

Light manufacturers and contractors...don't miss this excellent industrial opportunity!

Availability: Immediate sale or lease

Address: 190 Industrial Drive
Chambersburg, PA 17201

County: Franklin

Municipality: Borough of Chambersburg

Zoning: Medium Manufacturing

Acres: 1.88

Sq. Footage: 4,452

Price: \$345,000 (sale) or \$3.50 p/sf Triple Net (lease)

Description: Single story, masonry construction. Five office or storage areas. Large entry office or reception area. Two bathrooms and furnished employee break room. Ample paved parking. Large shipping/receiving area with ample warehousing capabilities. Fluorescent lighting. Roof top HVAC unit. One loading dock with manually operated overhead door. Security system. Data / phone drops with separate room for switching. Located within an existing industrial park.

Electricity: Borough of Chambersburg

Sewer/Water: Borough of Chambersburg

Highways: 1/8 mile to US Route 11, 2 miles to I-81 PA Exit 14

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