

INDUSTRIAL PROPERTY
FOR LEASE

2001 CARBAUGH AVENUE
CHAMBERSBURG, PA 17201



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1015 Mumma Road
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2001 CARBAUGH AVENUE

PROPERTY DETAILS

FOR LEASE
\$5.50 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$5.50 SF/yr (NNN)
Building Size	Building 1 - 160,000 SF Building 2 - 160,000 SF
Available SF	40,000 - 320,000 SF
Lot Size	45 Acres

PROPERTY HIGHLIGHTS

- 320,000 SF of warehouse space available along I-81 corridor in Franklin County, PA
- Redevelopment project aims to offer affordable warehouse space
- 6-acre parcel available for outdoor storage or ample car/truck parking
- Zoned Heavy Industrial
- All public utilities extended to site
- CSX rail accessible site



PROPERTY DESCRIPTION

Situated within the prestigious Letterkenny Army Depot, this expansive property spans 45 acres and comprises four industrial buildings. With leasing options starting as small as 4,000 SF, it offers unparalleled flexibility to accommodate a diverse range of businesses. The property boasts ample warehouse space, ideal for storage, distribution and manufacturing activities. Ample parking facilities ensure convenient access for employees, clients and visitors. This prime industrial space within Letterkenny Army Depot presents an exceptional opportunity for businesses seeking a strategic location with versatile leasing options. Contact agents today to learn more and secure a space in this prime business park.

LOCATION DESCRIPTION

Situated within the secure confines of the Letterkenny Army Base, these warehouse facilities are strategically positioned to facilitate seamless logistics operations. Chambersburg, Pennsylvania, known for its central location and accessibility to major transportation routes, provides an ideal hub for distribution and storage activities. Located off Interstate 81 with accessibility to Routes 11 and 30, Interstate 78 and PA Turnpike.

PROPERTY SUMMARY

Address	2001 Carbaugh Avenue Chambersburg, PA 17201
Municipality	Greene Township
County	Franklin County
Tax Parcel #	09-0C03S- 072.-000000/05
Year Built / Renovated	1955 / 2024

BUILDING INFORMATION

Construction	Steel/concrete masonry foundation
Drive-Ins	Thirty Two (32)
Dock Doors	Twelve (12)
Electrical Capacity	3-phase
Column Spacing	24'
Ceiling Height	17.0'
Floor Type	Concrete
Roof	Built up asphalt
Business ID Sign	Yes

UTILITIES & ZONING

Water & Sewer	Public
Gas	Natural
Zoning	Heavy Industrial

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LOCATION OVERVIEW

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DEMOGRAPHICS

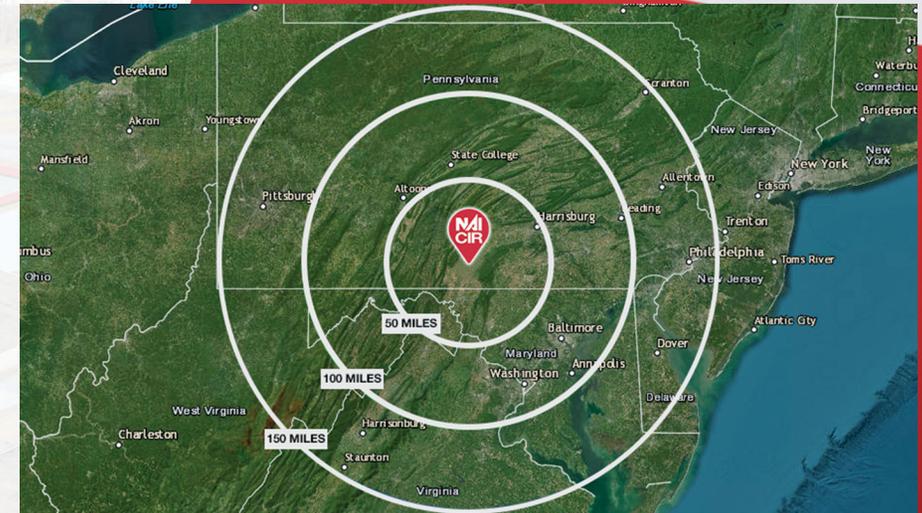


FRANKLIN COUNTY

Located in south central Pennsylvania, Franklin County is between Philadelphia and Pittsburgh. The southern border of the county is demarcated by the Mason-Dixon Line. Encompassing an area of 772.22 square miles, Franklin County is home to an estimated population of 157,854 as of 2023.

