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## **Newtown is working to attract new business investment to the community**

September 15, 2011 - Connecticut

Newtown is working to attract new business investment to the community and plans to focus on several large commercial and industrial properties - both land and buildings at three separate interchanges of I-84. The current inventory makes it easy to match your needs to the right property and we welcome an opportunity to work with you.

Should your project need permitting and review, you can count on my department and the Newtown Economic Development Commission to stay with you and your team during the permitting process and project review. Our one on one strategy helps to support local business expansions and new business development and was a key factor when Advanced Fusion Systems (AFS) decided on Newtown for its home. AFS purchased a 211,000 s/f former Pitney Bowes building located off exit 10 of I-84 last winter and is well on its way to completing the renovations necessary for its new research and development facility.

In addition to this personal attention, the commission's web site provides many tools necessary to learn more about available commercial real estate and the local business climate. A direct link to CERC's Site Finder provides a listing of most commercial and industrial buildings and land available in Newtown as well as detailed data on the labor force, housing, consumer spending and other demographic information.

Our pro-business attitude is designed to help assure the growth and prosperity of your business and our community. We are committed to initiatives that promote a healthy business climate, will address concerns as needed and will work to remove barriers and help businesses grow and prosper in Newtown.

Our location in western Connecticut along I-84 provides us with excellent transportation access to New York, lower Fairfield County and New England. In addition to major state roads, Newtown is convenient for commuters, air travel and the movement of products by truck, air and freight rail. These transportation and travel options offer ease of access to workers, services and the shipment of goods. Newtown is within a 25 minute ride for over 263,000 residents providing access to a diverse and highly skilled work force as well as the markets of the northeastern U.S.

The Newtown Technology Park with 23 acres available for development is located a few hundred yards off exit 10. The park has local wetlands approval for an access road off Commerce Rd. and is close to being shovel-ready. A few lots remain nearby on Commerce Rd. and at Curtis Corporate Park in Sandy Hook, where small businesses make up an important commercial hub off exit 11.

Also available and appropriately zoned (M-2A) for a large scale commercial project is a 100-acre parcel at I-84's exit 9. The 100-acre site has frontage along I-84 with access to state Rtes. 6 and 25 and is adjacent to a second parcel that has 33 acres with frontage on the same state roads. This site is a unique find in Fairfield County since it is undeveloped, has access to sewers and water, is

adjacent to an interstate and is only minutes from the interchange. This Hawleyville section of Newtown has been targeted by the Economic Development Commission for new development and it has several shovel-ready parcels for commercial development with zoning and wetland approvals in hand.

Another new land development project is emerging in the southern area of Newtown. Interstate/Lakeland Lumber and SMT Corp. are planning a new industrial subdivision that will have lots for sale. The M-4 zoning permits compact lots with generous coverage, thereby allowing dense development. The site is located along the rail line providing transportation alternatives. The area is sure to attract smaller companies seeking land for a home.

Finally, the compact villages in the Borough of Newtown, Hawleyville and Sandy Hook Center provide options for service businesses and infill development to serve the local market. A growing medical office sector is emerging among the many restaurants, retail shops, banks, bakeries and schools that combine nicely and provide choices for our residents, businesses and visitors.

I welcome your call or visit and will work with you confidentially to help find you the right Newtown location. Whether you are seeking land along I-84, Rte. 25 or Rte. 6, a building to lease or redevelopment options at Fairfield Hills Campus, I will help you explore the many options available. Newtown's Economic Development Commission and I are dedicated to local business growth and are only a phone call or mouse-click away! We welcome the opportunity to show you how Newtown can help your bottom line. Visit our web site [www.newtown.org](http://www.newtown.org).

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