



INDUSTRIAL MANUFACTURING FACILITY AVAILABLE FOR SALE

627 N GRANT ST, WAYNESBORO, PA 17268



WWW.LANDMARKCR.COM
(717) 731.1990





INDUSTRIAL MANUFACTURING FACILITY FOR SALE

627 N GRANT ST
WAYNESBORO, PA



OFFERING SUMMARY

ADDRESS	627 N Grant St, Waynesboro, PA 17268
BUILDING SIZE	80,000 SF
LOT SIZE	10.1 Acres
BUILDING TYPE	Industrial
BUILDING SUBTYPE	Manufacturing
SALE PRICE	Subject to Offer
PRICE PER SF	Subject to Offer

PROPERTY FEATURES

- Industrial manufacturing property in high growth submarket in South Central PA
- The former TE Connectivity facility features:
 - Designated spaces for office, manufacturing, assembly, shipping, as well as employee cafeteria/lounge
 - Two (2) dock doors & two (2) drive-in doors (expandable)
 - Building is entirely humidity & climate controlled
 - Large 10 acre lot with ample car/trailer parking or outdoor storage
- Zoned in Industrial District (I) which allows for expansive manufacturing, processing, distribution, storage, service, and R&D permitted uses
- Located just off **16** with easy access to:

SUBMARKET	Chambersburg - Waynesboro
COUNTY	Franklin
MUNICIPALITY	Borough of Waynesboro
ZONING	Industrial (I)
APN	25-5A-12
TAXES	\$45,411.58 (2024)
ACCESS	N Grant St (PA-316)
HIGHWAY	I-81 (8 MILES)

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

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BUILDING INFORMATION

PROPERTY TYPE	INDUSTRIAL MANUFACTURING
BUILDING SIZE	80,000 SF
LOT SIZE	10.1 ACRES
YEAR BUILT	1970
DOCK DOORS	2 (EXPANDABLE)
DRIVE-IN DOORS	2 (EXPANDABLE)
CEILING HEIGHT	15' - 18'
OFFICE / LOUNGE SPACE	8,000 SF
CONSTRUCTION	PRE-ENGINEERED STEEL FRAME
EXTERIOR WALLS	STEEL & BLOCK
ROOF	THERMOPLASTIC POLYOLEFIN (TPO)
PARKING	243 SPACES
TRAILER PARKING	8 (EXPANDABLE)
CLIMATE CONTROLLED	YES
SPRINKLER	YES
HVAC	GAS
ELECTRIC	HEAVY
WATER/SEWER	PUBLIC
SUBMARKET	CHAMBERSBURG - WAYNESBORO
MUNICIPALITY	BOROUGH OF WAYNESBORO
COUNTY	FRANKLIN
ZONING	INDUSTRIAL (I)
APN	25-5A-12
TAXES	\$45,411.58 (2024)

PROPERTY SUMMARY

627 North Grant Street is an industrial manufacturing facility located in the southeast portion of Franklin County which is part of the Chambersburg submarket in South Central Pennsylvania. The former TE Connectivity facility is a standalone industrial property used primarily for manufacturing, assembly, shipping, and includes dedicated office and cafeteria/lounge areas. The property consists of an 80,000 SF building sitting on a 10.1-acre parcel which offers ample parking and the potential for expansion or for outside equipment/material storage. The building includes significant infrastructure and equipment that conveys with the property.



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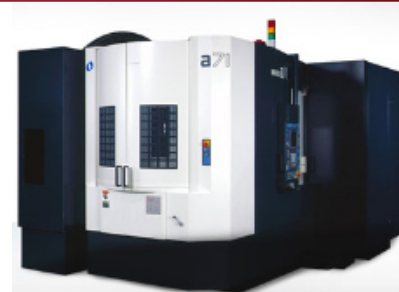
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MANUFACTURING EQUIPMENT

Manufacturing equipment included in this offering:

- Lindberg Isovac furnace - electric vacuum furnace for heat treatment of metals. Can be configured for case hardening, annealing, hardening, tempering, and oil quenching. Was used extensively for treatment of tool steels. Machine was upgraded with new control system in 2021.
- Makino HMC Cell - Consists of (2) Makino A71 horizontal machining centers and automated pallet management system, multiple pallets and (2) load/unload stations. Also includes hundreds of CAT50 tool holders. Machines were new in 2011 and 2017.
- DMG Mori NTX2500 Mill/Turn - Large multi-axis milling/turning machine suitable for machining complex parts. Low hours.
- Remstar vertical cabinets - Four (4) total. New in 1985-1988.
- Zeis Accura II CMM - New in 2012



