

5600 Sunset Pike Chambersburg, Pennsylvania 17202

Improvements: 7,611 Sq. feet Steel Frame – Clear span (High Ceilings)
1,692 Sq. Ft Offices / 5,919 Sq. Ft. Shop / Flex Space with Truck Dock

Site: Approximately 1.02 +/- Acres
157' Frontage x 283 – irregular

Access: Sunset Pike, State Route 443 State Highway Occupancy Permit
Truck Route

Zoning: Zoned (LI) Light Industrial (Greene Township)
Occupancy Permit Required

NNN Rent:

Assessment: Land 1,800

Buildings: 67,200

Total: 69,000 Accessed July 2000

Property Taxes:	2021 County Taxes	\$ 2055.66
	<u>2021 School Taxes</u>	<u>\$ 8042.02</u>
	Total:	\$ 10,097.68

Property Insurance: **\$ 568.00**

3 Year Septic Pump **\$ 200.00**

New Tenants will also have to provide Liability Insurance , Electric (3P) ,
Telecommunications , Heat/Gas / Propane and Grounds Maintenance.

Terms : Negotiable (plus NNN)

Owner: Timothy Whitsel

Cell: 541 263-0902 / email: wetdog607@santel.net

Local Contact: Robert (Pete) Peterson (717) 446-3844



Indeck
U.S. group

huber
11 1990

 Hostmann-Stenberg
Quality Printing Inks