The county boasts a diverse economic landscape, offering both urban amenities and rural charm. With the presence of two major railroads, the Conrail and CSX, and serving a hub for three major highways - Route 30, Route 11, and Interstate 81 - Franklin County continues to experience growth and development on a daily basis.

PROXIMITY



METRO MARKETS	
New York	±220 miles
Washington, DC	±101 miles
Philadelphia	±159 miles
Baltimore	±87 miles
Lehigh Valley	±170 miles
Harrisburg	±55 miles

INTERSTATE ACCESS	
	±4 miles
	±2 miles
	±32 miles
	±50 miles
	±11 miles
	±66 miles

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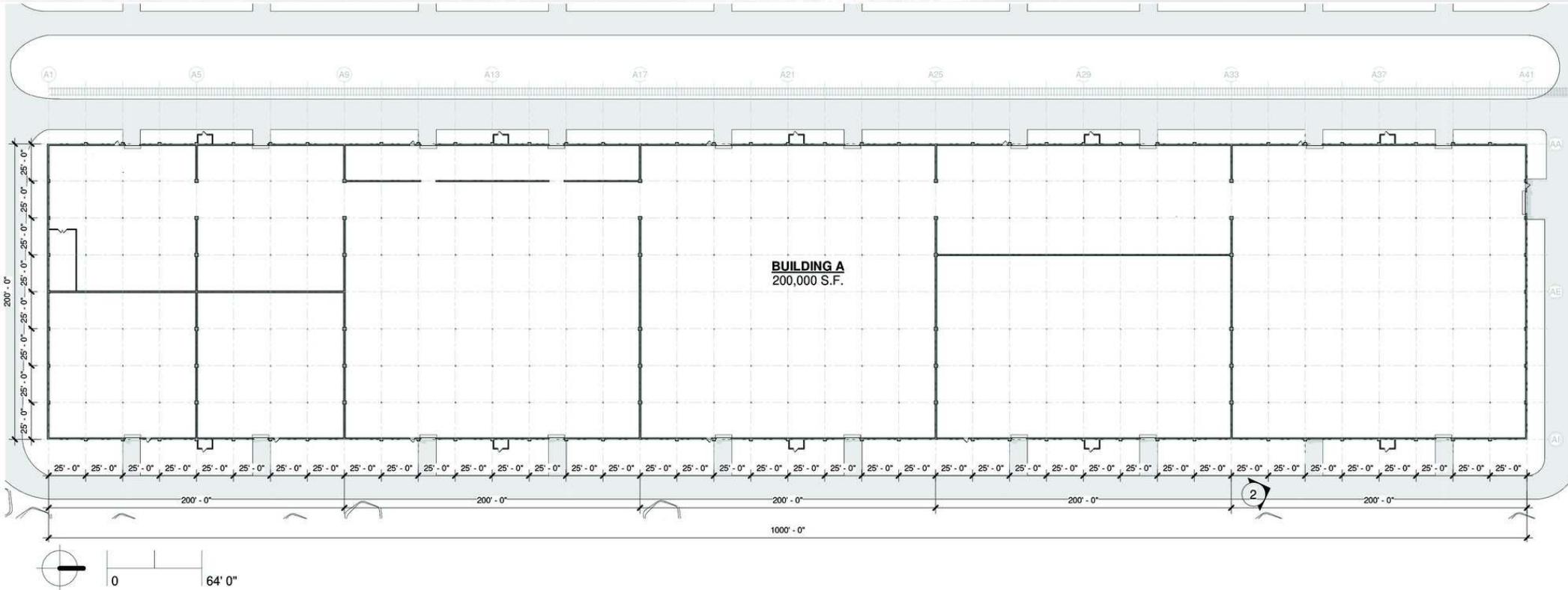


