

# AVAILABLE FOR LEASE

12 Turnberry Lane  
Newtown, CT

**NORTHEAST**  
INVESTMENT REALTY



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$15.00 SF/YR (NNN)
<b>Building Size:</b>	24,779 SF
<b>Available SF:</b>	2,844 SF
<b>Lot Size:</b>	2.75 Acres
<b>Zoning:</b>	M-4
<b>Year Built</b>	2008
<b>Parking</b>	200 Spaces

## PROPERTY OVERVIEW

The Atherton Commercial Team (ACT) Exclusively presents for Lease 12 Turnberry Lane in Newtown, Connecticut. Constructed in 2008 with great attention to detail, 12 Turnberry offers Class A Office space. The elevator serviced building features a modern entry and flexible layout perfect for a variety of industries needing office space.

The property is zoned M-4 and sits on 2.75 acres in picturesque Newtown, CT. Located off of I-84 and CT-34 and CT-25 convenient to surrounding Fairfield County and Eastern NY State.

## PROPERTY HIGHLIGHTS

- Located in Newtown, near Danbury and NY State Border
- Near I-84, CT-34 and Main Street
- Ample Parking with 200 spaces



**Bryan Atherton, CCIM, SIOR**  
Phone: 203-209-3337  
batherton@northeastir.com

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**Matt Renzulli**  
Phone: 203-216-0285  
mrenzulli@northeastir.com

## FLOOR PLAN

First Floor: 12,612 Sq. Ft.



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