INFRASTRUCTURE

Along with the manufacturing equipment listed above, it is worth noting the following manufacturing infrastructure and general building infrastructure:

- IT infrastructure consisting of wired network and wireless networking devices (servers will be removed but wiring remains)
- Electrical distribution buss ducts allow for easily reconfiguring the electrical system for new uses.
- Compressed air system consisting of (2) Ingersoll Rand screw compressors, (2) IR air dryers and associated distribution system throughout the facility. One set of compressor and drier was installed in 2022.
- 1000 gallon Propane tank provides heat for building addition and is plumbed in for use in heat treat area
- Freight elevator
- Multiple overhead cranes

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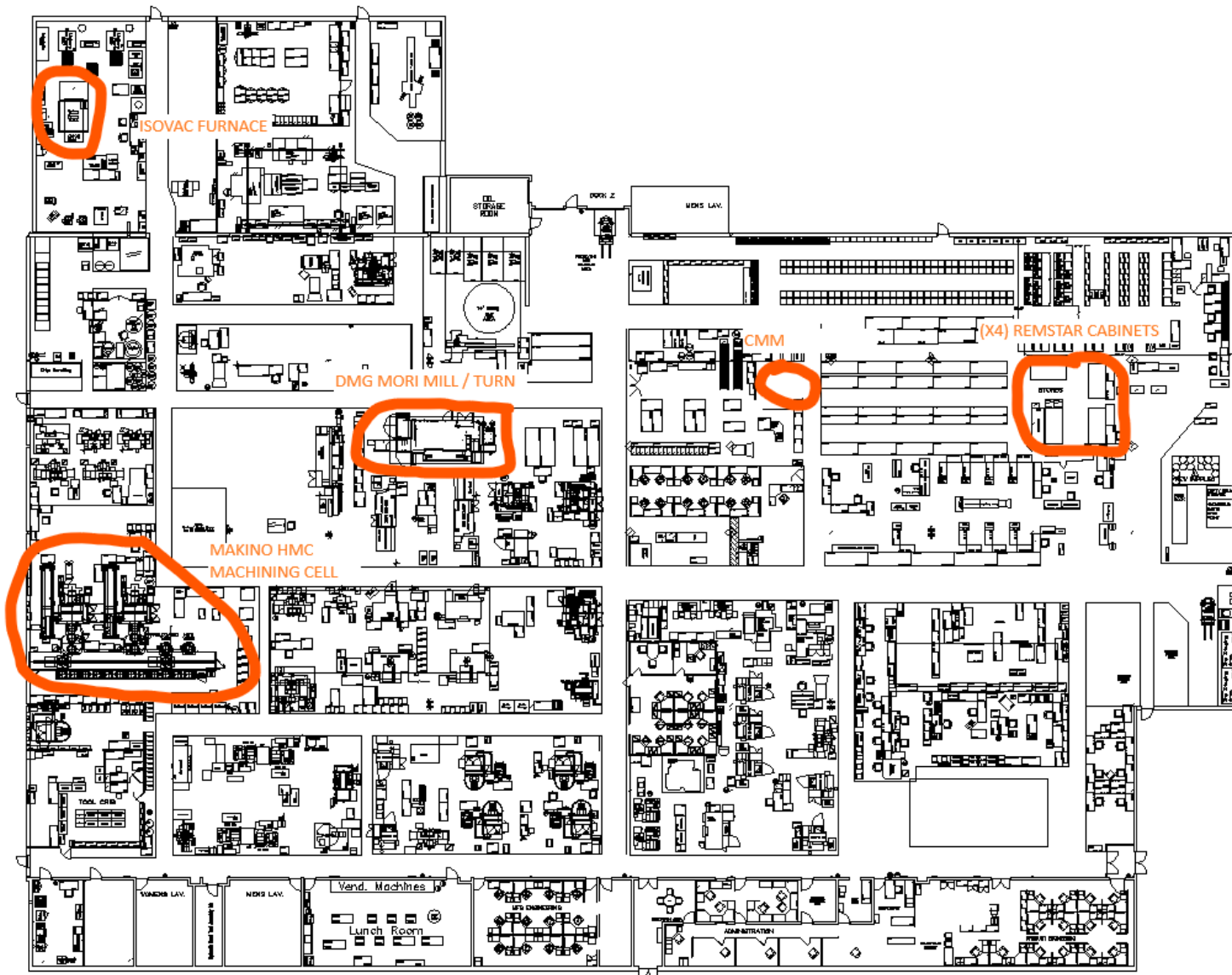
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CURRENT FLOORPLAN



