

# FRANKLIN COUNTY AREA DEVELOPMENT CORPORATION

## BUILDINGS

**Company Name:** Hamilton Center  
**Availability:** Immediately  
**Location:** 2764 Lincoln Way West, Chambersburg, PA  
**County:** Franklin **Borough:** Hamilton Township  
**Zoning:** N/A **Acreage:** 1.2 acres  
**Price:**

**Lease:** 13.00 p/sf NNN  
**Total Sq. Feet:** 2400 up to 3900 SF  
**# of Stories:** one  
**Year Built:** 2005  
**Construction Type:** Masonry, Clay Brick  
**Lighting:** Various  
**Type of Heat:** HVAC  
**Roof:** Asphalt, Pitched  
**Floor:** Concrete  
**Ceiling Height:** 10 ft  
**Clear Span:** Yes  
**Loading Dock:**  
**Sprinklers:**  
**# of Parking Lots:** 61 spaces  
**Paved:** Yes  
**Electricity:**  
**Supplier:** West Penn Power  
**Gas (Including Line Size):**  
**Water (Including Line Size):** Bear Valley Water Authority  
**Sewage (Including Line Size):** Hamilton Twp Municipal Authority  
**Railroad:**  
**Highways:** Fronts on Route 30, High visibility on major highway  
**Air:**  
**Miscellaneous:**  
**Date Prepared:**  
**Contact Person:** Gary Meyers  
**Phone Number:** 717-860-2481

**For More Information, contact:**

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KEYSTONE ORTHOPEDIC  
PHYSICAL  
THERAPY

CBHNP



2764

**HAMILTON  
CENTER**

**FOR LEASE**  
717-263-4152

**KEYSTONE PHYSICAL THERAPY**  
261-5900

**PERFORMCARE**

SAPPHIRE DR

STOP