



Kriner Road Chambersburg, PA 17202 Franklin County, Guilford Township

4.6+/- acres located near major industrial distribution centers; CSX Inter-modal Terminal, Target, KMART, Nitterhouse Concrete Products. With over 400' of exposure to I-81 and over 400' of frontage on Kriner Road.

Total Acres Available	4.64 AC
Topography	Generally level
Date Available	Immediately
Price	\$464,000

Zoning

Commercial Industrial (C-I) which permits: hotels and motels, restaurants, business, administrative, and corporate offices, warehousing and distribution, freight and trucking terminals, light industrial activities, shops for contractors of plumbing, heating, air conditioning, electrical, roofing, glass, insulation, carpentry, cabinet making, painting and automobile repair and service, health service clinics, laboratories, family care and group care facilities, assisted living facilities, hospitals.

Demographics

Radii	Population	Households	Household Income
1	2,237	1,195	\$59,127
3	26,198	10,624	\$66,480
5	49,418	19,599	\$74,161
Traffic Count:			

Land Information

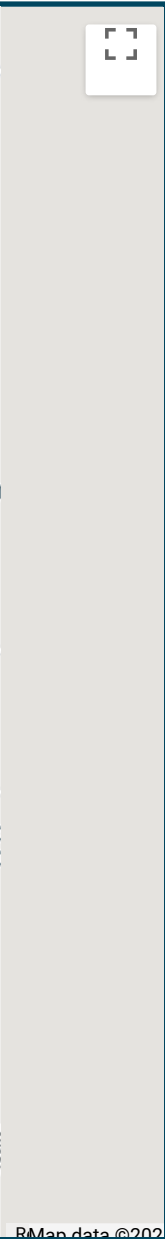
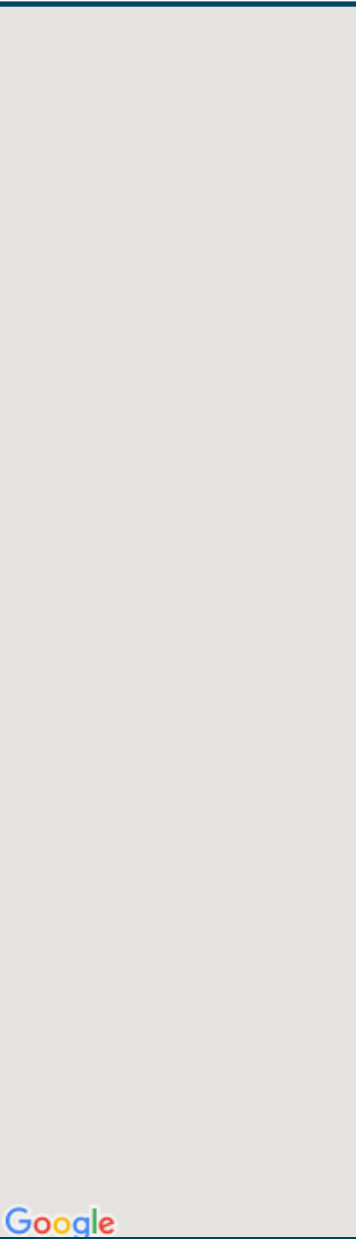
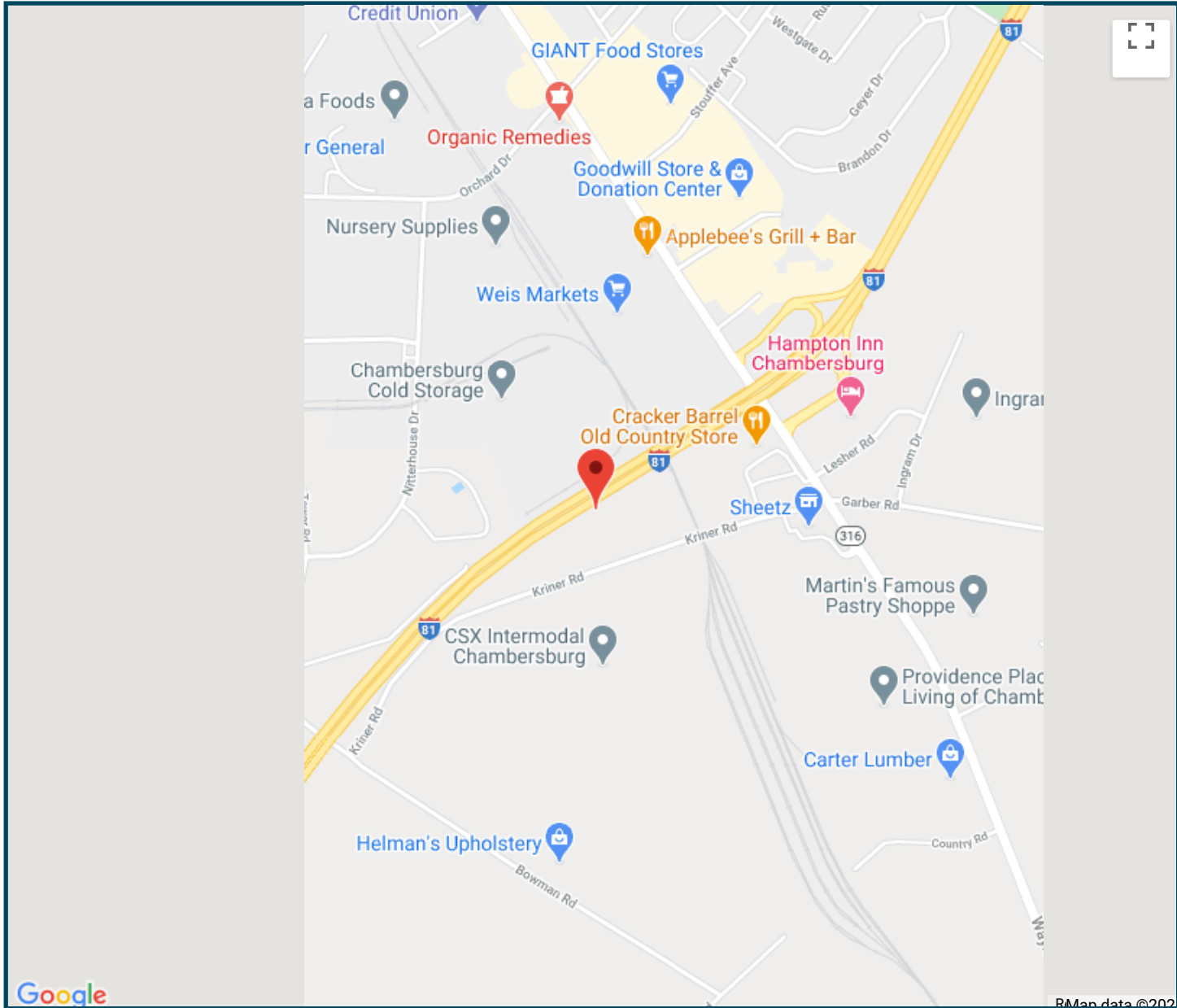
Acres	4.64 AC
Total Acres Available	4.64 AC
Land SF	202,118
Fencing	None
Frontage	Over 400' along I-81 (rear) and Kriner Road (front)
Parking	TBD
Topography	Generally level
Tax Parcel Number	10-0D08.-003.-000000

