



# nerej

## Cervenka Development Partners receives approval for 454,750 s/f class A industrial park in Pepperell, MA

April 05, 2024 - Owners Developers & Managers



Pepperell, MA Cervenka Development Partners (CDP) has received approval to develop a 454,750 s/f industrial logistics park at 149-166 Nashua Rd. JLL has been selected as the leasing agent for the class A, 36' clear warehouse and distribution park comprised of two facilities of 253,750 s/f and 201,000 s/f. CDP received site plan approval from the planning board on February 6.

“We are thrilled to have received site plan approval to bring this strategic and much-needed development to life,” said Tom Cervenka, principal at CDP. “This development is the first of its kind in this region and will meet the long-time lack of class A industrial product that interconnect the markets within the full interchange of US-3 in Nashua and Greater Boston. We’re grateful for our leasing partners at JLL, the town of Pepperell, and all involved.”

The industrial park will be located 10 minutes from the full interchange of US-3 in Nashua, N.H., with access to both the Greater Boston and New Hampshire markets. The site is 20 minutes from Boston’s outer ring and the I-495 markets, 30 minutes from I-95, and less than an hour drive to Boston.

CDP developed a site plan that was “by-right” within the industrial zoning district. Their design team included civil engineer Matt Waterman, P.E. from LandTech Consultants, geotechnical engineer Stan Sadkowski, P.E. from GeoEngineers USA, and traffic engineer Kim Hazarvartian, P.E., Ph.D., PTOE from TEPP LLC. Coupled with the previously received ORAD (Wetland Delineation) issued by the Massachusetts DEP, the site is now ready for construction.

The project will be developed in two phases. Phase I will include the required blasting of the former quarry walls, mass grading of the entire site, and the construction of the 253,750s/f building. Phase II will include the construction of the 201,000 s/f building.

“An industrial development of this scale presents an unparalleled opportunity in this area for tenants of all sizes,” said Brian Tisbert, managing director at JLL. “This class A development will be offered at a discounted price to attract tenants in the market while remaining strategically located North of Boston. We’re excited to work with Cervenka’s experienced team who understand the demand requirements for industrial space of all uses.”

“CDP came to us with a great solution for the last developable industrial parcel in Pepperell,” said Andrew MacLean, town administrator of Pepperell. “From the early stages, the plan’s proposal and approval process included input from the community that was incorporated into the proposed design. CDP is also working to ensure the plan is environmentally sensitive and protects the scenic Nashua River that abuts their property. We look forward to working with them and their tenants, who will become contributing members of our community and uplift the economic competitiveness of Pepperell and the markets it interconnects.”

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540