



**FIELDSTONE**  
Commercial Properties Inc.

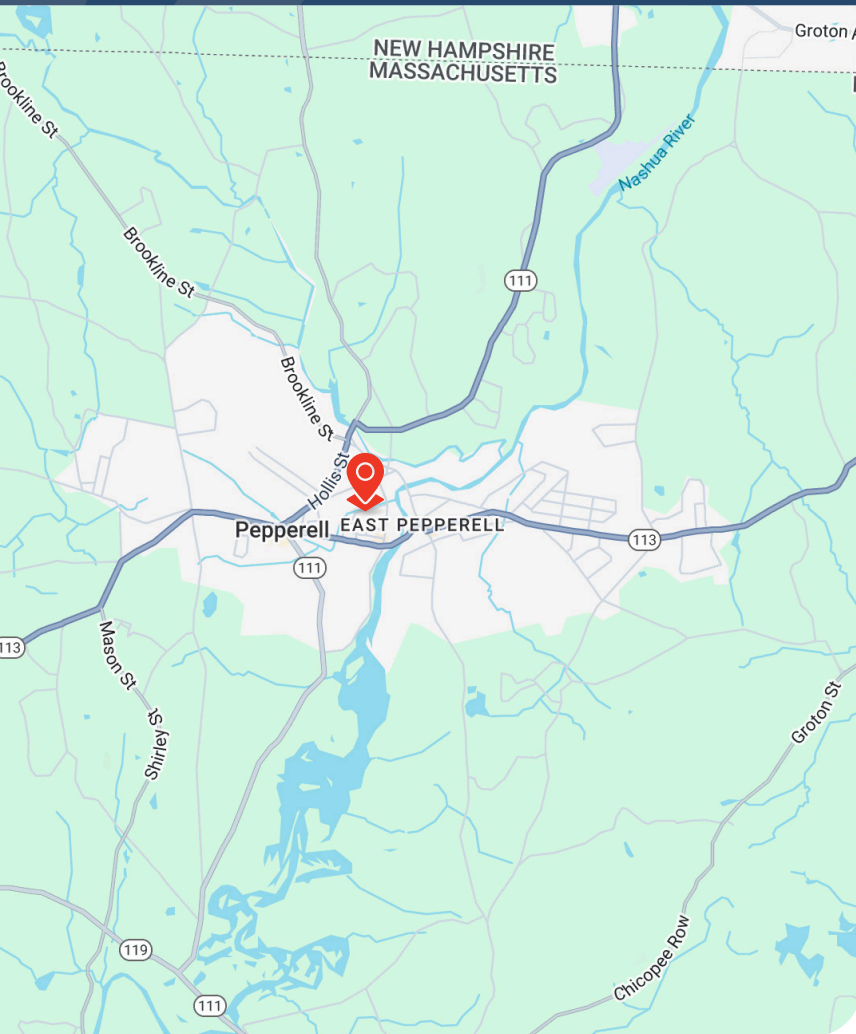
**20 MILL ST.**  
PEPPERELL, MA

**FOR LEASE 1,695 - 37,740 SF**



 **pepperell place**  
A LEXVEST PROPERTY

# 20 MILL STREET



## PROPERTY DESCRIPTION

Pepperell Place offers a wide variety of spaces, from single office suites to 46,000 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. We are committed to helping them grow their business. Pepperell Place can service our customers with in-house design, construction, and property management. All tenants have access to our common conference room, outdoor courtyard, and fitness center free of charge.

## PROPERTY OVERVIEW

<b>Address:</b>	20 Mill Street
<b>Zoning:</b>	Industrial/Warehouse Building
<b>Year built/Renovated:</b>	1968/2016
<b>Total Building Size:</b>	190,000 SF
<b>Total Lot Size:</b>	10.39 acres
<b>Total Available:</b>	1,695 - 37,740 SF
<b>Parking:</b>	+/- 200
<b>Clear Heights:</b>	12' - 23'
<b>Loading Access:</b>	(11) Loading Docks, (2) Drive in Doors
<b>Utilities:</b>	
- Heat:	Gas
- Sewer:	City Sewer
- Water:	City Water
- Electricity:	13,200 volts, 3,000 Amps 480/277 volts, 3 phase, 4 wire

