

# PROFESSIONAL OFFICE BUILDING FOR SALE



5000 LETTERKENNY ROAD  
CHAMBERSBURG, PA 17201



TCN  
WORLDWIDE  
REAL ESTATE SERVICES



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# PROFESSIONAL OFFICE BUILDING

# FOR SALE



## OFFERING SUMMARY

Building Size	36,000 SF
Sale Price	\$2,195,000
Price per SF	\$60.97 per SF
Property Taxes	\$40,021
APN	09-0C03S-009-000000
Zoning	Commercial Highway
Municipality	Greene Township
County	Franklin County

## PROPERTY OVERVIEW

Introducing 5000 Letterkenny Road, Chambersburg, proudly offered by Landmark Commercial Realty. This ±36,000 square foot institutional-quality building presents a rare ownership opportunity well-suited for churches, municipal users, educational facilities, nonprofit healthcare uses, and other mission-driven organizations.

The property features modern infrastructure, abundant on-site parking, and outdoor storage, providing the flexibility required for administrative offices, classrooms, training facilities, community gathering spaces, or municipal operations. The existing layout includes suites ranging from 375 SF to 6,093 SF, allowing for efficient occupancy by a partial owner-user or multiple departments under one roof.

With its substantial footprint and adaptable floor plan, the building supports future growth, phased expansion, or reconfiguration.

Strategically located in Chambersburg, the site provides convenient access and visibility, making it an ideal long-term investment for organizations seeking stability, control, and the benefits of ownership.

## PROPERTY HIGHLIGHTS

- Rare opportunity to lease quality space in Chambersburg with corporate neighbors
- Secure building with ample on site parking for employees and clients
- Flexible suite sizes and configurations to suit tenants specific needs
- Conveniently located near  allowing easy access throughout the Central PA region

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
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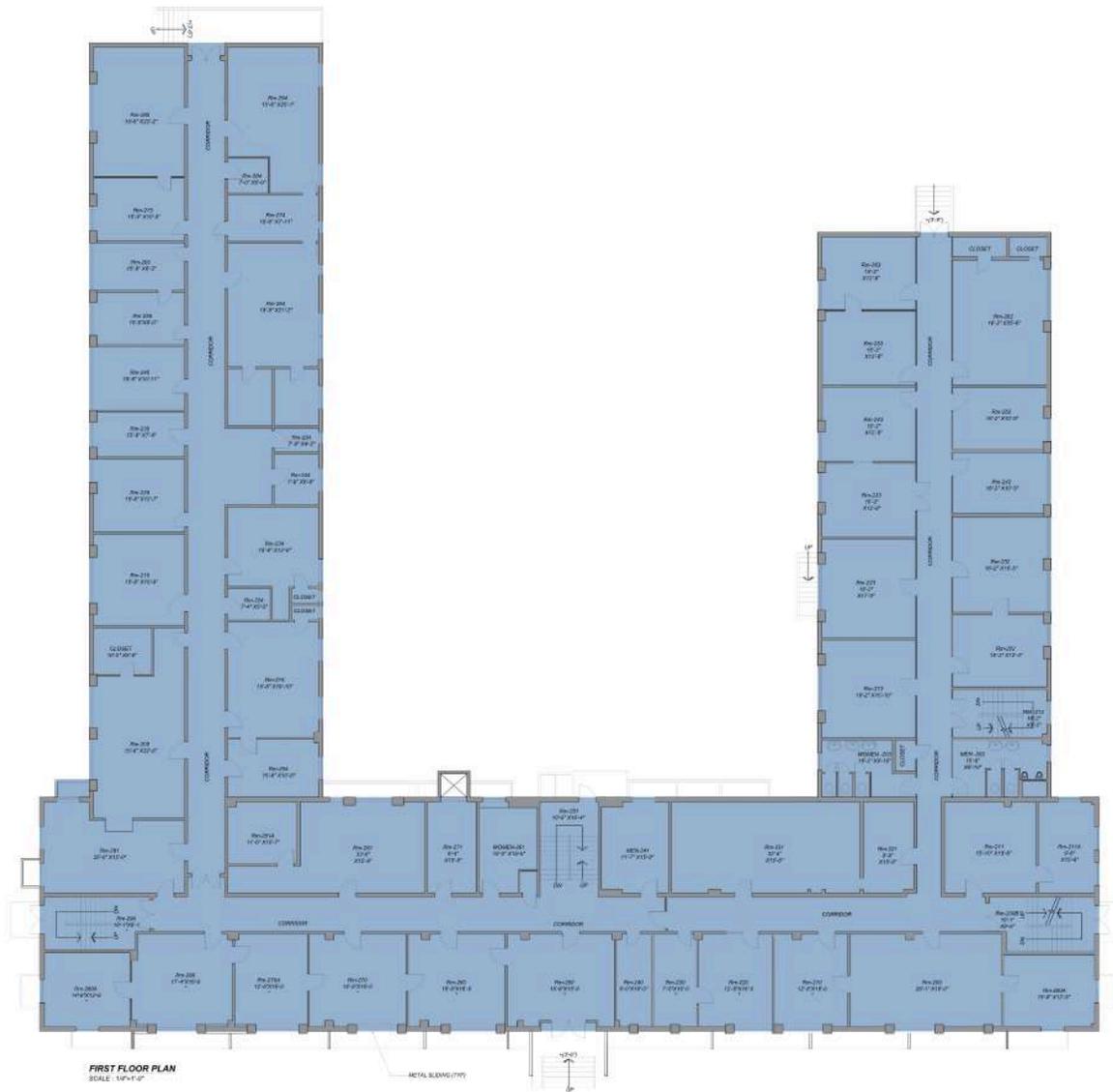
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**PROPERTY DETAILS**