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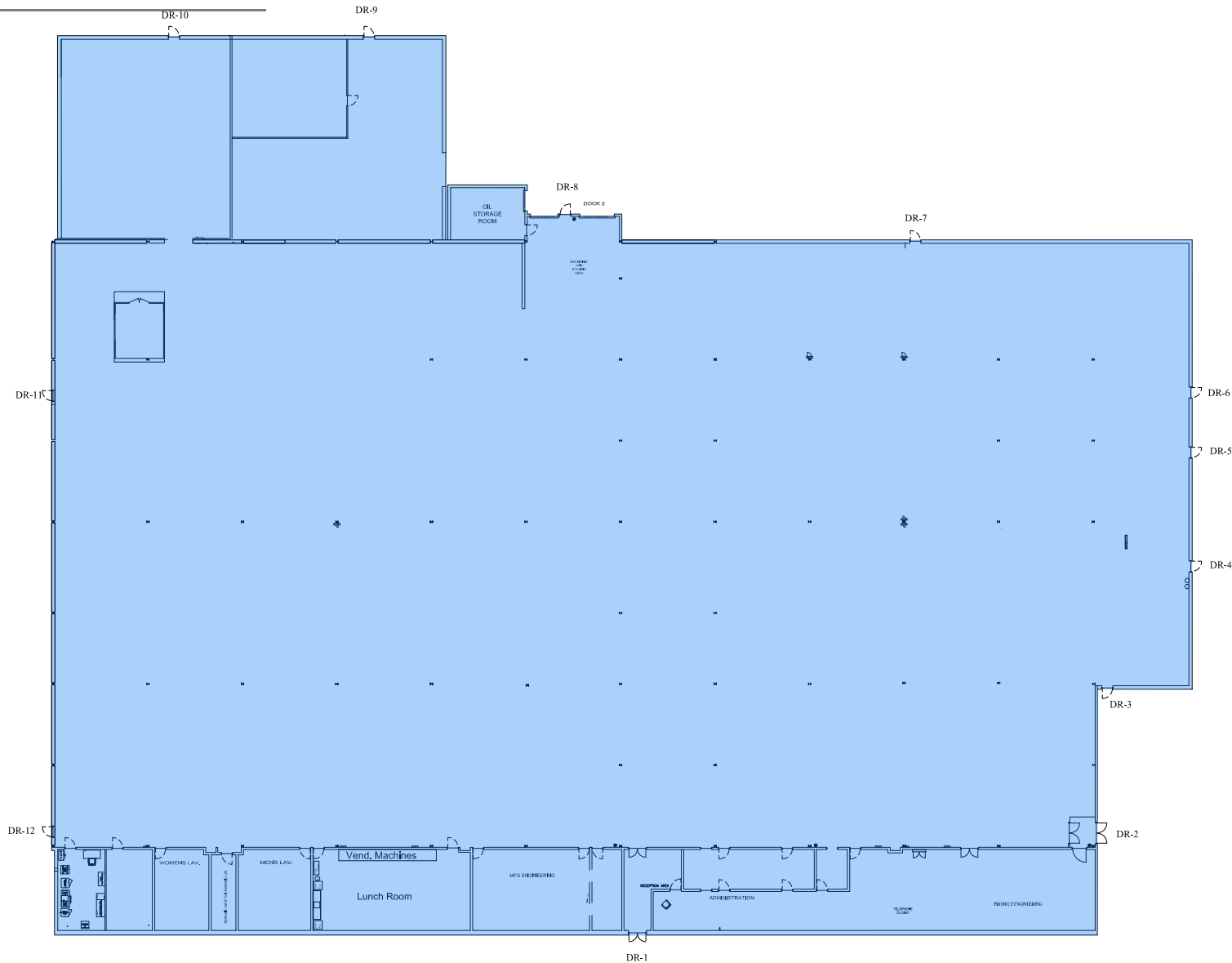
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INDUSTRIAL MANUFACTURING FACILITY FOR SALE

