



FOR LEASE




20 MILL ST
Pepperell Place
Pepperell, MA

- **3,000-37,175** Square Feet
- Industrial/Warehouse Building

Nate Nickerson

-  (978) 895-6558
-  (617) 360-7256 ext. 1
-  nate@fieldstonecp.com

Benjamin Robblee

-  (978) 766-2681
-  (617) 360-7256 ext. 3
-  benjamin@fieldstonecp.com



Property Highlights



(11) Loading Docks



(2) Drive-in Doors



12'-23' Clear Heights

Property Specifications

Zoning: Industrial/Warehouse Building

Year Built/Renovated:
1968/2016

Total Building Size: 190,000 SF

Total Lot Size: 10.39 acres

Total Available: 37,175 SF

Column Spacing: Unit 145 — Clear Span, Other Warehouse — 20' x 20'

Parking: +/- 200

Heat: Gas

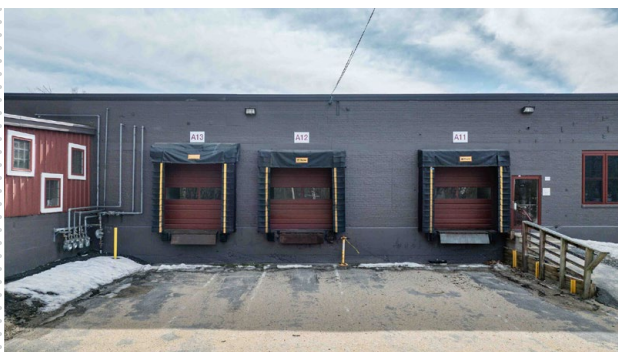
Sewer: City Sewer

Water: City Water

Electricity:
13,200 volts, 3,000 amps;
480/277 volts, 3 phase, 4 wire

Building Overview

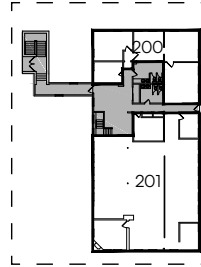
Pepperell Place offers a wide variety of spaces, from single office suites to 17,000 SF of contiguous manufacturing/ industrial space. Pepperell Place is managed by a group of professionals committed to providing tenants and their employees with an efficient, dependable, and well-designed business environment—Committed to helping them grow their business. Pepperell Place can service customers with in-house design, construction, and property management. All tenants have access to the common conference room, outdoor courtyard, and fitness center free of charge.



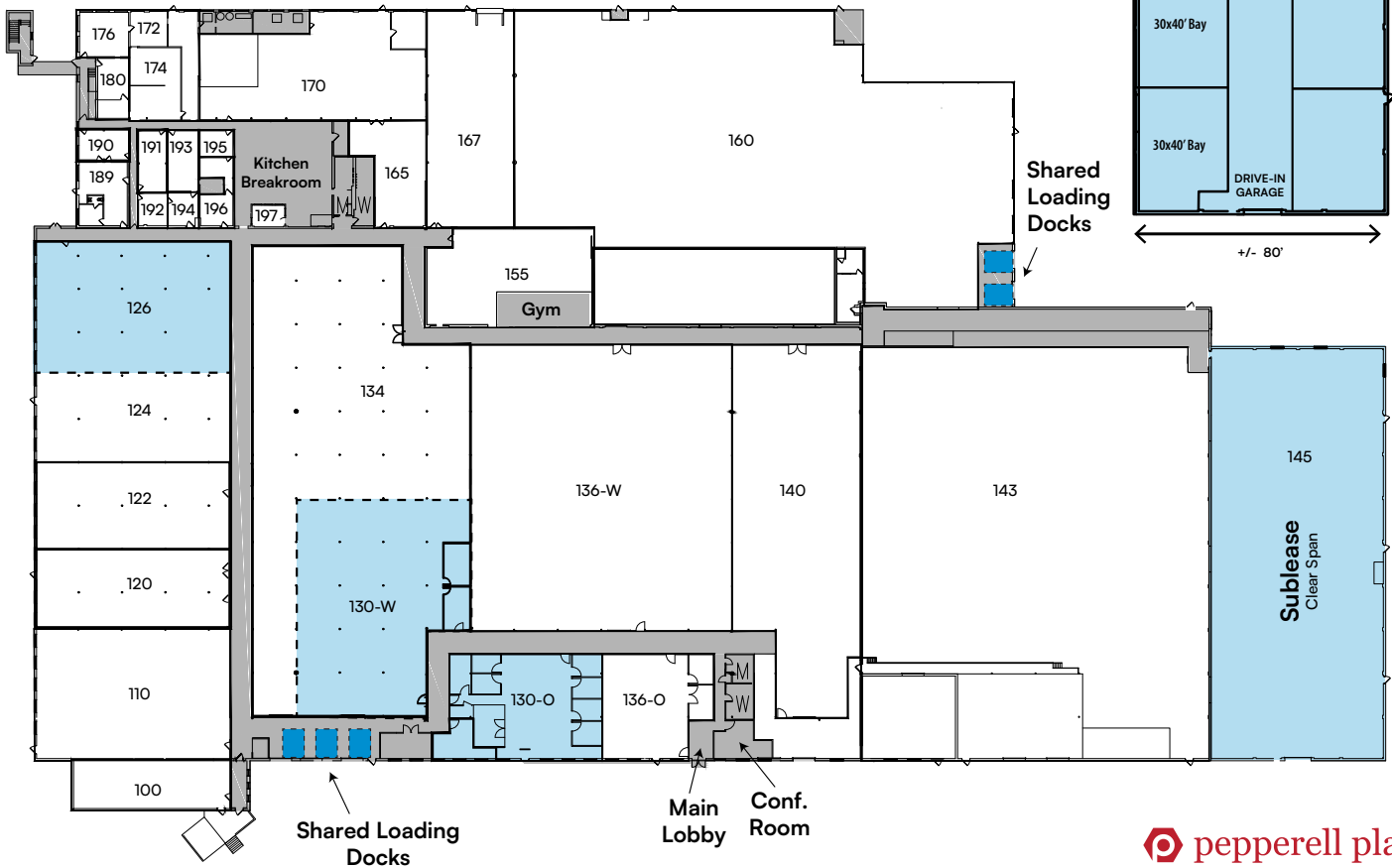
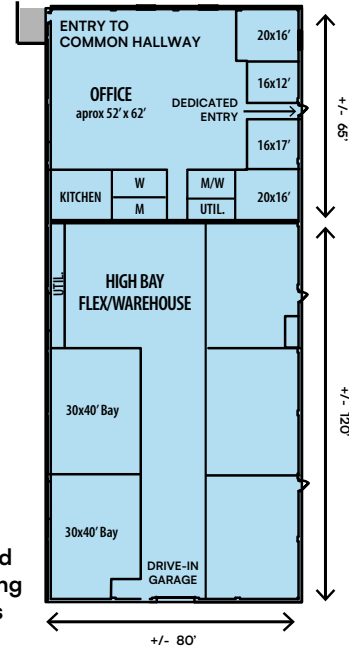
Available Space - March 2026

