



Barry Stup - 717-372-2544
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www.tamarackpark.com
Chambersburg, PA

For Lease – the “Carbaugh Building”

Ideal for Office/Flex, Fulfillment & Warehouse/Distribution
We will modify the floor plan and build out to your needs

Location – 2111 Carbaugh Ave, Chambersburg, PA
Former Letterkenny Army property
5 miles from I-81, PA exit 20

Zoning – Heavy Industrial

Details – Business Grade Fiber Optic communications available
Plenty of parking & road frontage
Fireproof concrete and brick construction
Two Heavy Electric services

Square Feet - 30,000 sf total – will lease all or part

Front – 10,000 square feet – Office/Flex
Two large open space rooms
Three private offices
New Heating & Air conditioning
Men’s and Women’s restrooms
400 Amp 3 Phase Electric service

Rear – 20,000 square feet – Warehouse/Distribution
Easy truck access
Can be subdivided into smaller spaces
Loading docks
Nine large overhead doors
Men’s and Women’s restrooms
400 Amp 3 Phase Electric service
12’ ceiling height, 20’ x 20’ column spacing



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