

OFFICE/LIGHT INDUSTRIAL PROPERTY
FOR LEASE

2111 CARBAUGH AVENUE
CHAMBERSBURG, PA 17201



**6 AC YARD
AVAILABLE**

Nik Sgagias
nsgagias@naicir.com | 717 761 5070 x154

Chris Wilsbach
cwilsbach@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

2111 CARBAUGH AVENUE

PROPERTY DETAILS

FOR LEASE
\$9.95 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$9.95 SF/yr (NNN)
Building Size	29,000 SF
Available SF	

PROPERTY HIGHLIGHTS

- Stand alone cross-dock building with office suites immediately available
- Secured location patrolled by Military Police (MP)
- Flexible leasing options to accommodate evolving business requirements
- Join a vibrant community of businesses within the Letterkenny Army Base
- Room for growth with the option to expand within the complex
- Versatile spaces adaptable to various business needs, from open layouts to partitioned offices
- 6 acre storage yard available



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 with 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	2111 Carbaugh Avenue Chambersburg, PA 17201
Municipality	Greene Township
County	Franklin County
Tax Parcel #	09-0C03S- 072.-000000/05
Year Built	1955
Year Last Renovated	2024

BUILDING INFORMATION

Ceiling Height	12.0'
Electrical Capacity	3-phase
Floor Type	Concrete
Column Spacing	
Business ID Sign	Yes
Parking	Surface

UTILITIES & ZONING

Water & Sewer	Public
Gas	UGI
Zoning	Heavy Industrial

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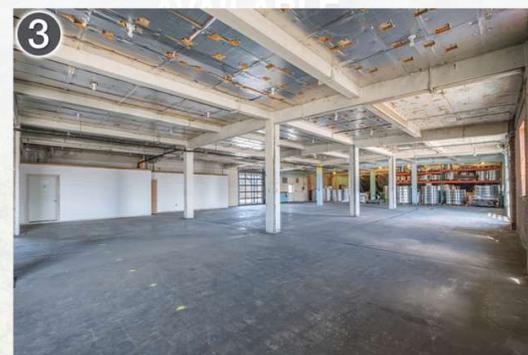
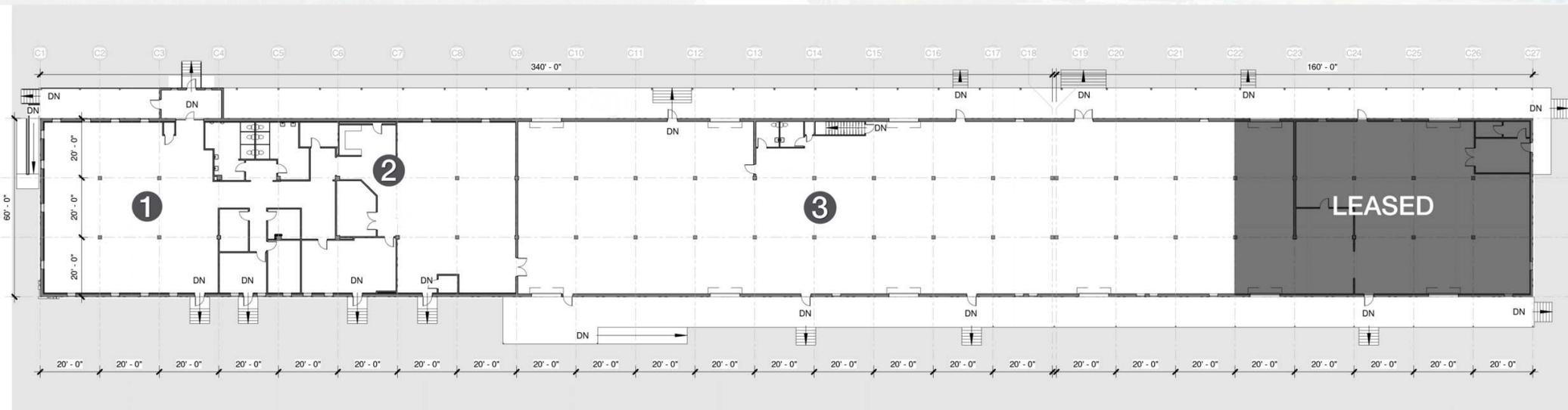
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FLOORPLANS

