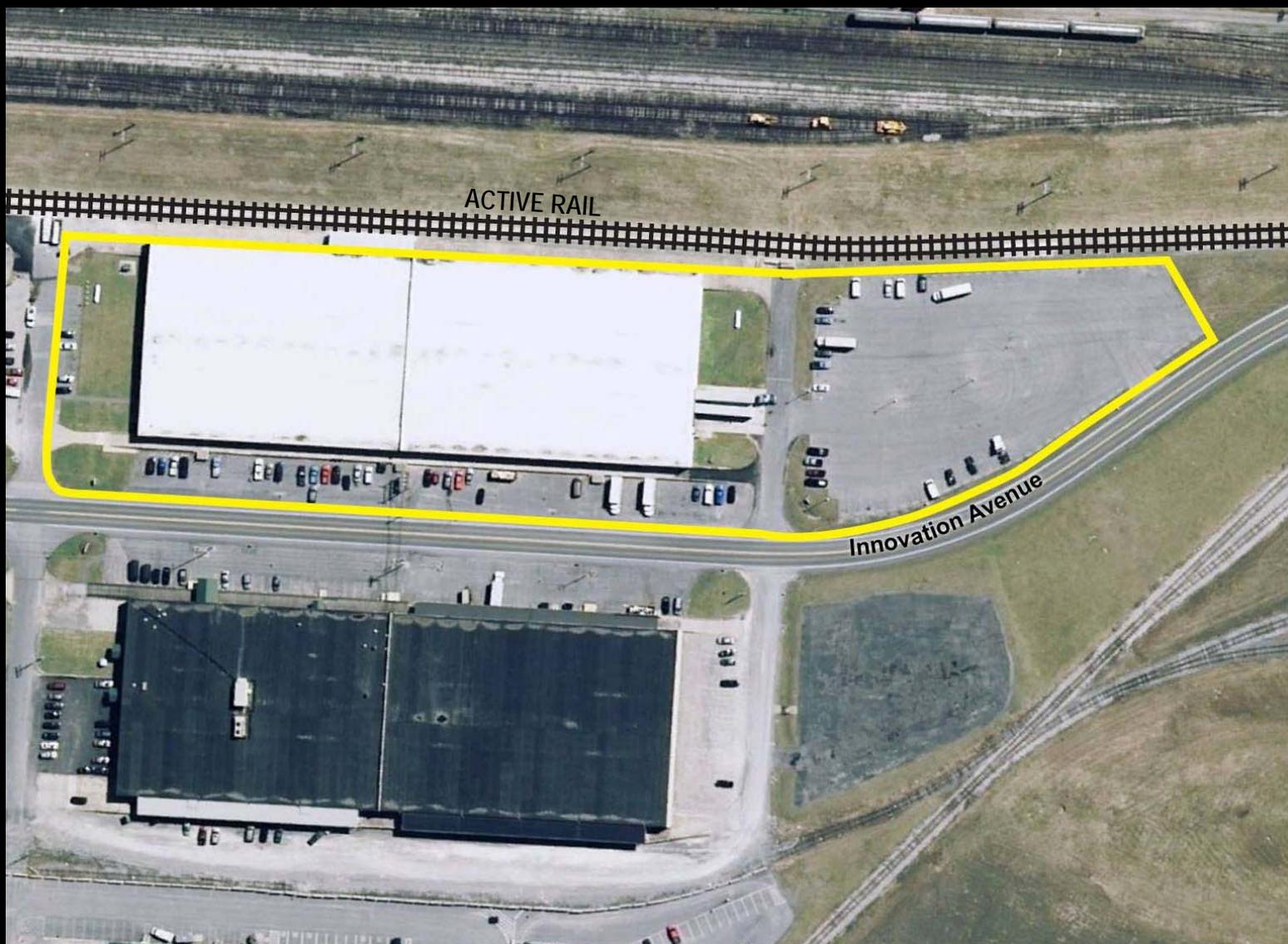
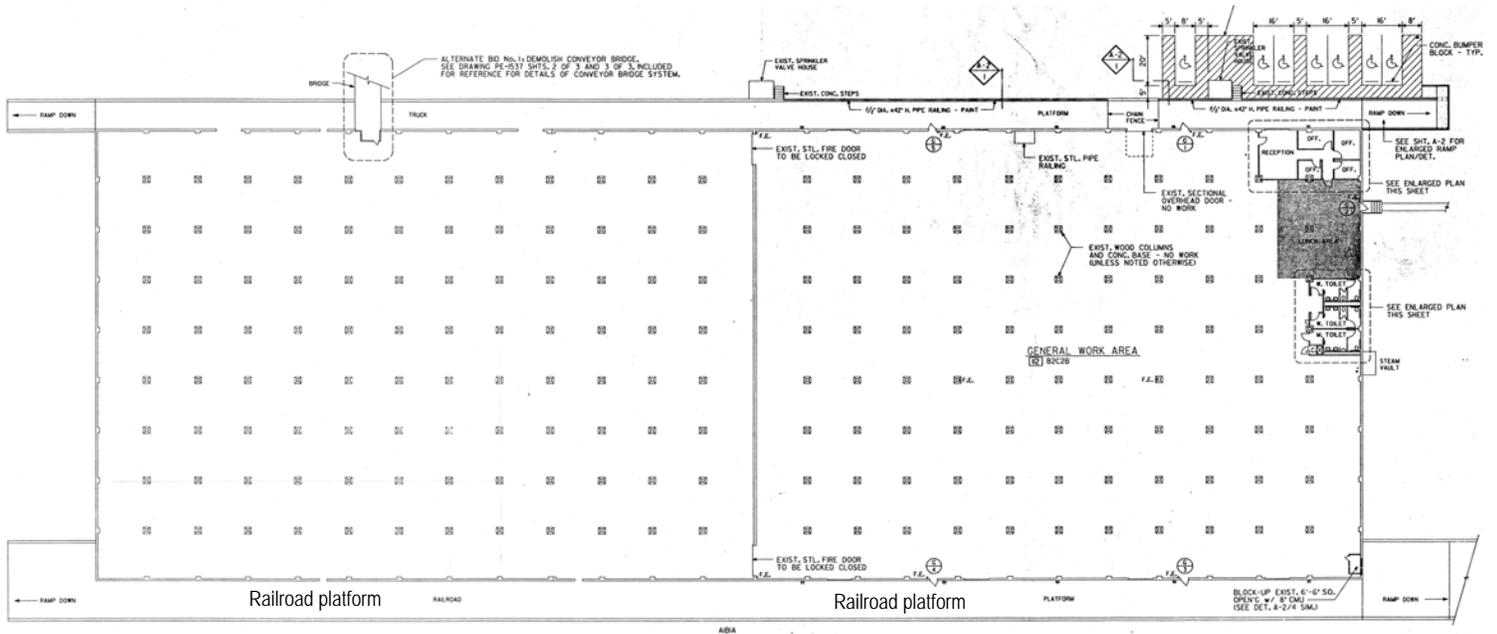


# 90,000 s.f. rail-served building

Less than 1 mile to Letterkenny Army Depot in Cumberland Valley Business Park  
5118 Innovation Avenue, Chambersburg, PA



# 5118 Innovation Avenue floorplan



## Building summary

Availability	For sale or lease
Address	5118 Innovation Avenue, Chambersburg, PA 17202
County	Franklin
Municipality	Greene Township
Zoning	Industrial
Building size	90,000 s.f. +/- (divisible)
Office	3,000 s.f. +/-
Restrooms	3 public restrooms
Year built	1946
Construction	Masonry and wood frame
Lighting	Fluorescent with supplemental high bays
Heat	Propane
Electric	400 amps 240/120 volt 1200 amps 480/277 volt
Roof	EPDM rubber (approx. 7 years old)
Clear Height	16' center/ 14' end bays
Loading Docks	4 truck height Length of building rail height
Sprinklers	Dry system (3 zones)
Parking	2 lots (50+ spaces)
Rail	Active rail siding on rear
Other	Eligible for foreign trade zone status Will consider subdivision for lease

