



Barry Stup - 717-372-2544
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Chambersburg, PA

2015 Carbaugh Ave - "Building 652"

160,000 square foot building

For Lease & Sale

Heavy Industrial Zoning
5 Miles for I-81

Site –

Situated on 9 acres with easy truck access.
4 acre open yard area.
1500 foot CSX served Rail siding.
500 KVA, 277/480 Volt, 3 Phase Electric Service.
Plenty of parking and frontage on Carbaugh Ave.

Building –

160,000 square feet total
200' x 800' building dimensions.
Demised into 4 – 40,000 square foot bays, each 200' x 200'.
Drive through Truck access.
Bays accessible inside by two 22' wide drive through center lanes
4 – 22' wide x 16' tall overhead doors – 2 entrance, 2 exit

Construction –

Concrete block walls and Heavy concrete floor
Steel frame interior construction with steel bar joist roof system.
25' x 25' column spacing, 15 foot average ceiling height.
Dry sprinkler systems in all bays.
16 – 10' x 10' Exterior doors at grade.
Rear 40,000 bay has Propane Infrared heating, 480 VT Electric sub-panels
Office & Restroom.
Business grade Fiber Optic communications installed.
Multiple Loading Docks – build out available.



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