Building Size	36,000 SF
Lot Size	10.82 AC
Property Subtype	Office
Building Class	B
Tenancy	Multi
Number of Floors	21
Average Floor Size	18,000 SF
Elevators	Yes
Year Built	1954
Year Renovated	2017
Restrooms	4
Parking Type	On-site
Parking Count	252 spaces
Ceiling Height	10'
Ceiling Type	Acoustical Tile
Construction	Brick
Roof	Flat
Lighting	Fluorescent
Power	100 Amp/240 Volt
HVAC	Forced Hot Air/Central AC
Sprinklers	Yes
Security	Key fob Access Available
Signage	Monument



FLOORPLAN



LOCATION AERIAL





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REGIONAL AERIAL



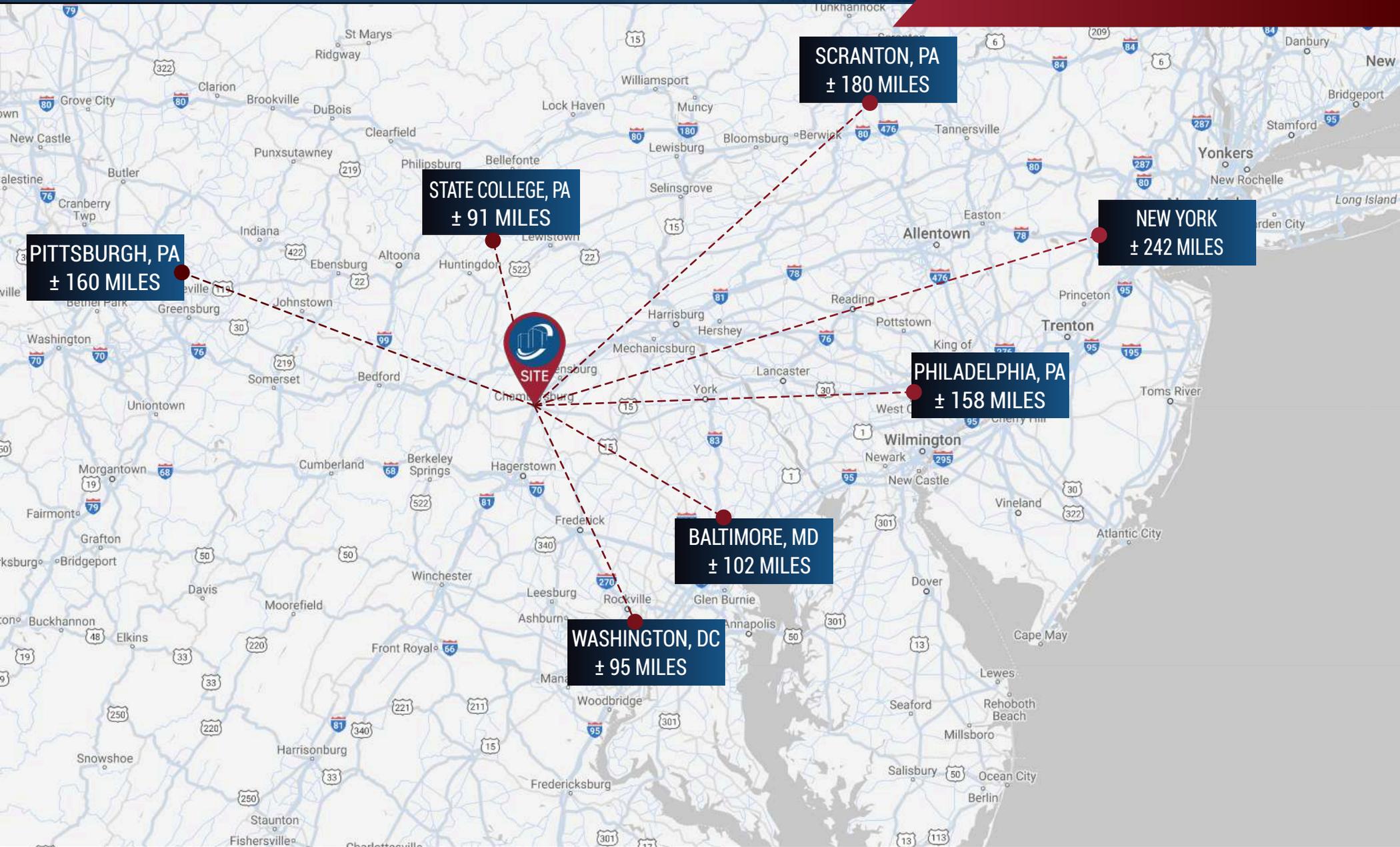
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**DEMOGRAPHICS**