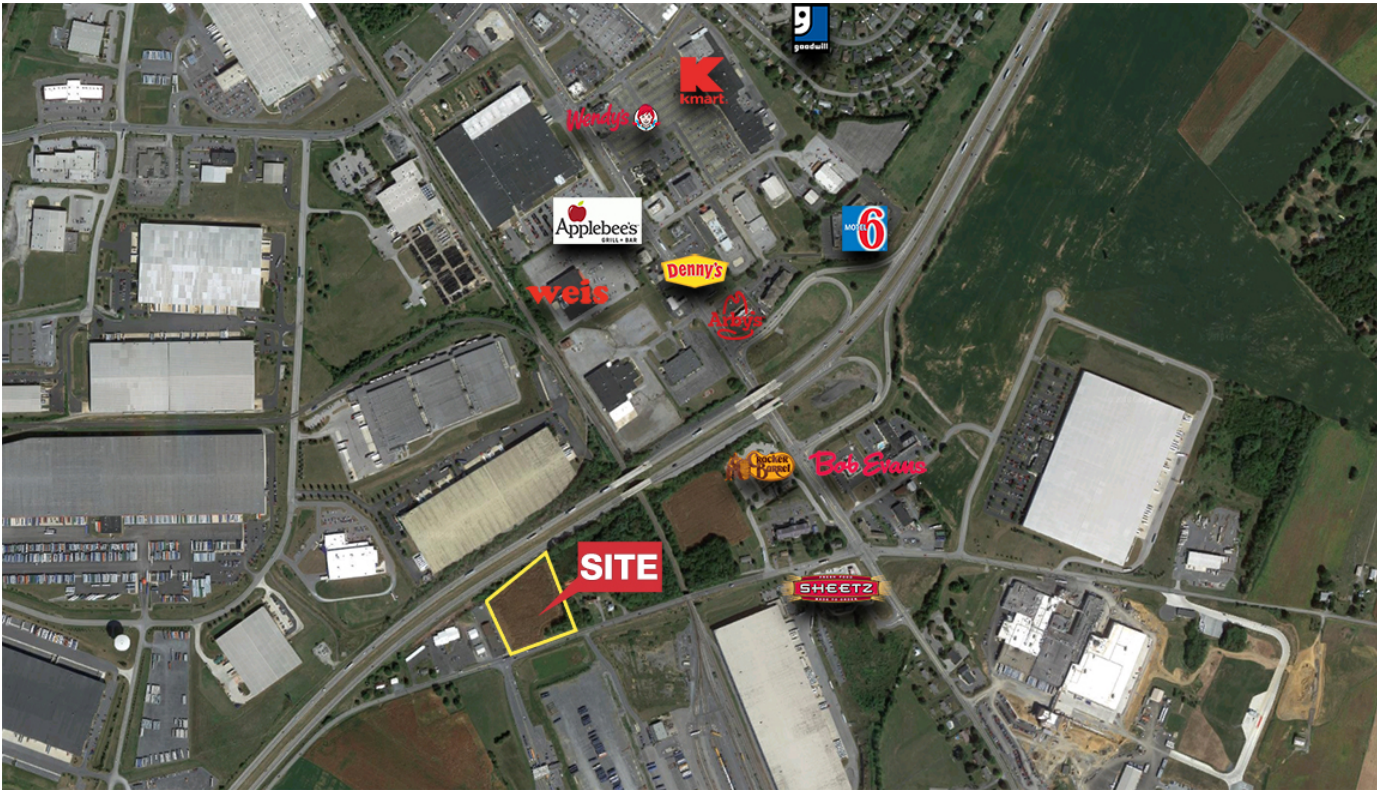
Utilities

Water	Public available
Sewer	Public available
Gas	Available (Columbia Gas)

Sales Information

For Sale	Yes
For Lease	No
Price	\$464,000
Price Notes	\$100,000/AC
Real Estate Tax	To be reassessed after project completion
Transfer Tax	To be split equally between Buyer and Seller
Financing	Cash or conventional
Date Available	Immediately









Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | PA Licence #RB024320A