

NEWTOWN, CONNECTICUT



FAIRFIELD HILLS CAMPUS A REDEVELOPMENT OPPORTUNITY

The Fairfield Hills Campus is undergoing a transformation into a thriving multi use campus that includes municipal and private business enterprises. Campus amenities include shared parking areas, public water and sewer service, beautiful open fields, walking trails, playing fields and an 86,000 sf sports and fitness center.

Located immediately off Exit 11 of I-84 in Newtown, Connecticut the Town of Newtown is offering several buildings and development pads for commercial lease. Reuse buildings are shovel ready.

Call Elizabeth Stocker for more information:
203-270-4271 or visit www.FairfieldHills.org for
more details including site plans and photos.

Newtown Economic Development: www.Newtown.org

FAIRFIELD HILLS CAMPUS

The former state hospital was sold by the State of Connecticut to the Town of Newtown. The 185 acre Fairfield Hills Campus is undergoing a transformation into a thriving multi use campus. Located immediately off Exit 11 of I-84 in Newtown, Connecticut the Town of Newtown is offering several buildings and development pads for commercial leases. Incentives are available from the Town of Newtown. Utilities are in place. Reuse buildings are shovel ready.

Building Specifications



Newtown Hall (former administration offices)

- 16,500 GSF
- Built in 1933
- 2 stories plus attic and basement
- Height of Floors 1st 11' 3" 2nd 9' 0"
- Brick Walls
- Wood Trim & panels
- Roof asbestos shingles (new in 1969)
- Ornamental pre-cast entry colonnade and pediment
- Adequate parking
- Commercial uses permitted include general & medical offices, retail etc.



Woodbury Hall (former nursing staff residence)

- 30,000 GSF (10,000 gsf each level)
- Built in 1933
- 2 stories, basement and attic
- Height of Floors 1st 11'3" 2nd 9'0"
- Brick Walls
- Symmetrical with a large entrance pediment and gabled roof ends, large entry space that can serve as an office reception area
- Roof asbestos shingles
- Adequate parking
- Commercial uses permitted include general & medical offices, retail etc.



Stratford Hall (former campus library)

- 9,000 GSF
- Built in 1933
- 1 story, basement
- Height of Floor 20' 0"
- Brick Walls
- 2,500 sf center hall with arched windows
- Roof asbestos shingles
- Adequate parking
- Commercial uses permitted include restaurant, offices, retail, etc.



Duplexes (Five available former residences)

- 4,500 GSF (each)
- Built in 1931
- 2 stories, basement
- Height of Floors 1st 9' 4" 2nd 8' 0"
- Lath & Plaster Walls, brick exterior
- Roof Asbestos Shingles
- 2 attached garages, enclosed & open decks
- Adequate parking & buildings grouped around attractive green
- Commercial uses permitted include offices, retail, gallery etc.

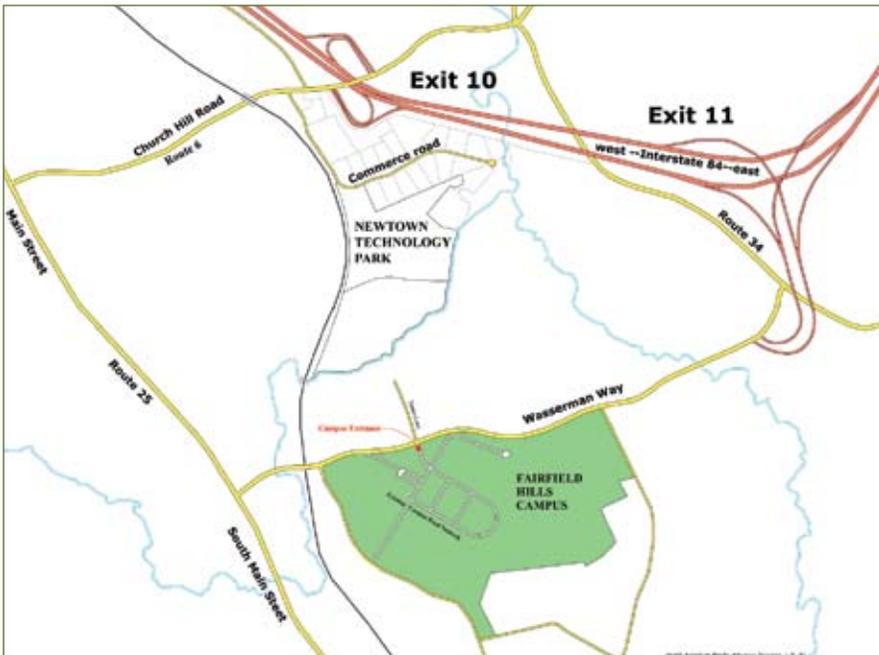
Anchor Tenants



Newtown
Municipal Center



Newtown
Youth Academy



Development Land

- 22.5 acres including the reuse buildings
- Public sewer, water & natural gas on site
- Existing buildings may be reused or demolished for redevelopment
- Master Plan supports a wide range of options for redevelopment
- Campus setting with many site amenities for visitors & employees
- Shared parking and publicly maintained roadway system
- Flexible zoning (FHAR) permits commercial uses including offices, retail, educational, restaurants, recreation, creative arts, research & development, conference center and more

Why Newtown?

Newtown, in the heartland of western Connecticut, offers diverse options for your organization 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. Therefore, the Town of Newtown hereby establishes a Business Incentive Program 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.



Facilities

1. Woodbury: 30,000 gsf
2. Newtown: 16,000 gsf
3. ~~Bedford: To Be Demolished~~
4. Kent (reduced): 50,000 gsf
5. Canaan (reduced): 50,000 gsf
6. Stamford: 5,000 gsf
7. Plymouth: 600 seat auditorium - 24,000 gsf
8. Ridgeport: ~~46,666 gsf~~ 47,000 gsf - Town Offices
9. Duplexes: 10,000 sf
10. Environmental Education Center: 3,000 gsf
11. Museum
12. ~~Single-Family Homes to Remain~~ (Removed in Final Approval)
13. 12 Recreation Fields

Fairfield Hills - Master Plan