

- DIRECT ACCESS TO I-495
- HEAVY POWER
- 28 LOADING DOCKS
- 33' CEILING HEIGHT
- 258 PARKING SPACES

FOR LEASE

20 COMPUTER DRIVE

91,500 SF MANUFACTURING/HIGH-BAY WAREHOUSE SPACE

Haverhill, MA

www.cbre-ne.com



CBRE | New England

CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

MANUFACTURING/HIGH-BAY WAREHOUSE SPACE

91,500 SF



PROPERTY DESCRIPTION

CBRE/New England is pleased to present 20 Computer Drive in Haverhill, MA. Conveniently located along Interstate 495, this site is just minutes from the New Hampshire border and 35 miles from downtown Boston. This fully air-conditioned facility features 33' ceilings, 28 loading docks and an extremely efficient floor plate. 20 Computer Drive presents a unique opportunity to serve as either a best-in-class manufacturing facility or high-bay warehouse space.

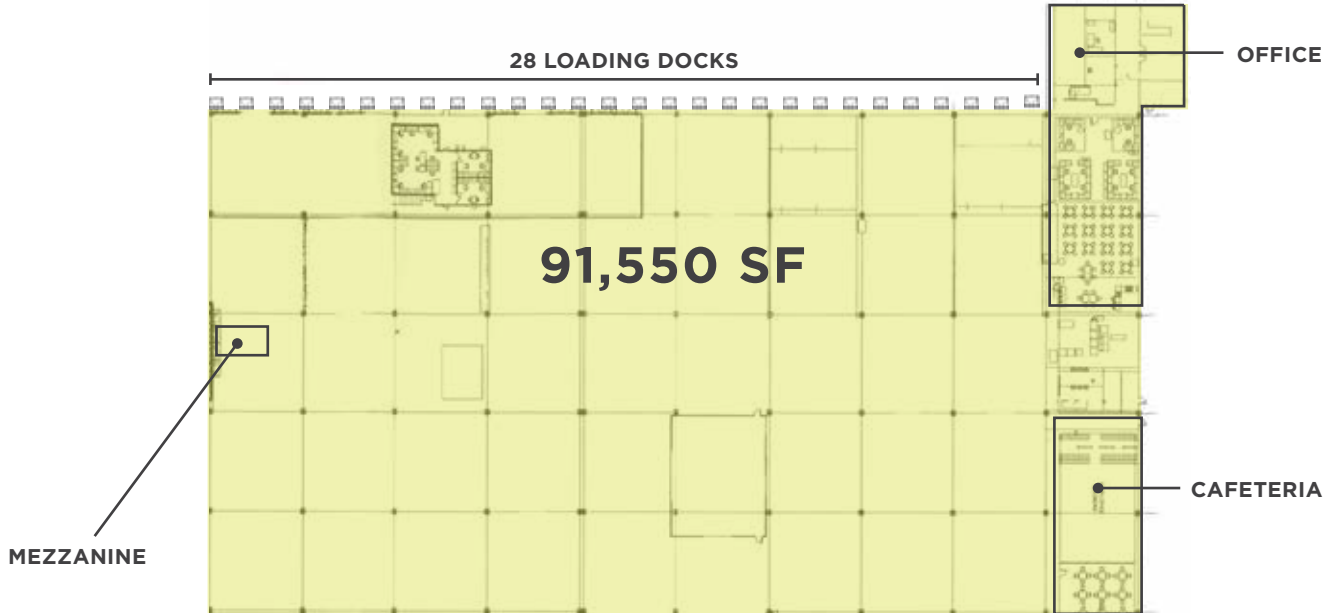


BUILDING SPECIFICATIONS

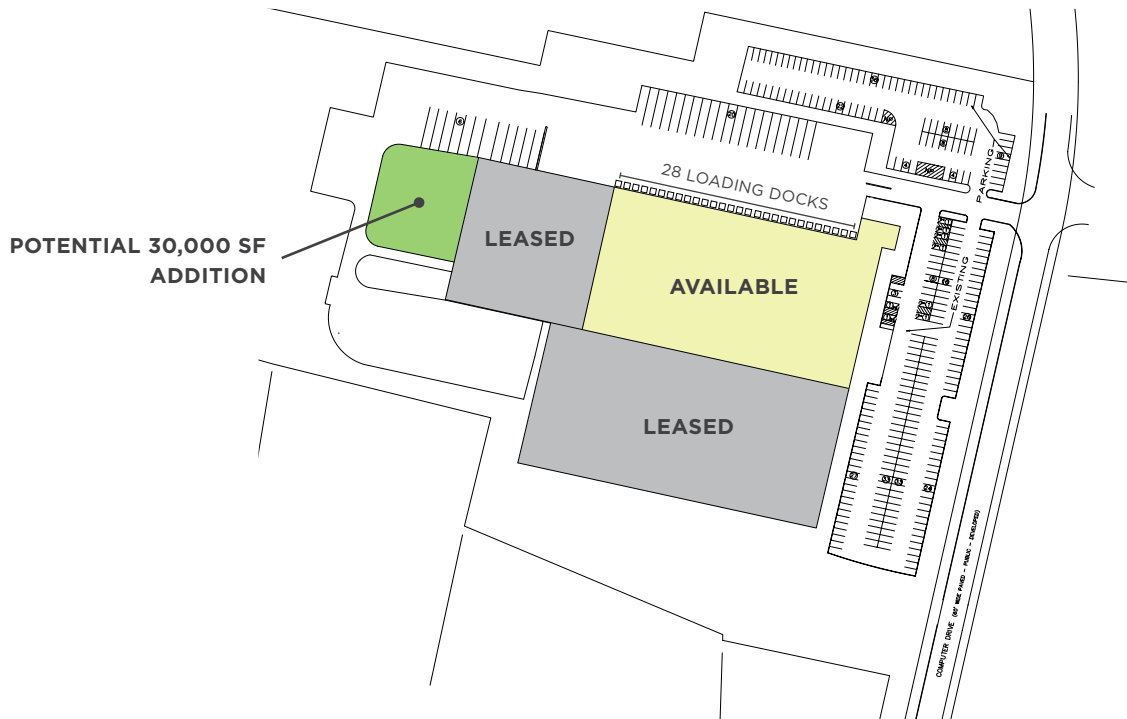
- + **Year Built:** 1989, renovated in 2002
- + **Total Building Size:** 204,000 SF
- + **Availability:** 91,500 SF
 - **Class A Manufacturing/Distribution:** 79,000 SF
 - **Office:** 12,550 SF