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BUILDING A FLOORPLAN

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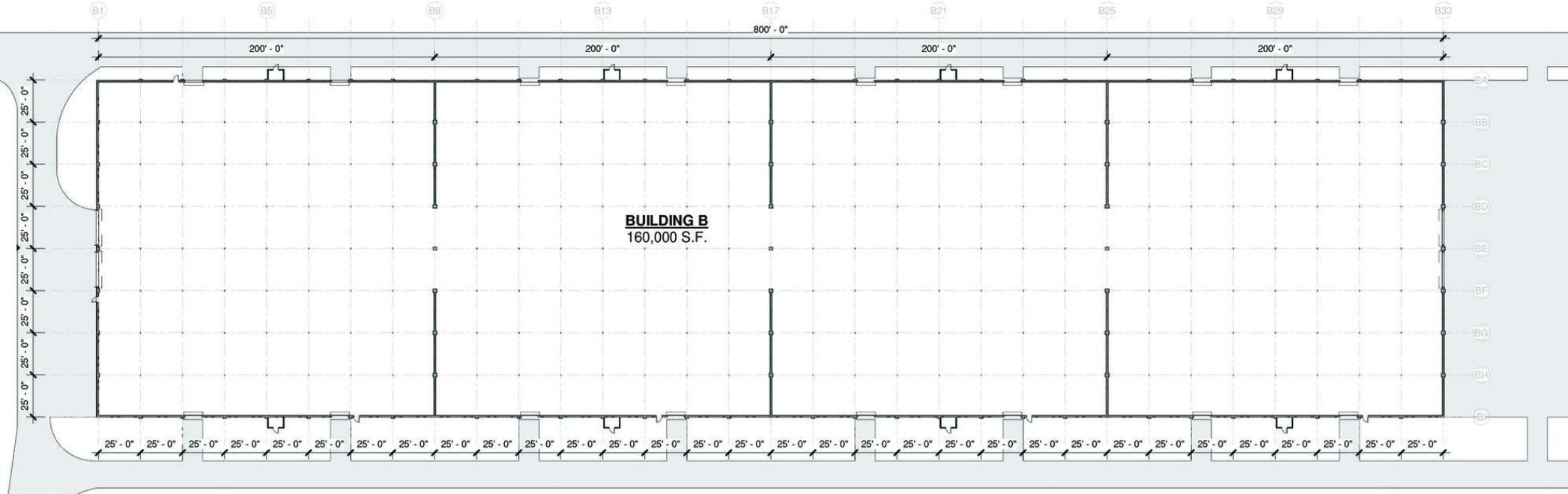
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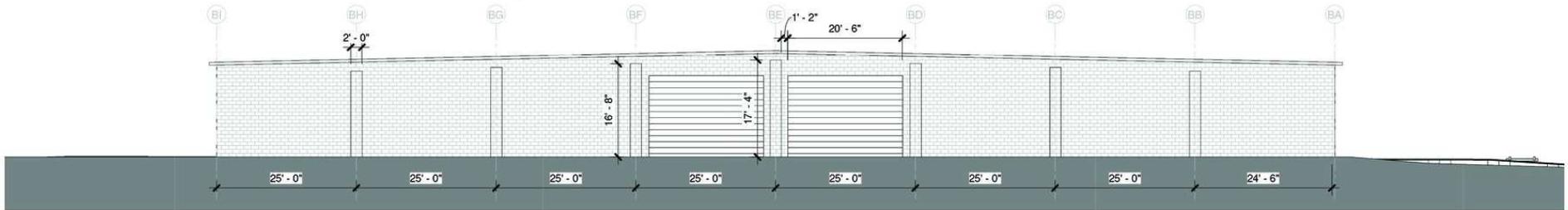
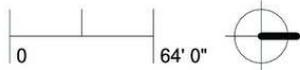
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BUILDING B FLOORPLAN

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GROUND FLOOR PLAN - BUILDING B
1/64" = 1'



NORTH ELEVATION - BUILDING B
3/64" = 1'



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ADDITIONAL PHOTOS

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