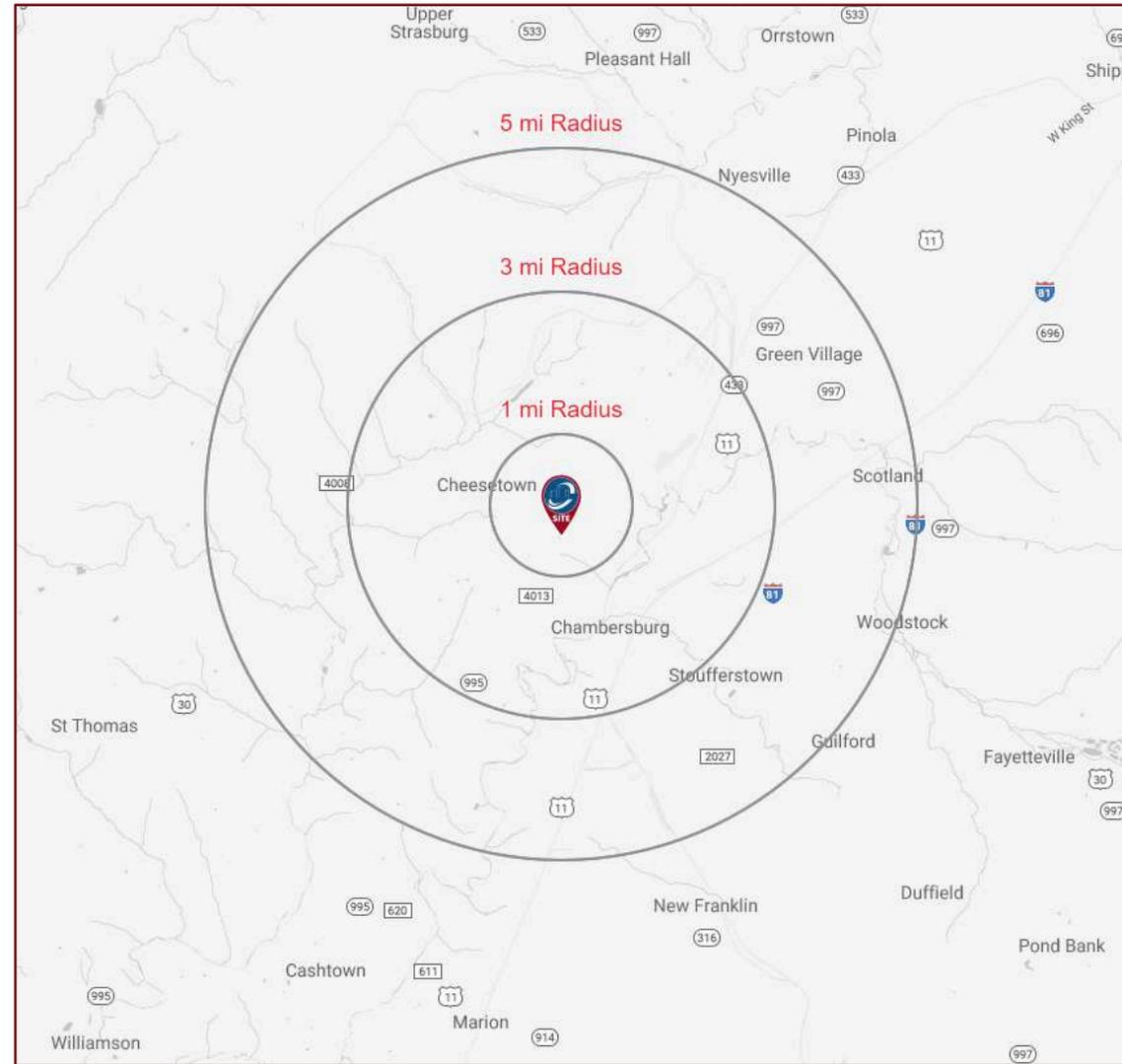
<b>POPULATION</b>	
<b>1 MILE</b>	<b>2,270</b>
<b>2 MILE</b>	<b>28,250</b>
<b>3 MILE</b>	<b>46,514</b>

