

INDUSTRIAL LEASE OPPORTUNITY

NITTERHOUSE DRIVE

Chambersburg, PA 17202



HIGHLIGHTS

- Up to 185,000 SF approved warehouse
- Rail capable
- 250' x 740'
- Up to 36 dock positions
- Up to 133 car parks
- Up to 42 trailer parks
- Easy access to I-81, Exit 14



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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CORPORATE NEIGHBORS INCLUDE



20/20 POPULATION



20 Minutes

Population: 92,993

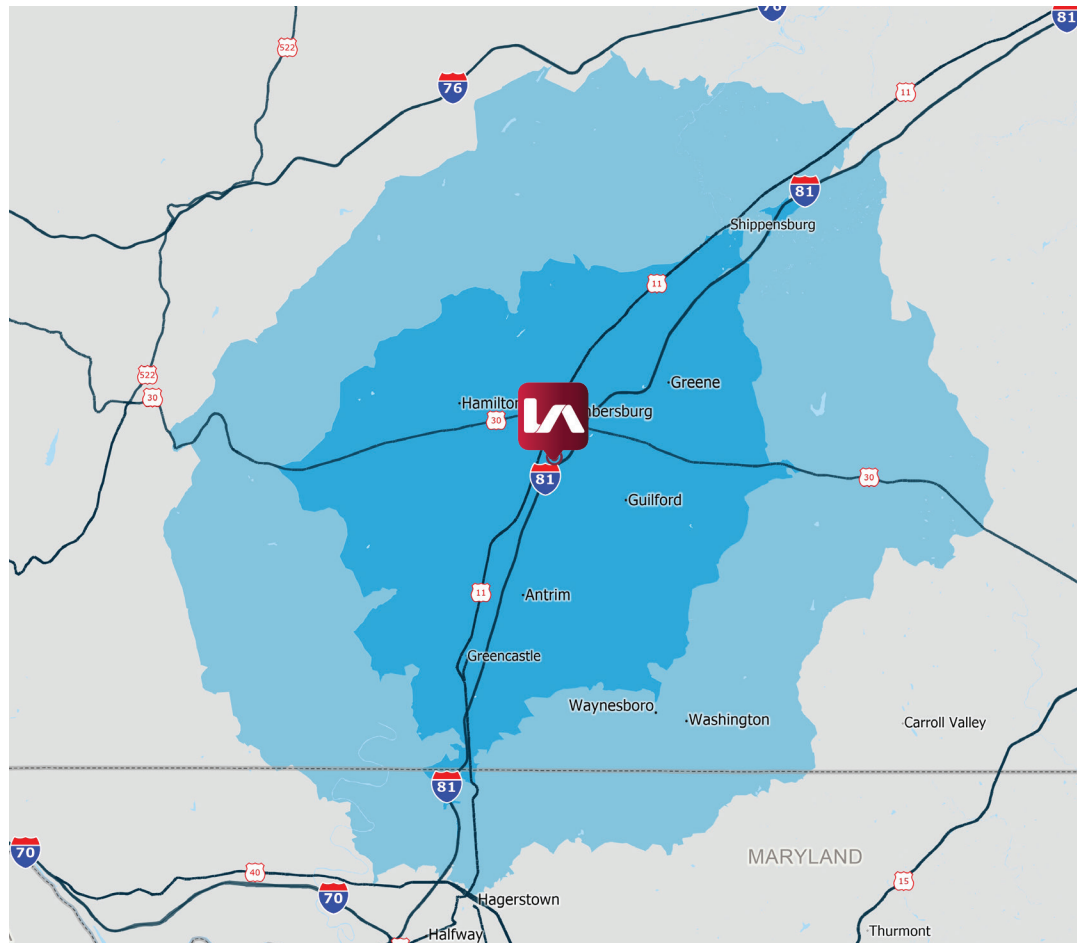
Workforce: 72,351



20 Miles

Population: 199,578

Workforce: 154,878



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Franklin Storage

Chambersburg Cold Storage

~ 185K Sqft

LEGEND
Existing Track
Proposed Track

This conceptual drawing has been prepared based on preliminary available site information and has not been field verified; it is intended for discussion and planning purposes only. All dimensions are subject to verification by the customer, and final design is subject to approval by CSX.



PROJECT:
Proposed Sidetrack To Serve Lee & Associates
LOCATION:
Chambersburg, PA

REGION:	Northeast	DATE:	02/03/2022
MP:	BAV 20	DRAWING No:	F22022
BY:	RAF	SHEET:	1 of 1
REV BY:	REV DATE:	DESCRIPTION:	

