



**3,568sf Light Industrial/Warehouse/Garage/
Office Space**
For Lease \$3,300/mo + Electric & Propane
77 South Main St, Unit 4, Newtown
Easy access to I-84



Perfect Location for Contractors!
Store vehicles/equipment and On-site Office Space

- 1,150+/-sf Second Floor loft storage space, 1,150+/-sf High Bay warehouse space (16-18ft ceiling) with one overhead door, and approximately 1,268sf of office space, currently demised as 4 large offices/conference rooms, restroom and entry foyer/receptionist area.
- Available August 1, 2022
- **Office areas to be remodeled** with new paint and carpet when current tenant departs. Offices are electric heated, 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 14 Ft high X 12 Ft wide door; 3 phase, 200amp power.
- Provisions for 4 parking spaces in front of unit, additional spaces available
- \$3,300/mo. lease rate includes taxes, trash, 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



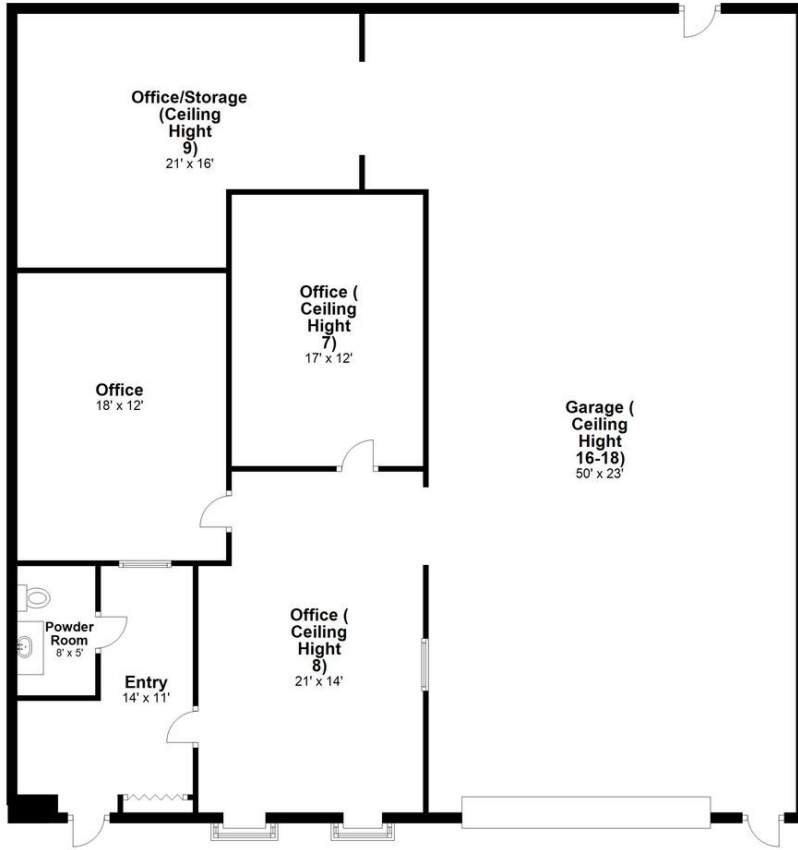
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Integrity. Quality. Experience. Service.

First Level

Approx. 2418.0 sq. feet



Second Level

Approx. 1150 sq. feet