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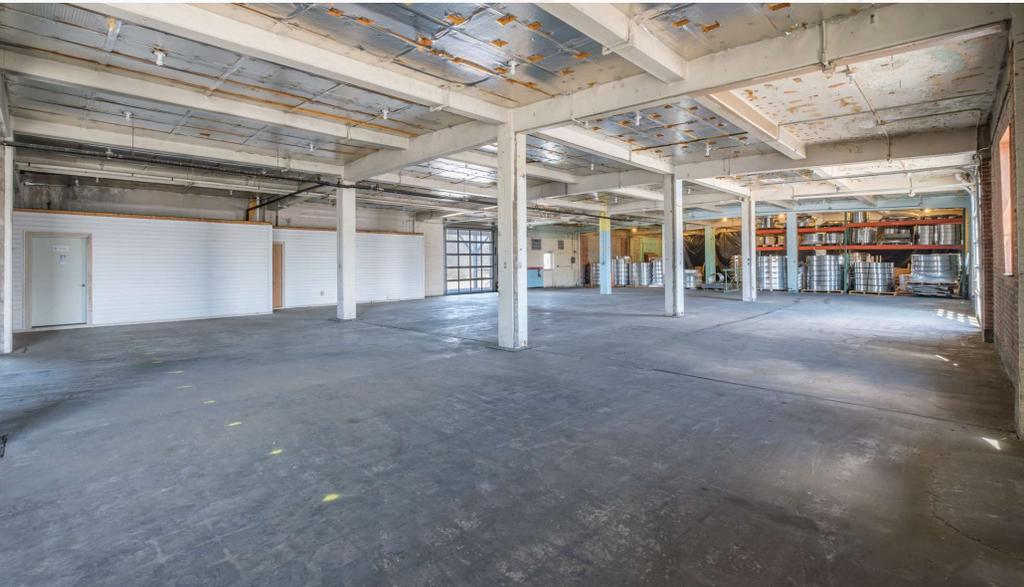


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ADDITIONAL PHOTOS

FOR LEASE
\$9.95 SF/YR (NNN)



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LOCATION OVERVIEW

FOR LEASE
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DEMOGRAPHICS

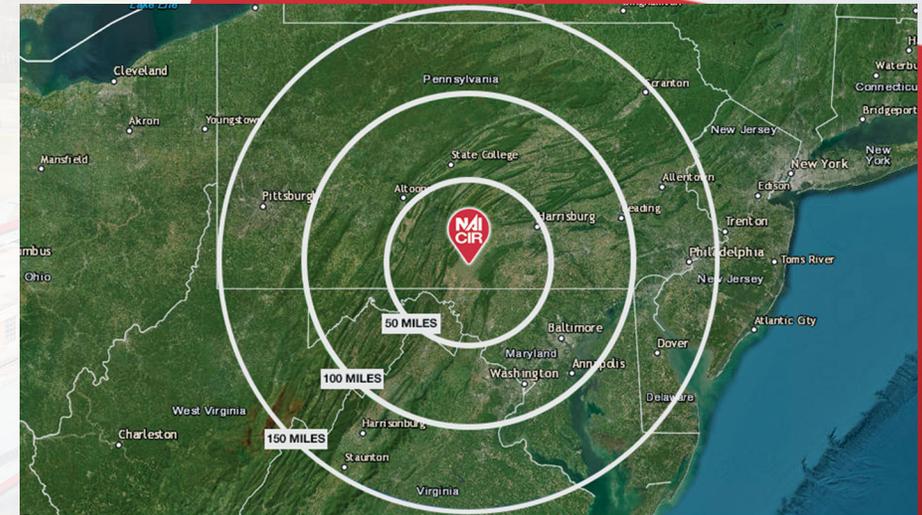


FRANKLIN COUNTY

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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