



1,150 SF Light Industrial/Warehouse/Garage For Lease \$1,900/mo.

Modified Gross + Electric & Propane
77 South Main St, Unit 4A, Newtown
Easy access to I-84



Perfect Location for Contractors! Store vehicles/equipment/merchandise.

- 1,150+/-sf High Bay warehouse space (16-18ft ceiling) with one overhead door and one restroom.
- Warehouse is propane heated.
- Driveway is on Route 25 in Newtown, south of the center, and a short 2 ½ mile drive to Interstate 84.
- Has drive-in storage bay with 10-15 Ft high X 10 Ft wide door; 3 phase, 200amp power.
- Provisions for 2 parking spaces in front of unit, additional spaces available.
- \$1,900/mo. lease rate includes taxes, snow removal and water. Tenant pays electric & propane (heating).

Call Mark Yash Today – 203-209-6713!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it



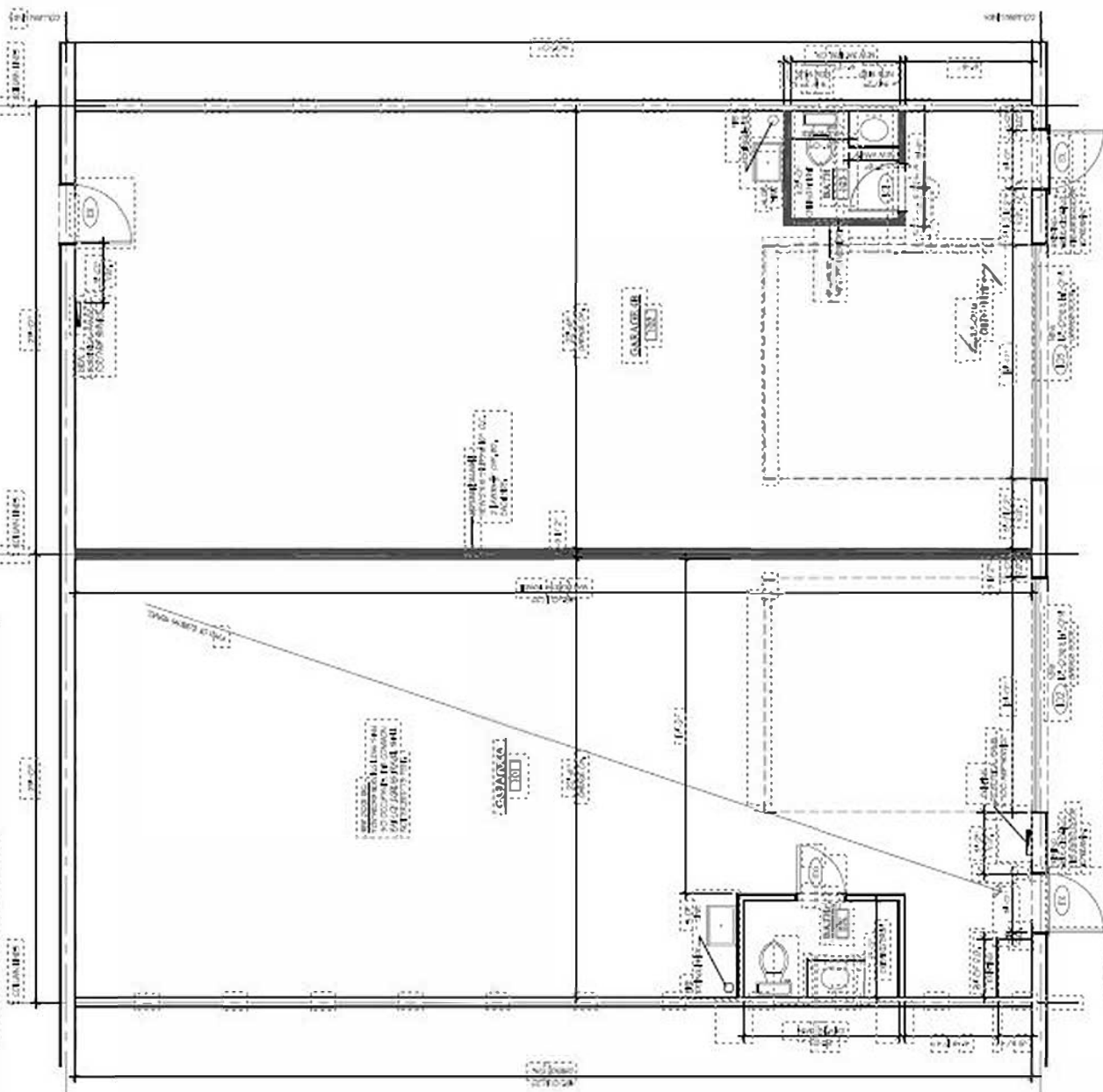
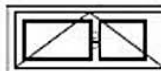
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Integrity. Quality. Experience. Service.

DOOR SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL	SIZE	SWING	PANELS	LOCK TYPE	REMARKS
01	1	TBD	2 PANEL	2'-0" x 6'-8"	LH	TBD	PRV	



WALL LEGEND	
---	EXISTING
---	EXISTING TO REMAIN
---	NEW WALL

PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

A1

UNIT # 4A & 4B
77 S MAIN STREET
NEWTOWN, CT. 06470

NOTES:

FLOOR PLANS

REV: 01
PERMIT SET N/A 0003

DATE: 05/12/2023

SCALE: 1/4" = 1'-0"

SHEET NO.