



Barry Stup - 717-372-2544
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Chambersburg, PA

Warehouse Space for Lease

2001 & 2015 Carbaugh Ave, Chambersburg, PA 17201

Two Multi-use buildings on 35.7 acres - Heavy Industrial Zoning

Building #1 200,000 sf

Building #2 160,000 sf = Total 360,000 SF under roof

10,000, 40,000, 80,000 sf available for lease.

Call Barry Stup 717-372-2544

Suggested uses -

Warehouse, 3PL, Manufacturing, Industrial Storage, Contractor Storage
Heavy Industrial use with CSX served Rail siding

Multiple sized spaces can easily be demised per tenant requirements

Drive-through aisles can access inside space on the North/South axis
Outside accessibility to all bays on the East/West axis

Details –

CSX Served Rail Siding

Business grade Fiber Optic service

500 KVA, 480 Volt, 3 Phase Electric Service

12,470 VT Distribution Voltage power line to the buildings

Concrete block walls, Heavy concrete floor, in very good condition

Structural Steel frame, Bar joists, Gypcrete Roof panels, Built-up & Rubber roofing

25' x 25' column spacing, 14' to 18' ceiling height.

Dry Sprinkler systems in both buildings

Offices & Restrooms in front of both buildings

Public Utilities, with water lines and hydrants around both buildings

6 acre land area on West side of Building #2

