

Franklin County Area Development Corporation

Company Name: WCN Properties, LP

Availability: Immediate

Location: 2999 Guilford Springs Road, Chambersburg, PA

County: Franklin (Guilford Township)

Zoning: Industrial

Acreage: 30

Price: contact for lease rate

Total SF: 375,000 (2,400 SF office), limited space remaining

of Stories: 1

Construction: Pre-cast concrete, conventional steel

Lighting: 400 watt metal halide hi-bay

Heating: Natural gas fired roof mounted units

Roof: Rubber membrane

Flooring: 7" fiber mesh rated to 4,000 psi

Ceiling: 32' minimum, 40' max

Clear span: yes, 40'x50' bays

Loading dock(s): yes, 50 total

Parking: 60 automobile, 200 truck

Electricity: Allegheny Energy

Natural Gas: Columbia Gas

Water/Sewer: Public, Guilford Township Water/Sewer Authority

Rail: Norfolk Southern siding (1/4 mile from new CSX Intermodal)

Highway: 1/2 mile to I-81, Exit 14, 1/4 mile to US Route 11

Air: Harrisburg International Airport, 60 miles, Hagerstown, MD Regional, 15 miles

Miscellaneous: Located within a Federal Trade Zone

Contact: Ryan Johnston, WCN Properties (717) 264-3700
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FRANKLIN
COUNTY
AREA
DEVELOPMENT
CORPORATION

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