- + **Clear Height:** 19–25' to dropped ceiling (33' to joist)
- + **Column Spacing:** 37' x 40'
- + **Loading Docks:** 28 total docks
 - 22 8' x 9' loading docks
 - Six 9' x 9' loading docks
- + **Parking:** 258 spaces
- + **Foundation:** Concrete-slab and concrete-frost walls with footings
- + **Walls:** Insulated metal siding
- + **Roof:** New Carlisle rubber membrane
- + **Floor:** Two-part epoxy sealer
- + **HVAC:** 100% throughout; gas-fired rooftop combination units
- + **Fire Protection:** Wet sprinkler and partial ESFR systems
- + **Electrical:** 2,000 Amps 480/208 Volts
- + **Emergency Generator:** 250 kVA diesel
- + **Utilities:**
 - **Water/Sewer:** City of Haverhill
- + **Taxes:** \$1.54/SF



FLOOR PLAN



SITE PLAN



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91,500 SF

FOR LEASE
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CONTACT US

MARK REARDON

Executive Vice President
+1 617 912 7046
mark.reardon@cbre.com

BEN ROOPENIAN

Senior Associate
+1 617 912 6972
benjamin.roopenian@cbre.com

MATT FUREY

Associate
+1 617 912 6973
matthew.furey@cbre.com

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