

NEWTOWN, CONNECTICUT



TECHNOLOGY PARK A DEVELOPMENT OPPORTUNITY

The 23-acre parcel of land designated for the Newtown Technology Park is located off Commerce Road approximately 1/2 mile from Exit 10 of I-84. The site will be served by public water and sewer service, natural gas and telecommunications.

Amenities nearby (on Commerce Road) include a child day care facility, a fitness center, banking and a Post Office. A variety of restaurants and shops are close by. The site has beautiful open fields, a trout fishing stream and walking trails for fitness and recreation. Newtown is an attractive community in Fairfield County with diverse housing opportunities and a highly educated work force.

A conceptual site plan with six buildings ranging in size from 10,000 to 22,000 square feet with associated parking has been approved by the Inland Wetlands Commission.

The Town of Newtown is offering the property for sale or lease for commercial development. Zoning (M-5) is in place.

Call Elizabeth Stocker for more information:
203-270-4271 for more details including site plans and photos.

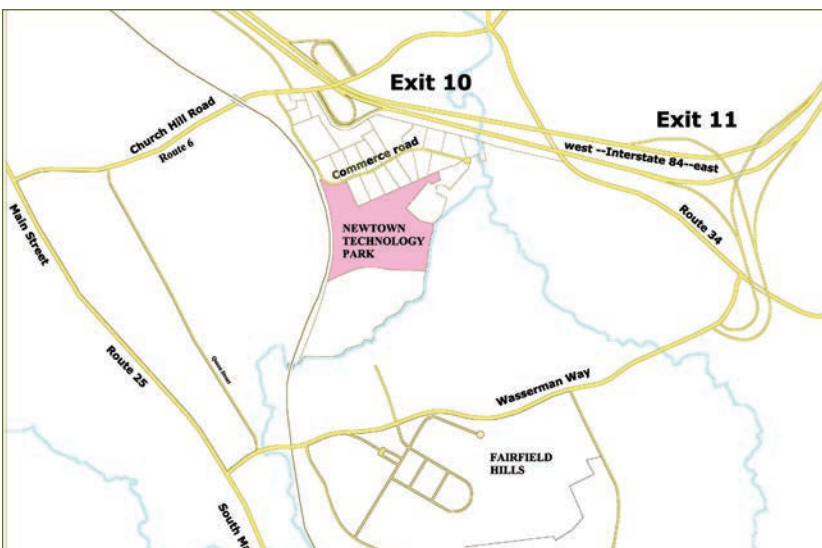
Newtown Economic Development: www.Newtown.org

NEWTOWN TECHNOLOGY PARK

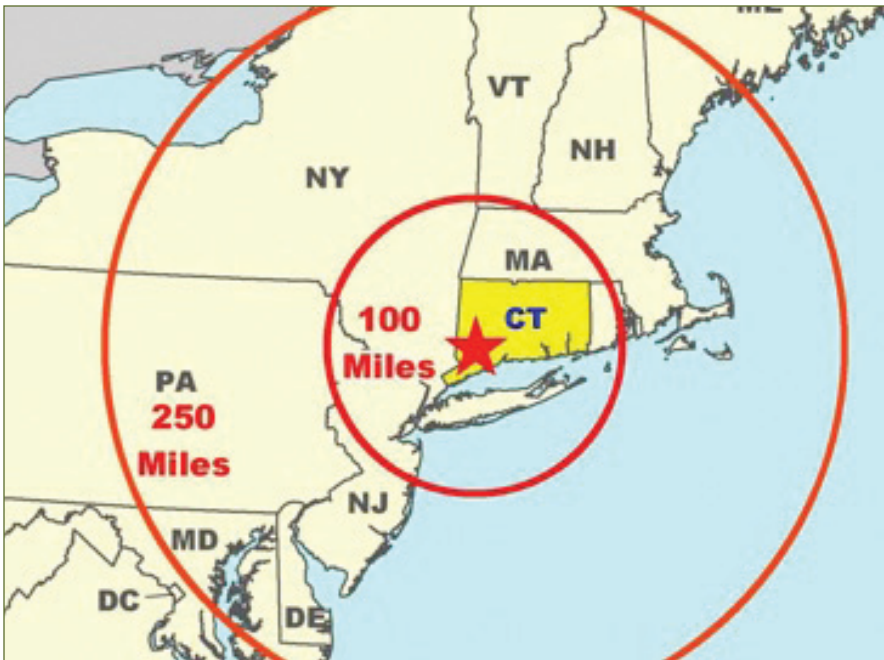
The Town of Newtown is the owner of this beautiful 23 acre development parcel. The Economic Development Commission is seeking to have the site transformed into a thriving technology-based campus. Located immediately off Exit 10 of I-84 in Newtown, Connecticut the Town of Newtown is offering the land for sale or lease. Incentives are available from the Town of Newtown. Utilities are in place on Commerce Road. The site development concept has been approved by the Newtown Inland Wetlands Commission.



Site Concept Plan



Location Map



Location

Newtown, Connecticut is located in Fairfield County in the western part of the state along Interstate 84 (I-84). Newtown is 90 minutes from New York City, 60 minutes from Hartford, Stamford and New Haven, 30 minutes from Bridgeport and Waterbury and is only 15 minutes from Danbury. Our proximity to an extensive network of excellent road, air and rail transportation facilities and a highly skilled work force makes Newtown a desirable business location.

Why Newtown?

Newtown, in the heartland of western Connecticut, offers diverse options for your business whether it is a global operation or local in nature. Newtown has major advantages over other towns and cities for several reasons:

- Transit options include interstate junctions with major state and federal highways, freight and commuter rail service, bus and air transportation facilities, including five major airports with national and international services.
- The cost of doing business in Newtown is competitive and the town offers incentives to do so.
- 28% of Connecticut's work force is within 45 minutes of Newtown.
- Yale and four other Universities are nearby and offer research facilities.
- Newtown has seven large medical centers surrounding it and also has dozens of local physicians and other health care services.
- Recreational, sports and leisure activities are popular year-round with residents. Newtown's parks provide a variety of recreational activities such as swimming, fishing, hiking, tennis, cross-country skiing and team sports. Our lakes provide opportunities for boating and there are two local golf courses.
- Cultural venues such as theatre, musical concerts, and art galleries are abundant locally and regionally.
- There are several major banking facilities and numerous other financial services conveniently located in and around Newtown.

Business Incentives



Newtown offers a competitive cost of doing business. A Business Incentive Plan has been adopted to improve your bottom line.

The strategic

development of properties within the general business and industrial areas of the Town of Newtown to encourage job creation and business expansion is found and declared to be in the best interest of the community. The Business Incentive Program was created to promote sustainable economic growth that will benefit and improve the overall quality of life in the community consistent with the Plan of Conservation and Development for the Town of Newtown.

The purposes of the Business Incentive Program are to encourage private investment, improve the physical appearance of the community, expand the local economic base, support strategic economic growth and foster a healthy business climate.



Newtown Economic Development Commission

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Newtown, CT 06470

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www.Newtown.org

