pepperell place
A LEXVEST PROPERTY

WAREHOUSE | FLEX | MANUFACTURING | OFFICE

SPACE FOR LEASE

20 Mill Street, Pepperell, Massachusetts

A Great Place To Grow Your Business

Building Specifications

Total Building Size: 190,000 Square Feet

Stories: 1 & 2 Stories

Year Built: 1947 (renovated 1968, upgraded 2016)

Lot Size: 10.5 Acres

Parking: 200+ cars

Asking Rent: **Call for Rates!**

10 Dock Doors

1 Drive In Door

Growing Business Center

Pepperell Place was originally built for the Bemis Bag Company in the 1920's, after which it served as a storage facility. Today, it is a thriving business center offering a wide variety of spaces, from single office suites to 60,000 square feet of contiguous industrial space. All tenants have access to our common conference room, break room, and fitness center. The building features numerous upgrades including a new roof, bathrooms, and parking areas.

Pepperell Place is owned and managed by The Lexvest Group, a privately held real estate development, investment, and advisory firm headquartered in Shirley, MA that operates a portfolio of commercial properties in Maynard, Shirley, Pepperell, Littleton, Lexington, Truro, and Provincetown, MA. The Lexvest Group provides its tenants full real estate services with in-house construction management, facilities management, property management, and a dedicated tenant services director to ensure that our tenant's needs are always properly addressed. Our team of professionals recognize that real estate is more than just bricks and mortar – it's a great place to grow your business.

Owned & Operated by:

THE LEXVEST GROUP

www.pepperellplace.com

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SPACE FOR LEASE

20 Mill Street, Pepperell, Massachusetts

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Suite 190

— Space Details —

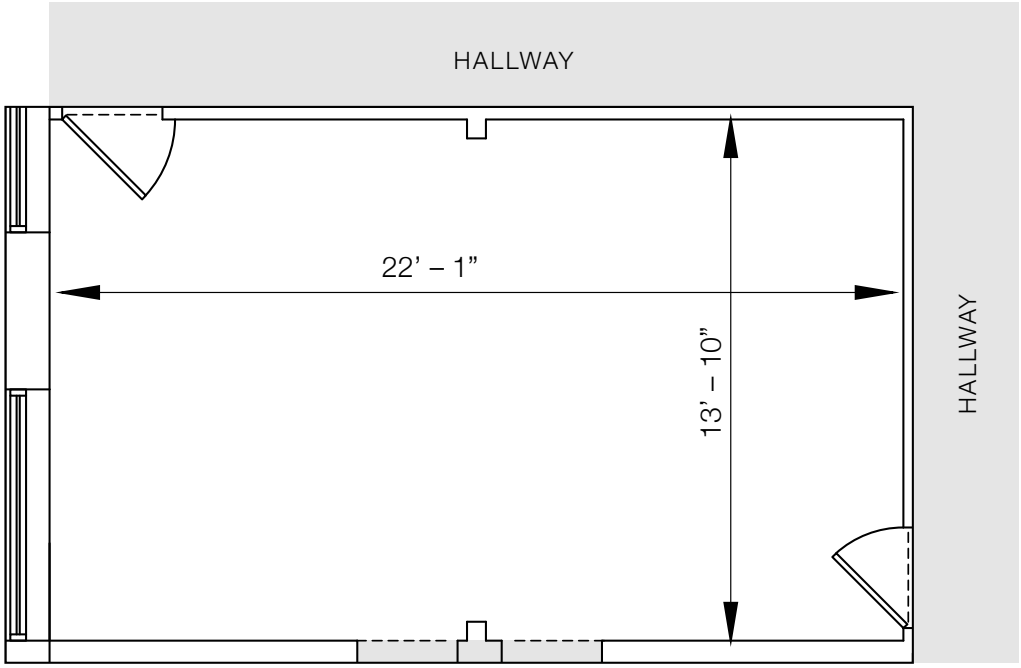
409 Rentable Square Feet

Fully carpeted spacious single-office suite with windows on one side. Access into the space is available from two sides of the suite. Convenient access to shared amenities such as the cafeteria and fitness room.

Floor Load Standard Office Load Concrete Floors/Carpeting

Electrical Basic Office Service 110v

Ceiling Height 8' ceilings



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