

TWENTY COMPUTER DRIVE | HAVERHILL MASSACHUSETTS

20CD

TWENTY COMPUTER DRIVE

PREMIER INDUSTRIAL SPACE AVAILABLE

 CUSHMAN & WAKEFIELD | PARADIGM

TWENTY COMPUTER DRIVE

Configured For **MAXIMUM EFFICIENCY**



BUILDING & SPACE FEATURES

- 52,600 SF
- 39,603 SF available January 2027
- Ideal for bulk distribution
 - 33' clear height
 - 37' x 40' column spacing
- Heavy power



LOADING & SITE FUNCTIONALITY

- 26 dock doors
- Expansive paved yard for storage or trailer parking
- Convertible parking options for trailer storage/drops
- Expandable pavement area for future growth
- 141 parking spaces



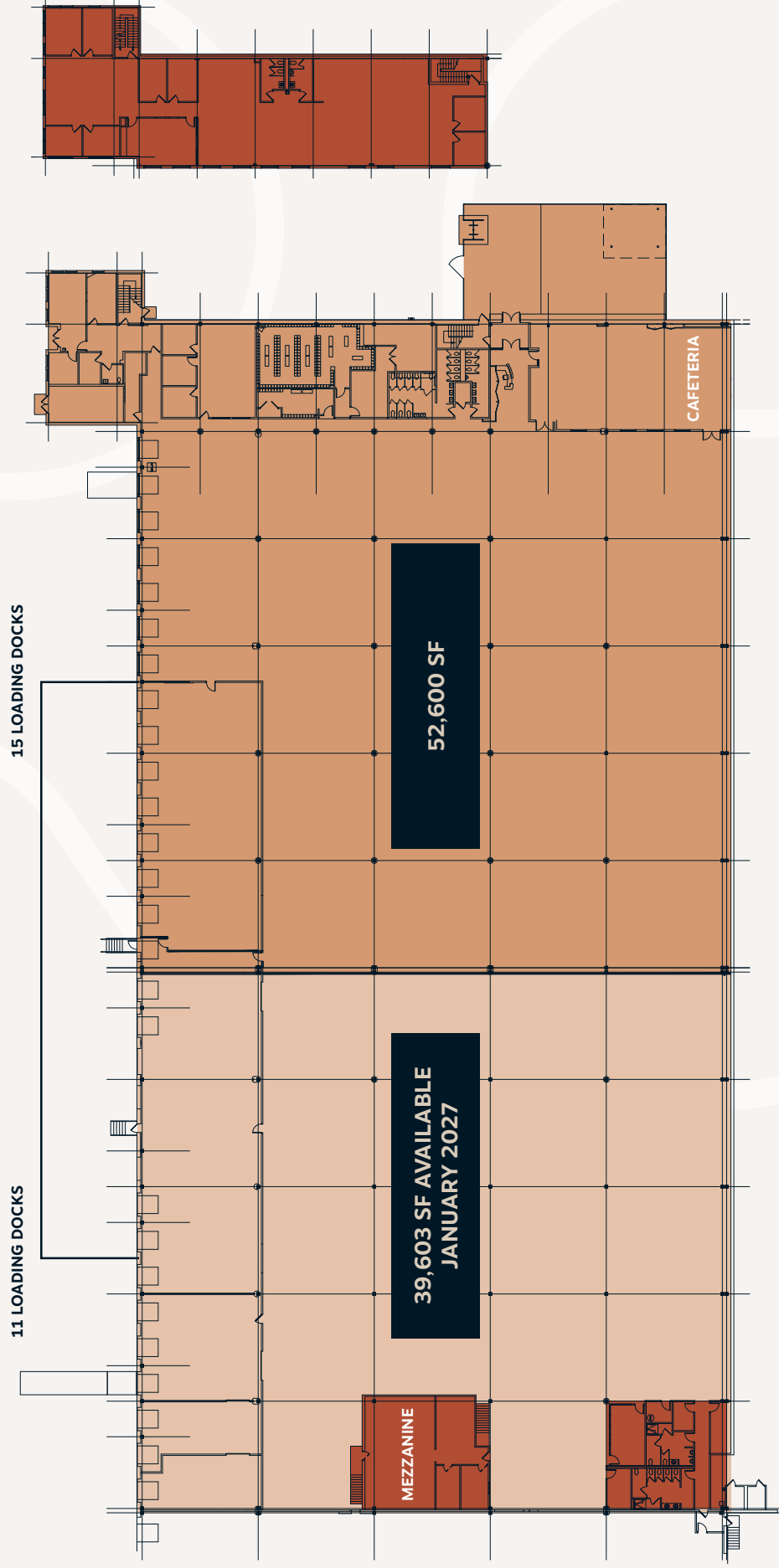
LOCATION ADVANTAGES

- Direct access to I-495
- Convenient regional access to I-93 and I-95
- Minutes to Haverhill MBTA Commuter Rail Station
- Located within the Merrimack Valley industrial corridor

AVAILABLE SPACES

FLEXIBLE SPACE CONFIGURATIONS AVAILABLE

TWENTY COMPUTER DRIVE



SECOND FLOOR SPACES

NEXT-GENERATION Infrastructure

TWENTY COMPUTER DRIVE

Total Building Size	±204,000 SF	Parking	141 parking spaces with trailer drop flexibility
Availability	±92,203 SF	Access	Direct I-495 frontage and minutes to I-93, I-95, and MBTA rail