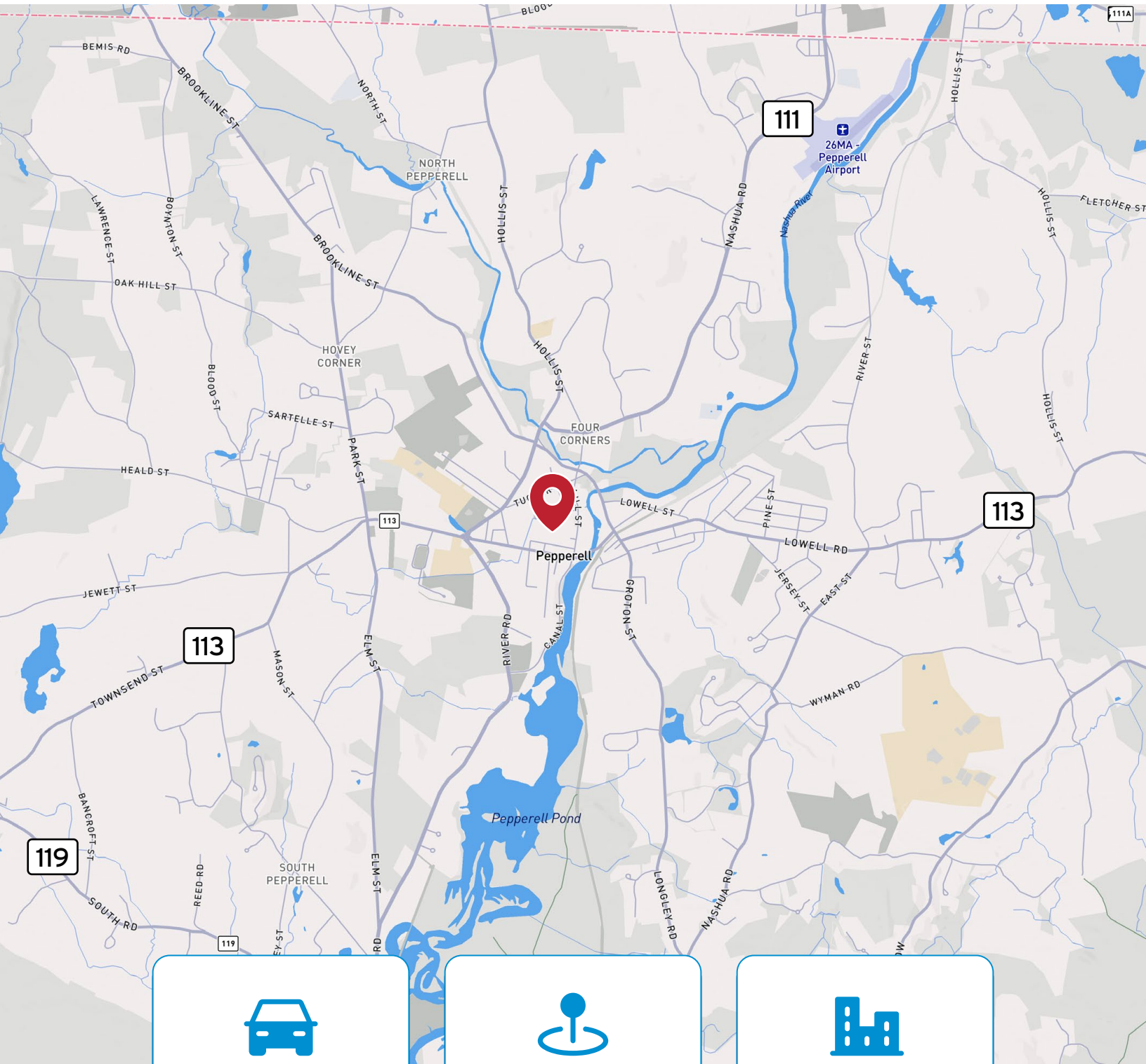
| Suite | Size (RSF) | Space Use | Lease Type |
|-------|------------|-----------|------------|
| 126 | 6,000 | Flex | Direct |
| 130-W | 9,500 | Flex | Direct |
| 130-O | 4,200 | Office | Direct |
| 145 | 17,475 | Flex | Sublease |

2nd Floor




Suite 145 Detail






8 MINUTES
to Route 3


15 MINUTES
to Nashua, NH


55 MINUTES
to Downtown Boston

Area Highlights

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.