



# 2294 MOLLY PITCHER HIGHWAY

CHAMBERSBURG, PENNSYLVANIA

FOR SUBLEASE

## PROPERTY HIGHLIGHTS

- Easy access to I-81 and Route 11
- Rail Served | Norfolk Southern
- Close proximity to CSX Intermodal Yard

SUITE 5  
±255,000 SF

SUITE 4  
±96,000 SF

SUITE 3  
±96,000 SF

SUITE 2  
LEASED

SUITE 1  
LEASED

±96,000 SF - ±447,000 SF

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# LOCAL MAP

SHIPPENSBURG

CHAMBERSBURG

HAGERSTOWN

## SITE HIGHLIGHTS

Square Footage Available 447,000 SF

Total Building SF 621,400 SF

Acreage 26.14 AC

Rail Access Norfolk Southern

Proximity to I-81 2 Miles



2294  
**MOLLY PITCHER**  
HIGHWAY

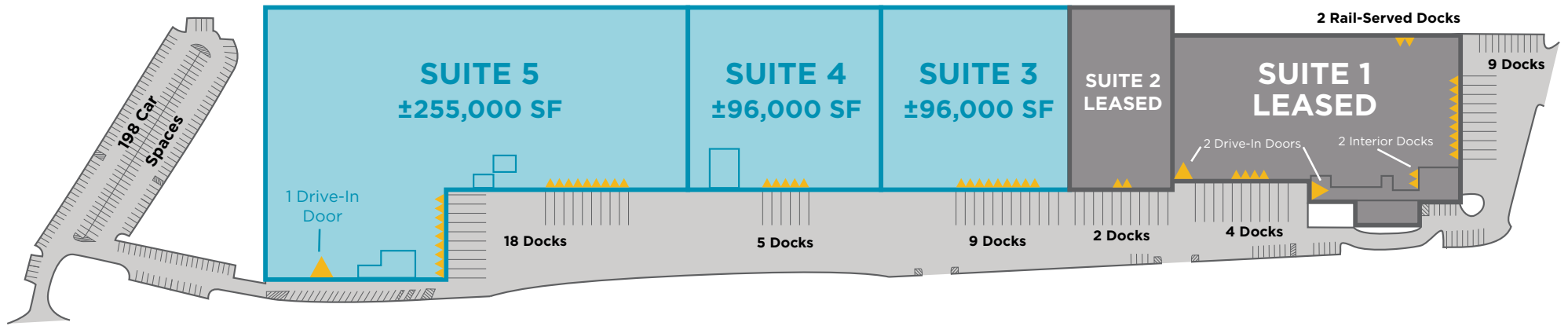


GETTYSBURG

PENNSYLVANIA

MARYLAND

# BUILDING SUITE SPECS



## BUILDING HIGHLIGHTS

	SUITE 5	SUITE 4	SUITE 3	SUITE 2	SUITE 1
Square Footage Available	255,000 SF	96,000 SF	96,000 SF		
Office Space	Existing	To Suit	To Suit		
Column Spacing	30' x 40' & 60' x 40'	30' x 40'	30' x 40'		
Docks	18	5	9		
Drive-In Doors	1	-	-	LEASED	LEASED
Dock Packages	Pit levelers, lights, fans	Pit levelers, lights, fans	Pit levelers, lights, fans		
Clear Height	28' - 29'	29'	29'		
Lighting	LED	LED	LED		
Fire Protection	Wet	Wet	Wet		

# REGIONAL MAP

## DRIVE TIMES

BALTIMORE	1 HR 35 MIN
WASHINGTON D.C.	1 HR 40 MIN
NEW YORK CITY	3 HR 39 MIN



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