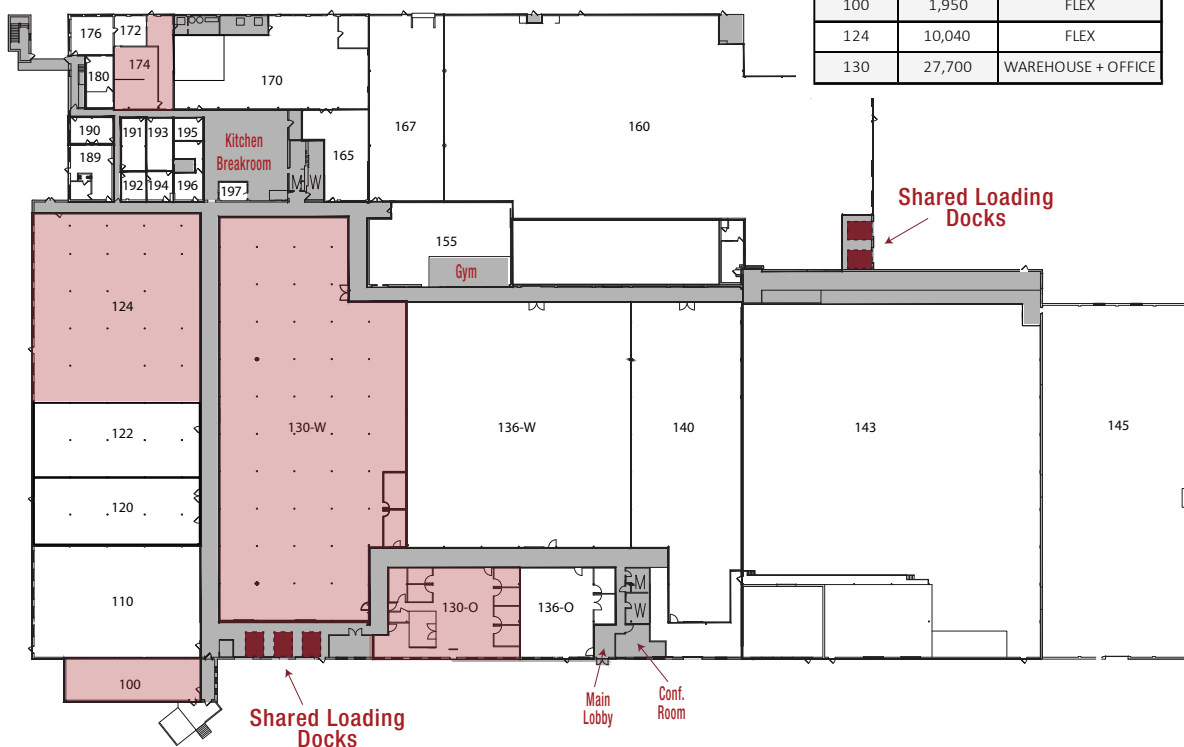
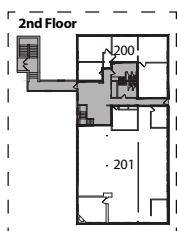


## PROPERTY FLOOR PLAN



Available Space - June 2025

Suite	Size (RSF)	Space Use
174	1,695	FLEX
100	1,950	FLEX
124	10,040	FLEX
130	27,700	WAREHOUSE + OFFICE

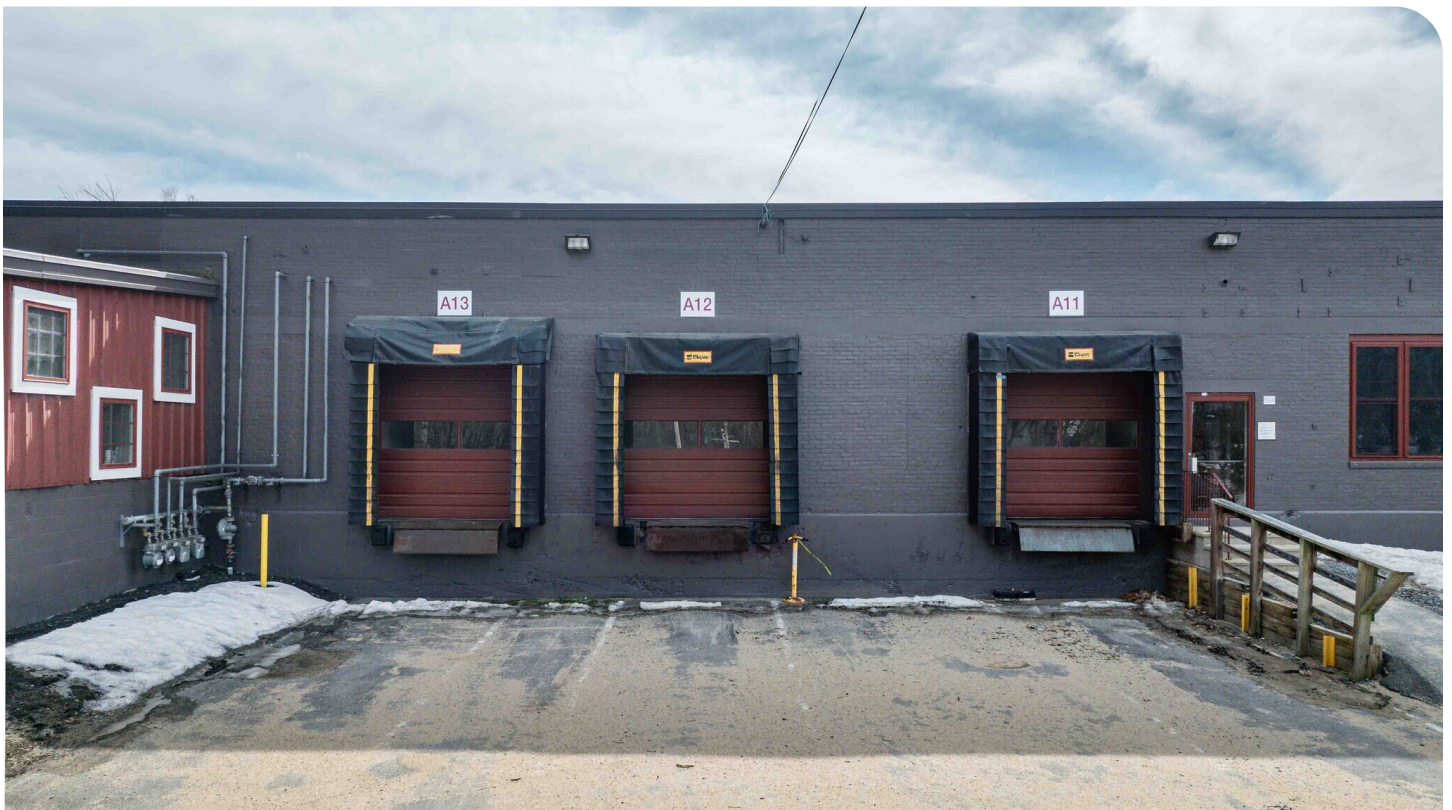


Owned & Operated by:



20 MILL STREET

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Visit us at [www.fieldstonecp.com](http://www.fieldstonecp.com)

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