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125–128 Pecks Road  
*Industrial Complex*  
PITTSFIELD, MASSACHUSETTS

# Premier Pittsfield Industrial Complex

Exceptional opportunity to acquire a four-building industrial complex totaling more than 193,000 square feet in one of Berkshire County’s most established industrial corridors. Strategically located in central Pittsfield, the Pecks Road Industrial Complex offers a rare combination of scale, flexibility, and accessibility, making it well-suited for owner-users, investors, manufacturers, warehousing operations, and distribution businesses.

The property consists of four industrial buildings with varying configurations and ceiling heights that accommodate a wide range of industrial uses. Fully sprinklered throughout and featuring dual truck-access entrances, the complex provides the infrastructure and functionality sought by today’s industrial users. With industrial vacancy remaining low throughout the region, this offering presents a unique opportunity to secure a substantial industrial asset in a supply-constrained market.

## PROPERTY HIGHLIGHTS

- Four-building industrial complex totaling approximately 193,000+ SF
- Central Pittsfield location with convenient regional access
- Fully sprinklered buildings
- Two site entrances providing efficient truck circulation
- Diverse building sizes and layouts suitable for multiple industrial uses
- Potential for a separate parking area serving Building D
- Strong industrial market fundamentals and limited competing inventory
- 32 separate office/conference spaces in the main building
- Additional office/conference spaces throughout the warehouse spaces



## Building Details

### 125 PECKS ROAD – BUILDING A

- 57,755 SF
- Constructed 1971, 1973, 1980 & 1990
- 25-foot clear ceiling height

### 126 PECKS ROAD – BUILDING B

- 18,125 SF
- Constructed 1973
- 30-foot clear ceiling height

### 127 PECKS ROAD – BUILDING C

- 59,313 SF
- Constructed 1967, 1970 & 1999
- 21-foot clear ceiling height

### 128 PECKS ROAD – BUILDING D

- 57,844 SF
- Constructed 1863, with additions from 1908-1925 and renovations in 2007-2008
- 8- to 13-foot clear ceiling heights



## A Berkshire Industrial Landmark

The centerpiece of the complex, Building D, traces its roots to the historic Russell Mill, one of Pittsfield's most significant industrial enterprises. Established by the Russell brothers in the mid-19th century along Onota Brook, the mill evolved from a cotton batting operation into a major woolen manufacturing facility that supplied fabrics, uniforms, and blankets during and after the Civil War era. At its peak, the mill employed approximately 250 workers and played a vital role in the economic development of Pittsfield.

Today, the former mill stands as a testament to the city's rich manufacturing heritage, featuring distinctive architectural elements and a long history of adaptive reuse. Together with the newer industrial buildings on site, the complex offers a unique blend of historic character and modern industrial functionality.

This is a rare opportunity to acquire a large-scale industrial campus with operational flexibility, expansion potential, and deep roots in the manufacturing history of the Berkshires.



**Nick Geranios**

Licensed Real Estate Advisor  
c: 413.822.6598  
ngeranios@wpsir.com  
nickgeranios.williamspitt.com



**Carrie Lobovits Wright**

Licensed Real Estate Advisor  
c: 413.212.1865  
cwright@wpsir.com  
carrielobovitswright.williamspitt.com



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