Bennett Williams COMMERCIAL

OFFICE BUILDING FOR LEASE

6593 Molly Pitcher Hwy, Chambersburg, PA 17202 • Opportunities up to 17,500 SF

LEASE BROCHURE

For More Information: 717-843-5555 • www.BennettWilliams.com

OFFICE BUILDING FOR LEASE: DETAILS

6593 Molly Pitcher Hwy, Chambersburg, PA 17202 • Opportunities Up To 17,500 SF

Benefits

- 17,500 square feet
- Vacant and ready for occupancy
- High visibility and easy access
- Excellent condition
- Large parking lot
- Furnished
- Kohler emergency generator
- 3 miles south of I-81 Exit 10
- 10 miles north of the Maryland line

More Info

Keith Kahlbaugh
keith@bennettwilliams.com

OFFICE BUILDING FOR LEASE: EXECUTIVE SUMMARY

6593 Molly Pitcher Hwy, Chambersburg, PA 17202 • Opportunities Up To 17,500 SF

PROPERTY OVERVIEW

Modern 2 story brick office building situated along Rt 11. Building offers a large vestibule reception area w/ 5' wide staircase & large decorative waterfall fountain, vaulted ceiling & large office windows overlooking the reception area, hardwood, carpet & ceramic flooring throughout, small reception area on 2nd floor, many executive offices w/ built-in shelving, recessed lighting & crown molding, multiple restrooms on both floors, offices throughout, large bullpen area w/ cubicles & furniture, large parking lot, IT room with raised floor & Halon fire suppression system.

PROPERTY SUMMARY

Available SF:	17,500 SF
Lease Rate:	$14.50 SF/yr (NNN)
Property Type:	Office
Lot Size:	1.25 Acres
Building Size:	17,500 SF
Building Class:	B
Zoning:	COMMUNITY COMMERCIAL

AVAILABLE SPACES

Suite	SF Available	Lease Type	Lease Rate
1	17,500	NNN	$14.50 SF/yr

PROPERTY HIGHLIGHTS

- 17,500 square feet
- Vacant and ready for occupancy
- High visibility and easy access
- Excellent condition
- Large parking lot
- Furnished
- Kohler emergency generator
- 3 miles south of I-81 Exit 10
- 10 miles north of the Maryland line

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

OFFICE BUILDING FOR LEASE: AERIAL MAP

6593 Molly Pitcher Hwy, Chambersburg, PA 17202 • Opportunities Up To 17,500 SF