



148-163 NASHUA RD

PEPPERELL, MA

INDUSTRIAL LAND FOR SALE | 454,750 SF PROPOSED ON 42.06 AC

- 9.7 Miles from Route 3
- 36' Clear Height
- Class A Distribution Building
- Class A Distribution Building

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

454,750 SF Distribution Buildings on 42.06 AC for Sale

PROPERTY HIGHLIGHTS

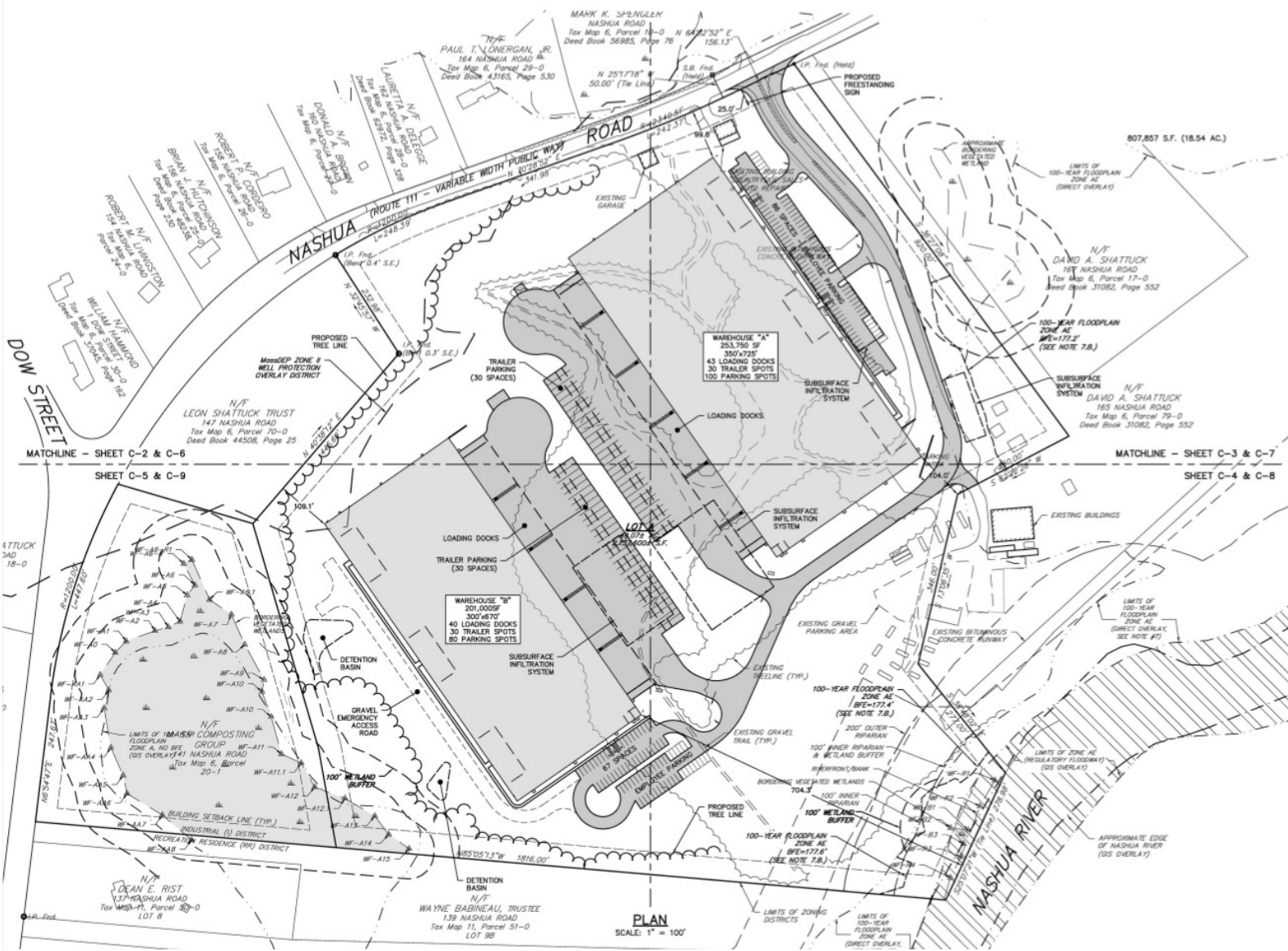
- 9.7 Miles from Route 3
- Two 36' Clear Warehouse Buildings for Lease / BTS
- Up to 201,000 SF and 253,750 SF

PROPERTY SPECIFICATIONS

Proposed Building Size:	454,750 SF
Lot Size:	42.06 AC
Class:	A
Docks:	39 ext
Drive Ins:	2 tot.
Construction:	Reinforced Concrete
Clear Height:	36'
Parking:	100
Sale Price:	\$3,700,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,199	16,629	86,905
Total Population	13,800	44,277	225,453
Average HH Income	\$179,261	\$164,682	\$145,018

SITE PLAN



ExtraSpaceStorage.

