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## **Carbaugh Property – For Sale**

**2111 Carbaugh Avenue, Chambersburg, PA**

### **Two buildings on Parcel #3, Land on Parcel #4**

**Heavy Industrial Zoning**  
**9.1 Acres, 34,000 SF, Extensive renovations**  
**Plenty of parking and easy access around buildings**

#### **Carbaugh Building – Leased through 2022**

**30,000 SF total, Brick & Concrete fireproof construction**  
**Flexible uses – Currently leased for Office, Warehouse & Light Manufacturing**  
**Two 400 AMP, 208 VT, 3 PH Electric services**  
**Public Water & Sewer, New roof, upgraded electric, Substantial renovations**

#### **Carbaugh Building is divided into three units -**

##### **Front unit - 10,000 SF, on Electric meter #1**

- Completely renovated modern office space, new in 2019
- Fiber Optic Internet, Code compliant renovation with new services throughout.
- Two Restrooms, Large open plan area, private offices, breakroom

##### **Center unit - 15,000 SF Warehouse use, on meter #2**

- Loading docks and 8 overhead dock doors
- Potential leasing use upgrade to Flex type uses

##### **Rear unit - 5,000 SF Light Manufacturing, Electric service from meter #2**

- Offices and Restroom, Loading docks and ramp

#### **Smokestack Building – For Lease**

**4,000 SF total, Unique building built in 1947**

**90% renovated – completion per tenant requirements**

**Flex space – Office, Light Manufacturing, Brewery, Studio, Creative uses**

This is a unique building that can be built out for a variety of uses

1600 SF Open front room - 18' ceilings, daylight, Propane Infrared heat.

Four private office rooms, two restrooms, storage area

Fiber Optic services available

200 AMP, 208 VT, 3 Phase Electric service

#### **Land Parcel – 3.5 Acres**

Adjacent to Carbaugh Building