

MAIN STREET

Chambersburg, PA, PA 17201 • Opportunities up to 87,120 SF



Benefits



- 2 Acres of Fenced-In Property
- Additional Land Available
- Situated Along Route 11 (Main Street)
- Close to I-81 & Route 30
- Perfect for Outside Storage or Truck Parking

More Info



Mark Jacobs
mjacobs@bennettwilliams.com





PROPERTY OVERVIEW

Fenced-in 2 acres, perfect for outside storage or truck parking. Additional 2 + acres also available. Easy access to Route 11 (Main Street), I-81, & Route 30.

PROPERTY SUMMARY

Available SF:	87,120 SF
Lease Rate:	\$0.35 SF/yr (NNN)
Property Type:	Other; Outside Storage
Lot Size:	2.0 Acres
Building Size:	87,120 SF
Zoning:	Heavy Industrial

AVAILABLE SPACES

Suite	SF Available	Lease Rate
1	87,120	\$0.35 SF/yr

PROPERTY HIGHLIGHTS

- 2 Acres of Fenced-In Property
- Additional Land Available
- Situated Along Route 11 (Main Street)
- Close to I-81 & Route 30
- Perfect for Outside Storage or Truck Parking

Demographics



Population

1 Mile	5 Miles	10 Miles
1,684	41,084	97,201

Daytime Population

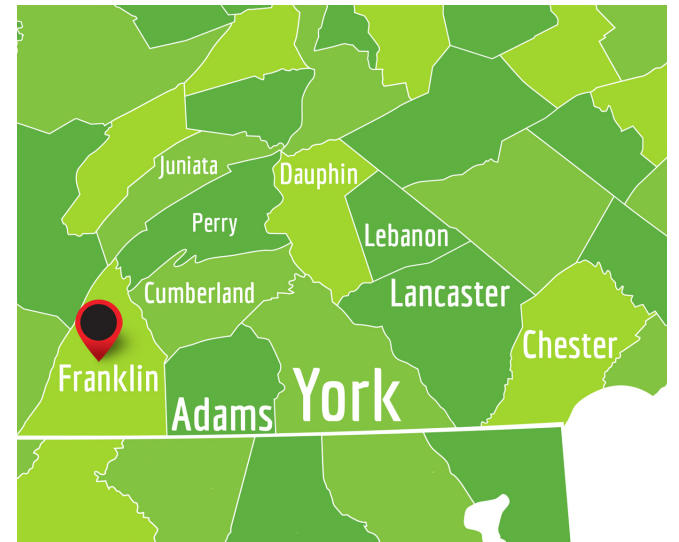
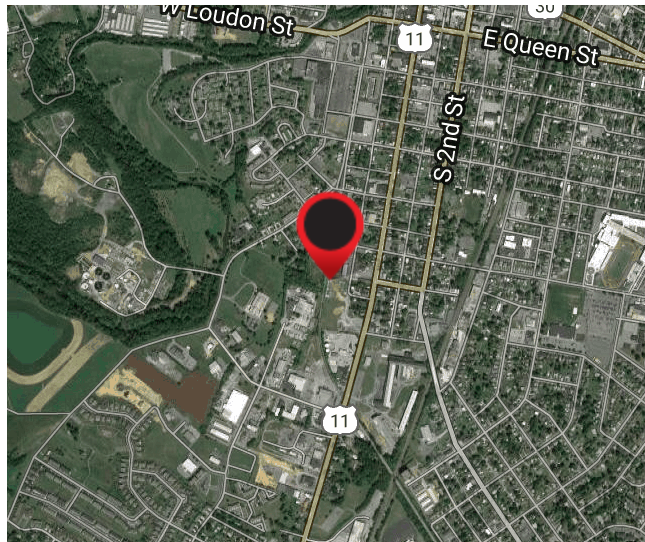
1 Mile	5 Miles	10 Miles
721	24,064	43,589

Average Household Income

1 Mile	5 Miles	10 Miles
\$97,369	\$68,601	\$66,563

Number of Households

1 Mile	5 Miles	10 Miles
674	16,627	38,301



Traffic Counts



Black Gap Road
8,000 CPD

MAIN STREET: AERIAL MAP

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MAIN STREET: MARKET OVERVIEW

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