

**Name:** Sunny Hill Properties  
**Availability:** Immediate  
**Address:** 450 Cleveland Avenue  
Chambersburg, PA 17201  
**County:** Franklin  
**Municipality:** Borough of Chambersburg  
**Sq. Footage:** 12,600 professional office space  
**Price:** Lease (possible first month free to new tenant)

**Description:** Professional office location with parking for up to 70 vehicles. Broadband cable business class in building. Fiber optic very near building. Fire alarm and security system. 1977 concrete construction

**Electricity:** 3 phase  
Borough of Chambersburg

**Sewer/Water:** Borough of Chambersburg

**Contact:** Tanya K. Nittershouse, Owner  
717-264-4312, ext. 104  
[tanya@sunnyhillproperties.com](mailto:tanya@sunnyhillproperties.com)



Managed By: **SUNNYHILL PROPERTIES, Inc.**  
717-264-4312  
[www.sunnyhillproperties.com](http://www.sunnyhillproperties.com)

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more square footage available soon