<b>HOUSEHOLDS</b>	
<b>1 MILE</b>	<b>909</b>
<b>2 MILE</b>	<b>11,525</b>
<b>3 MILE</b>	<b>19,184</b>

<b>AVERAGE HOUSEHOLD INCOME</b>	
<b>1 MILE</b>	<b>\$102,395</b>
<b>2 MILE</b>	<b>\$93,199</b>
<b>3 MILE</b>	<b>\$99,287</b>

<b>TOTAL BUSINESSES</b>	
<b>1 MILE</b>	<b>79</b>
<b>2 MILE</b>	<b>348</b>
<b>3 MILE</b>	<b>1,529</b>

<b>TOTAL EMPLOYEES (DAYTIME POPULATION)</b>	
<b>1 MILE</b>	<b>1,134</b>
<b>2 MILE</b>	<b>4,482</b>
<b>3 MILE</b>	<b>15,307</b>



**CHAMBERSBURG, PA**

**AREA OVERVIEW:** Nestled in the heart of Franklin County, Chambersburg serves as a strategic gateway to new markets, resources, and partnerships. As the largest municipal electric utility in Pennsylvania, we provide businesses with reliable, affordable energy solutions supported by cutting-edge infrastructure and a commitment to sustainability. Additionally, our unique position as one of the few municipalities in the state to operate a public gas utility offers businesses access to a reliable and cost-effective energy source.

In addition to our robust utilities, Chambersburg's thriving business community benefits from a strategic location with easy access to major transportation routes, a skilled workforce, and a supportive ecosystem of local government, economic development agencies, and business organizations. From startup ventures to established enterprises, Chambersburg welcomes businesses of all sizes and sectors. With a diverse array of commercial properties, incentives for growth, and a pro-business climate, the town is primed to accommodate your vision and fuel your success.



**LETTERKENNY ARMY DEPOT**

Originally established as an ammunition depot, LEAD in Chambersburg, Pennsylvania, is now a leading force in repairing and modernizing air and missile defense systems crucial for multi-domain operations. With over 18,000 acres, LEAD stands as the second largest employer in Franklin County, with over 1,600 employees fueling over a quarter of a billion dollars annually into the region. The workforce's dedication is evident through various awards, showcasing their loyalty and hard work, while Team Letterkenny drives improvement initiatives across the depot. Certified in quality management systems and health and safety standards, LEAD operates under the U.S. Army Aviation and Missile Life Cycle Management Command, embodying over 80 years of unwavering commitment to delivering excellence to the nation's warfighters.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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