Clear Height	33' for optimized racking and operational efficiency	Site Features	Expansive paved yard with future expansion potential
Column Spacing	37' x 40' for flexible layouts and equipment planning	Floor Slab	Concrete slab foundation with insulated metal panel walls (6 inches thick)
Loading	26 dock-high doors for streamlined logistics	Roof	New Carlisle rubber membrane
Power	2,000 amps, 480/208 volts to support heavy industrial use	Emergency Generator	250 kVA diesel backup
HVAC	Air conditioned	Utilities	Water/Sewer – City of Haverhill Gas/Electric – National Grid
Sprinkler	Wet system with partial ESFR coverage for added protection	Zoning	Industrial Business Park
Floor Finish	Two-part epoxy sealer finish for durability and cleanliness		



TWENTY COMPUTER DRIVE

THE GATEWAY to Greater Boston

REGIONAL ACCESS HIGHLIGHTS

Immediate access to I-495 with fast connections to I-93 and I-95



Direct reach to key distribution corridors across Massachusetts and New Hampshire



Minutes to Haverhill MBTA Commuter Rail Station (Boston North Station line)



40 miles to Boston and 35 miles to Portsmouth



NEARBY RETAIL & AMENITIES

5 minutes to Westgate Plaza (Target, Dunkin', CVS, Planet Fitness, Marshalls, Burlington)



