

PATRIOT BUSINESS PARK WAREHOUSE FOR LEASE

Adjacent to
Letterkenny
Army Depot



2001 Carbaugh Avenue
Chambersburg, PA 17201

Redeveloping warehouse space for lease
along I-81 corridor in Franklin County.

Available Immediately.

DETAILS:

- New Loading, Drive Through Truck Access
- CSX Served Rail siding
- Expanded Trailer and Car Parking Spaces
- Zoned Heavy Industrial
- Public utilities
- Highly Secured, MP Patrolled



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BUILDINGS ON SITE

45

ACRES OF HEAVY INDUSTRIAL

400,000

TOTAL SQ FT

5.5

ACRES

AVAILABLE SF

Up to 400,000 SF, divided as small as 10,000 SF Units

LOT SIZE

45 Acres, 6 Acres Outside Storage

COUNTY

Franklin

MUNICIPALITY

Greene Twp

ZONING

Heavy Industrial

BUSINESS PARK

Patriot Business Park



FIVE BUILDINGS

Warehouse 1 10,000 - 200,000 SF

Warehouse 2 40,000 - 160,000 SF

Office/Flex 10,000 - 40,000 SF

4 Smokestack 4,000 SF

5 Small Warehouse 5,000 SF

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