

# Welding Training Center, Chambersburg

**AVAILABLE FOR PURCHASE OR  
LEASE September 2025**

**Address:** 1669 Opportunity Avenue  
Chambersburg, PA 17201

**Municipality:** Greene Township

**Zoning:** Heavy Industrial



**Description:** FCADC owned property. State of the art welding and manufacturing training center. Steel and insulated metal panel construction. Galvalume standing seam metal roof. 5,000 SF of “Class A” administrative and classroom space and 5,320 SF of industrial training space with 10’x12’ drive-in truck door with 15’7” eve height. Multi-zonal natural gas fired HVAC system throughout. Security and wet-pipe sprinkler system. Training area includes material prep room, instructor office, and individual welding stations.

**Square Footage:** 10,800 SF

**Natural Gas:** UGI Central Penn Gas

**Electricity:** LIDA Electric 480/277 3-Phase, 1,000 AMP Service

**Sewer/Water:** York Water Company

**Highways:** 4 miles to I-81, PA Exit 20 and 12 miles to Pennsylvania Turnpike (I-76)

**Contact:** L. Michael Ross  
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