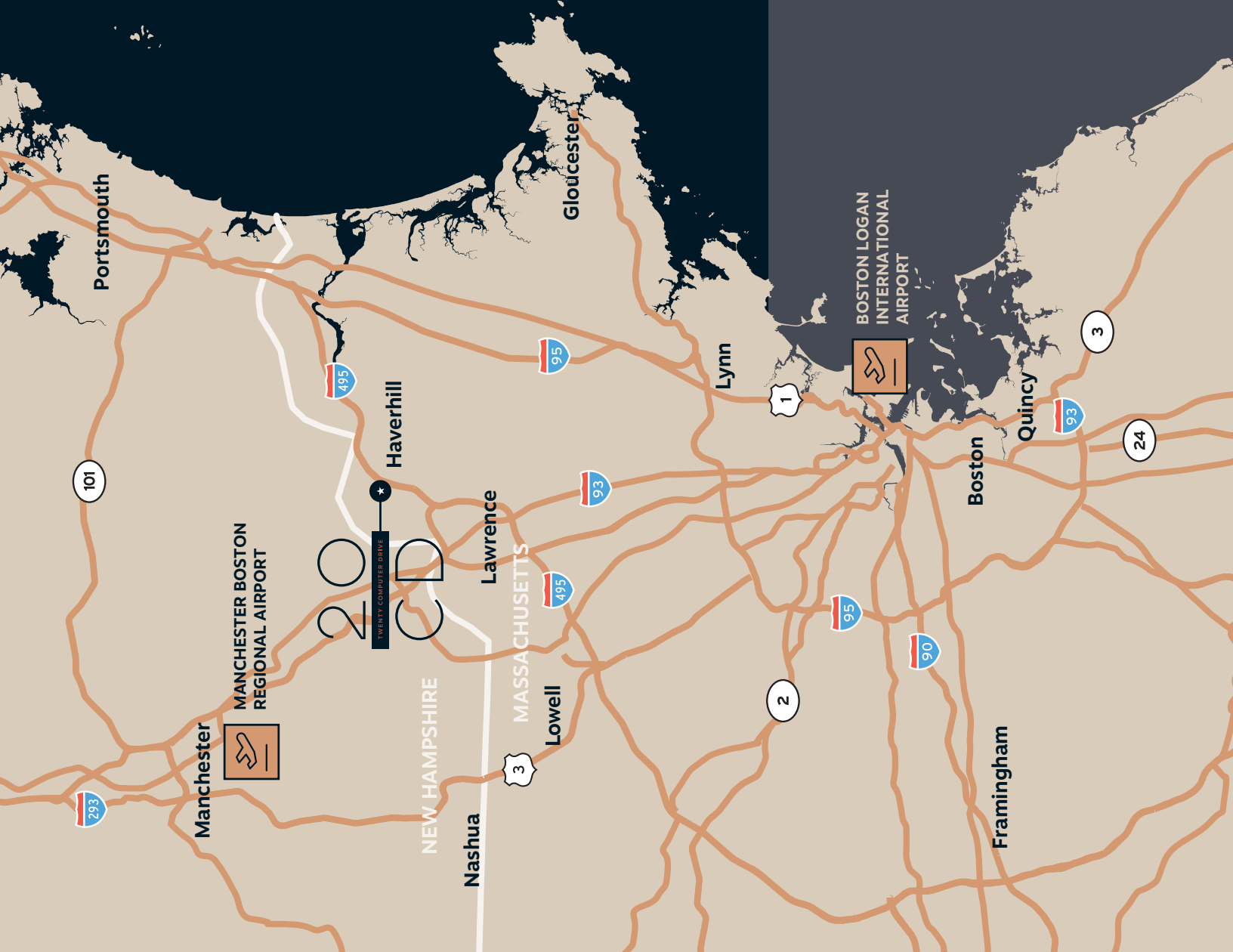
Dining & coffee options along Route 110 and downtown Haverhill



Fitness, medical, and banking services within a five-minute drive



Hotel accommodations nearby for business travel and vendors



A Skilled Workforce in a **PROVEN PERFORMANCE CORRIDOR**

Surrounded by industry leaders. Supported by regional talent.

Located in the Merrimack Valley, 20 Computer Drive draws from a deep, diverse workforce and a thriving industrial base. The area's strong labor market, proximity to major employers, and access to educational pipelines make it an ideal setting for distribution, manufacturing, and logistics operations.

- ✓ 500,000+ workers within a 30-minute drive
- ✓ 5.5% unemployment rate (Merrimack Valley region)
- ✓ Supported by MassHire Merrimack Valley Workforce Board
- ✓ Access to skilled graduates from Northern Essex CC, UMass Lowell, and Merrimack College
- ✓ Proven industrial ecosystem across logistics, tech, and manufacturing

TWENTY COMPUTER DRIVE

CORPORATE NEIGHBORS





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