

# LANCASTER MILL

## 55 GREEN STREET • CLINTON, MA

### Modern Commercial Space in Historic Mill

Originally built in 1844, Lancaster Mill was converted into a mixed use residential and commercial property in 2014. As such, this classic New England Mill building offers all of the amenities of a modern office complex.

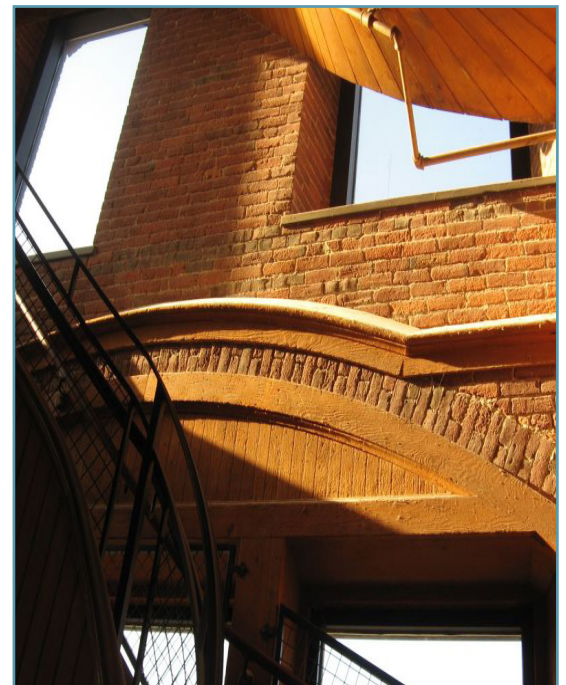
The mill complex sits on approximately 16 acres of land with parking for as many as 750 cars. This 323,000 sq. ft. complex offers very attractive and flexible floor plans, and can suit a variety of uses, including office, industrial, warehousing, and R&D. Office suites range in size from 1,000 to 30,000 square feet.

Lancaster Mills is conveniently located 15 minutes from I-495, and is 60 minutes from downtown Boston/Logan International Airport, and 20 minutes from Worcester. The Town of Clinton offers a wide variety of amenities and services, as well as access to an exceptional regional work force.

In addition, the Lancaster Mill complex also includes residential apartments, making this the ideal location to stay, work, and play!

### SPECIFICATIONS:

<b>Building Area:</b>	323,000 sf
<b>Land Area:</b>	16 acres
<b>Property Type:</b>	Rehabilitated mill building
<b>Year Built:</b>	1844, converted in 2014
<b>Stories:</b>	4
<b>Elevators:</b>	1 story lift
<b>Construction:</b>	Brick with heavy timber “mill” construction
<b>Roof:</b>	Carlisle membrane
<b>Lighting:</b>	Fluorescent
<b>Water/Sewer:</b>	Municipal
<b>Gas:</b>	Minol
<b>Parking:</b>	750 spaces
<b>HVAC:</b>	Baseboard heat provided by gas fired boilers. Supplementary heat is provided by gas fired rooftop HVAC units.
<b>Fire Safety:</b>	Full sprinkler and fire alarm system
<b>Security:</b>	Alarmed, secured main entrances



*All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.*

For more information, please contact:

Charles N. Panasis 603-657-9725

Cell: 603-799-6926 • cpanasis@bradysullivan.com

Benjamin S. Kelley 603-657-9726

Cell: 603-231-1240 • bkelly@bradysullivan.com

James F. Tobin 603-315-4668

Cell: 603-315-4668 • jtobin@bradysullivan.com

# FOR LEASE

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**BRADY SULLIVAN**  
P R O P E R T I E S

670 Commercial Street, Suite 303, Manchester, NH 03101  
[www.bradysullivan.com](http://www.bradysullivan.com)