PRIME STORAGE

Elbit Systems
of America

TECH
INCORPORATED

PFE

FedEx

Altium
Packaging

GXO
SUMMIT
PACKAGING
AUTOMATION • MATERIALS • SERVICE

COSTCO
WHOLESALE

Amphenol
COMMUNICATIONS SOLUTIONS

LOWE'S

Crate&Barrel

LIFE IS GOOD

INTEGRA

HARDRIC
LABORATORIES, INC

dfi

mercury

devtech

GRANITE STATE PLASTICS
Experience. Flexibility. Solutions.

sappi

WestRock

avantor

REGENCY
TRANSPORTATION
WAREHOUSING & DISTRIBUTION

RYERSON

VulcanForms

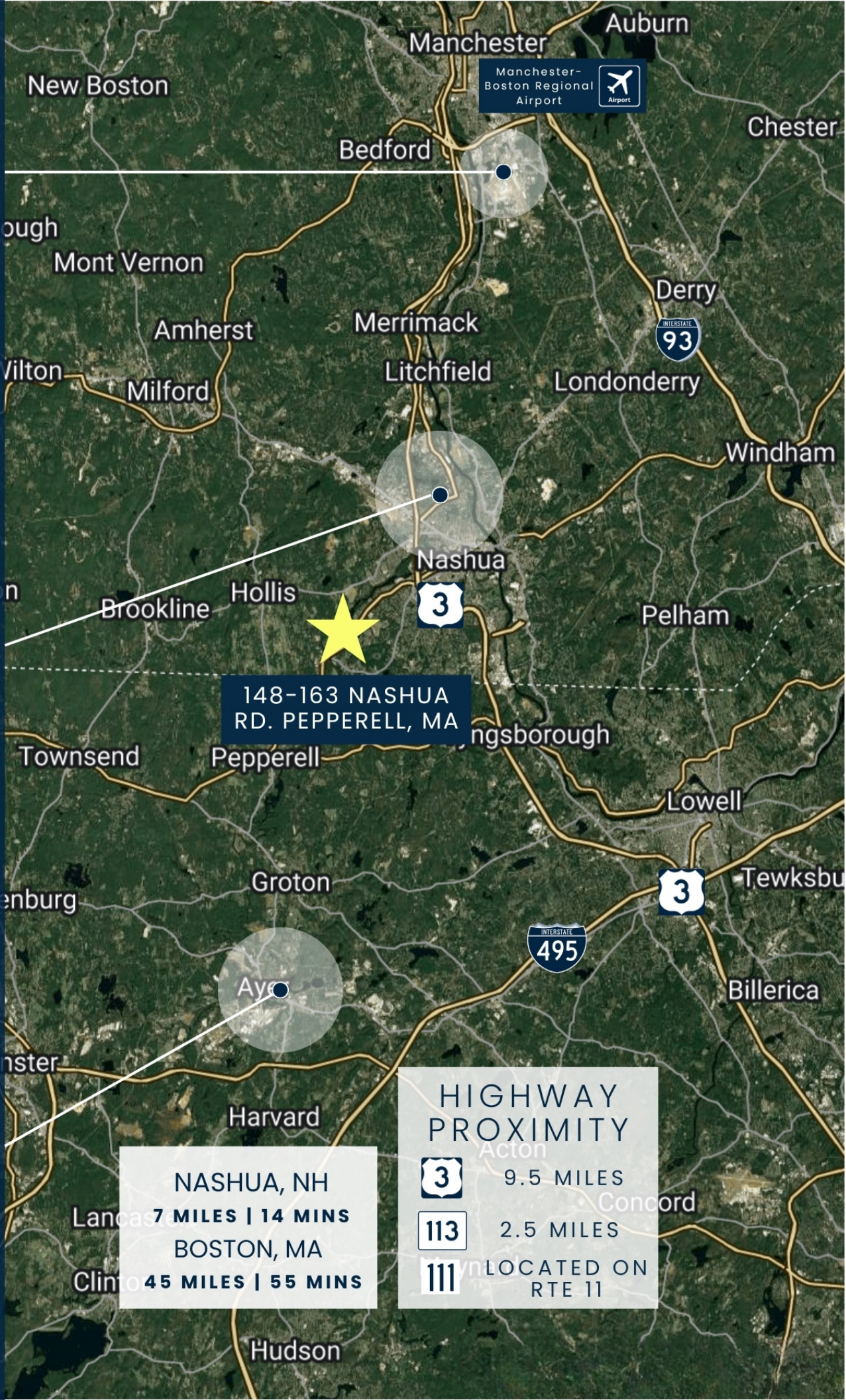
JABIL

NB KENNEY
Mechanical Contractors

NEW ENGLAND
SHEETS

Eastern
DISTRIBUTORS

ELECTRIC
HYDROGEN



148-163 NASHUA RD

PEPPERELL, MA

FOR SALE | 253,750 SF PROPOSED DISTRIBUTION CENTER ON 42.06 AC

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

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