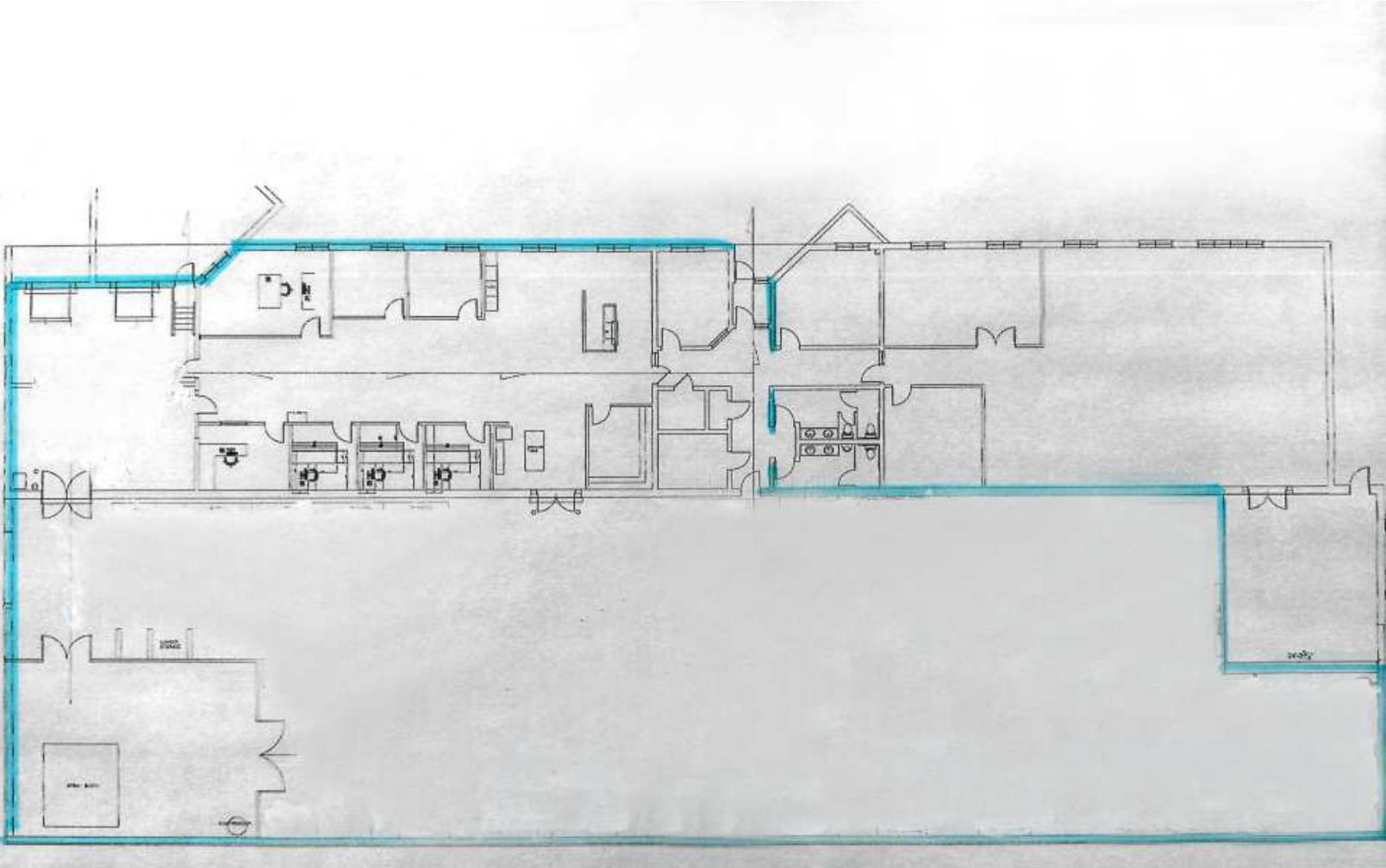


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