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## **For Sale - Large Warehouse Property**

### **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**

#### **Suggested uses -**

Warehouse, 3PL, Manufacturing, Industrial Storage, Contractor Storage  
Indoor RV Storage Center, Indoor Self-Storage, Event Center  
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