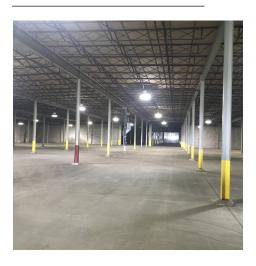
# PATRIOT **BUSINESS PARK** WAREHOUSE FOR LEASE

## 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

### Ira Miller

Miller Investments p: 410-952-4881

#### **Katey Bottcher**

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#### **Pete Peterson**

Coldwell Banker e: Pete.peterson@cbhomes.com p: 717-446-3844

5 **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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