





FOR LEASE

20 MILL ST




Pepperell Place
Pepperell, MA

- **400-37,575** Square Feet
- Industrial/Warehouse Building

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Building Overview

Pepperell Place offers a wide variety of spaces, from single office suites to 17,475 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 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: 37,575 SF

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

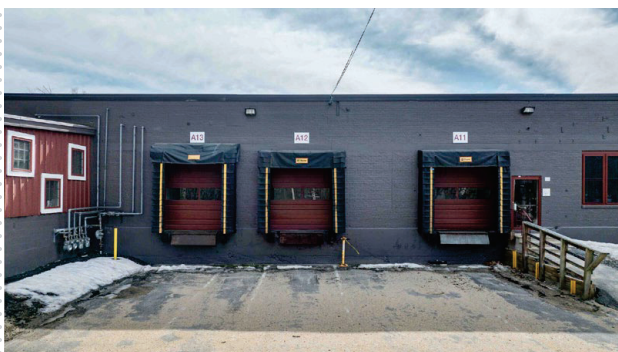
Parking: +/- 200

Heat: Gas

Sewer: City Sewer

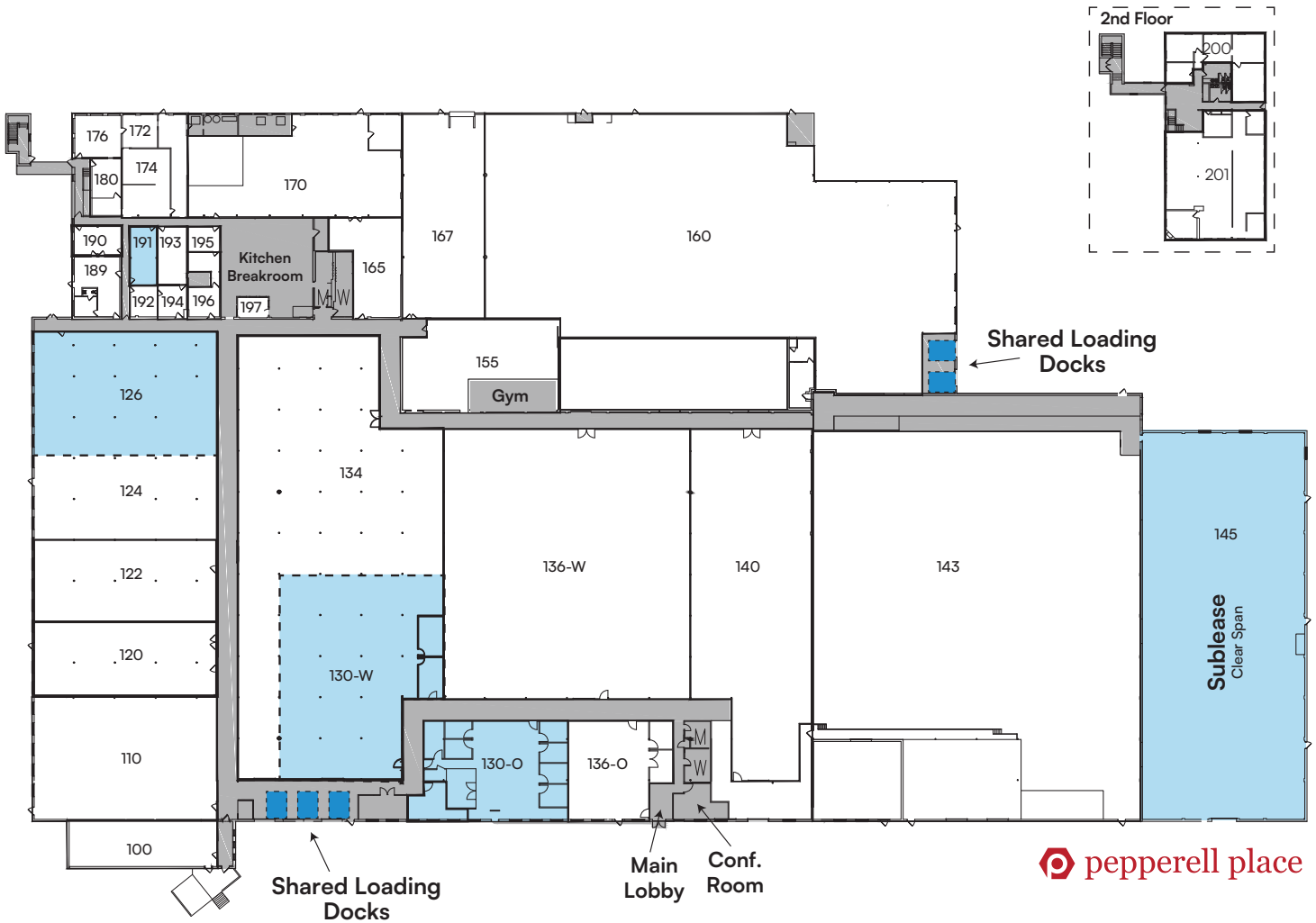
Water: City Water

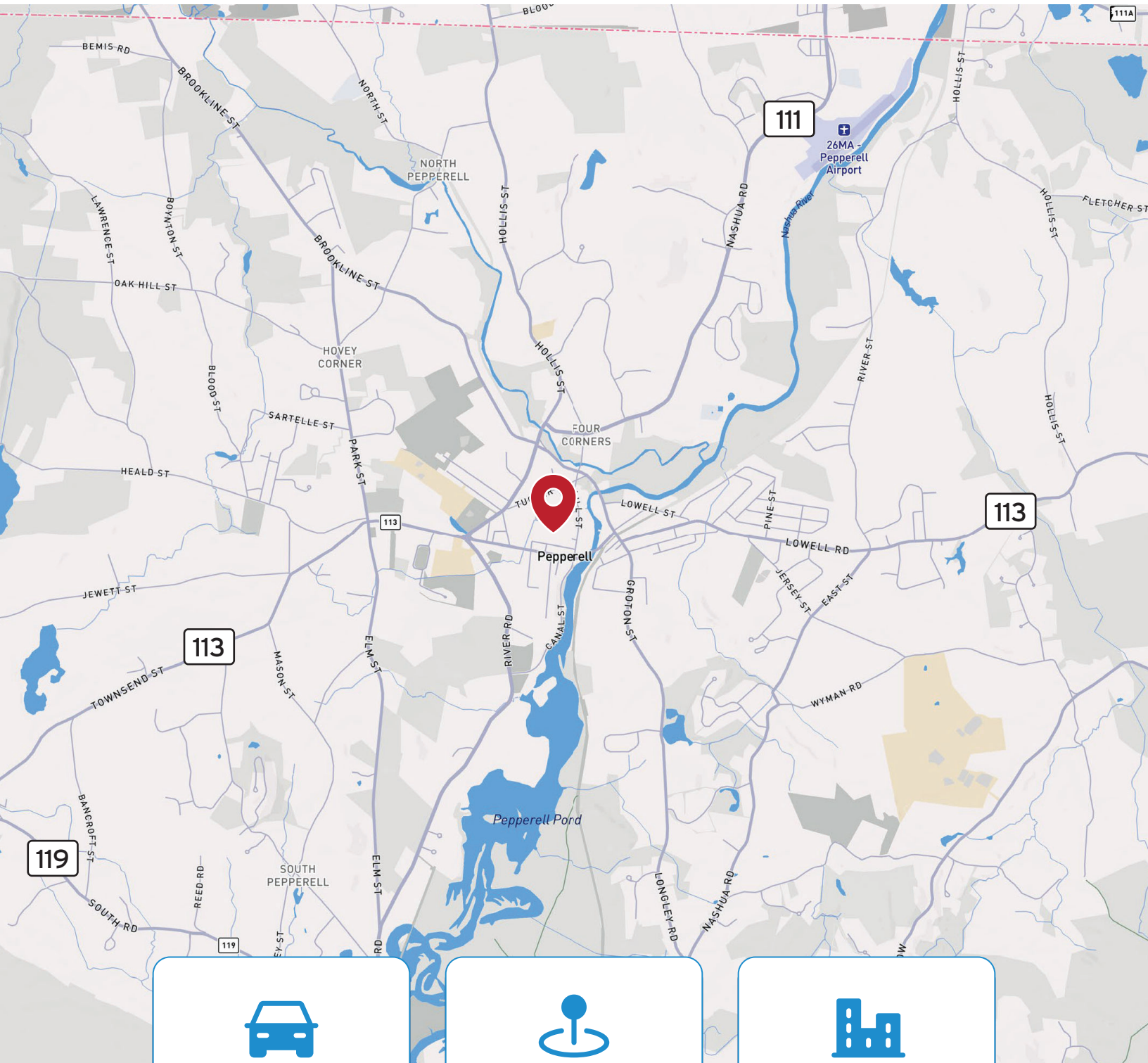
Electricity:
13,200 volts, 3,000 amps;
480/277 volts, 3 phase, 4 wire



Available Space - October 2025

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
191	400	Office	Direct





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.