

150 DERBYSHIRE ST | CHAMBERSBURG, PA 17201

30,000 SF BUILDING AVAILABLE | FOR LEASE



POPULATION

77,571



EMPLOYEES

38,580



HH INCOME

\$76,908



HOUSEHOLDS

32,307



TRAFFIC COUNTS

RT 11
10,839 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

PROPERTY OVERVIEW

Strategically located 30,000 SF building with close access to I-81 and Route 30, located in Chambersburg. Building has ample 3 phase power, two (2) drive in doors, two inset docks with pneumatic levers, and one (1) two (2) ton crane. Property is zoned Heavy Manufacturing.



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ACTIVE MEMBERS OF:
RETAIL BROKERS
NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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PROPERTY SUMMARY

Available SF:	30,000 SF
Lease Rate:	\$3.75 SF/yr (NN)
Property Type:	Industrial
Building Size:	30,000 SF
Dock High Doors:	2
Ceiling Height:	18.0 FT
Zoning:	Heavy Manufacturing

BENEFITS

- Easy Access to I-81, Route 11, Route 30, & Orchard Drive
- 30,000 SF Zoned Heavy Manufacturing
- One (1) Two (2) Ton Crane
- Two (2) Inset Docks
- Two (2) Drive-In Doors
- Small Office with Bathroom
- 3 Phase 480



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AVAILABLE SPACES

Suite	SF Available	Lease Rate
1	30,000	\$3.75 SF/yr



Bennett Williams
RETAIL

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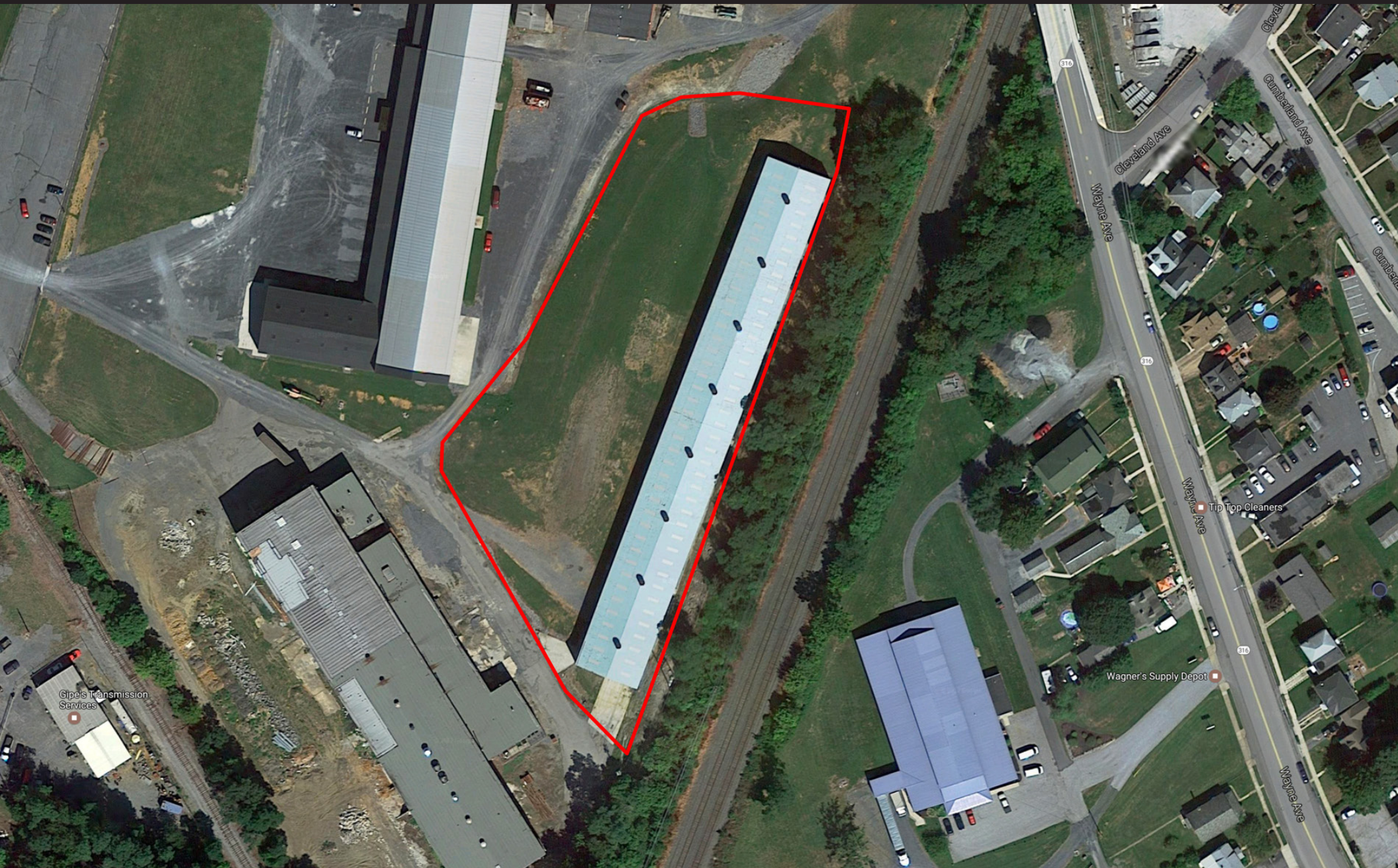
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