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FLOORPLAN



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PARCEL MAP



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LOCAL MAP



Waynesboro Market Place

Waynesboro Shopping Center

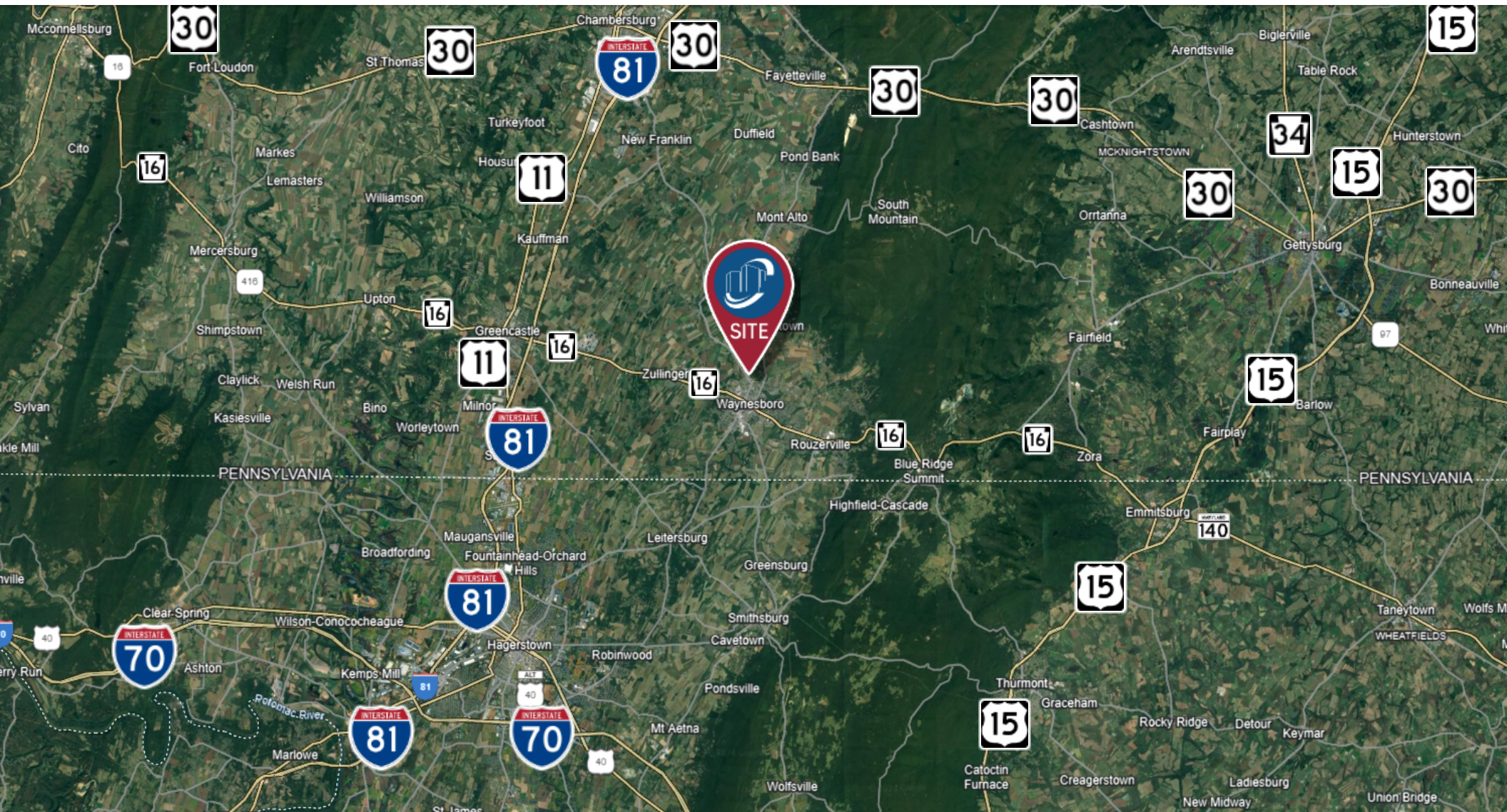
Wayne Heights Shopping Plaza



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REGIONAL MAP



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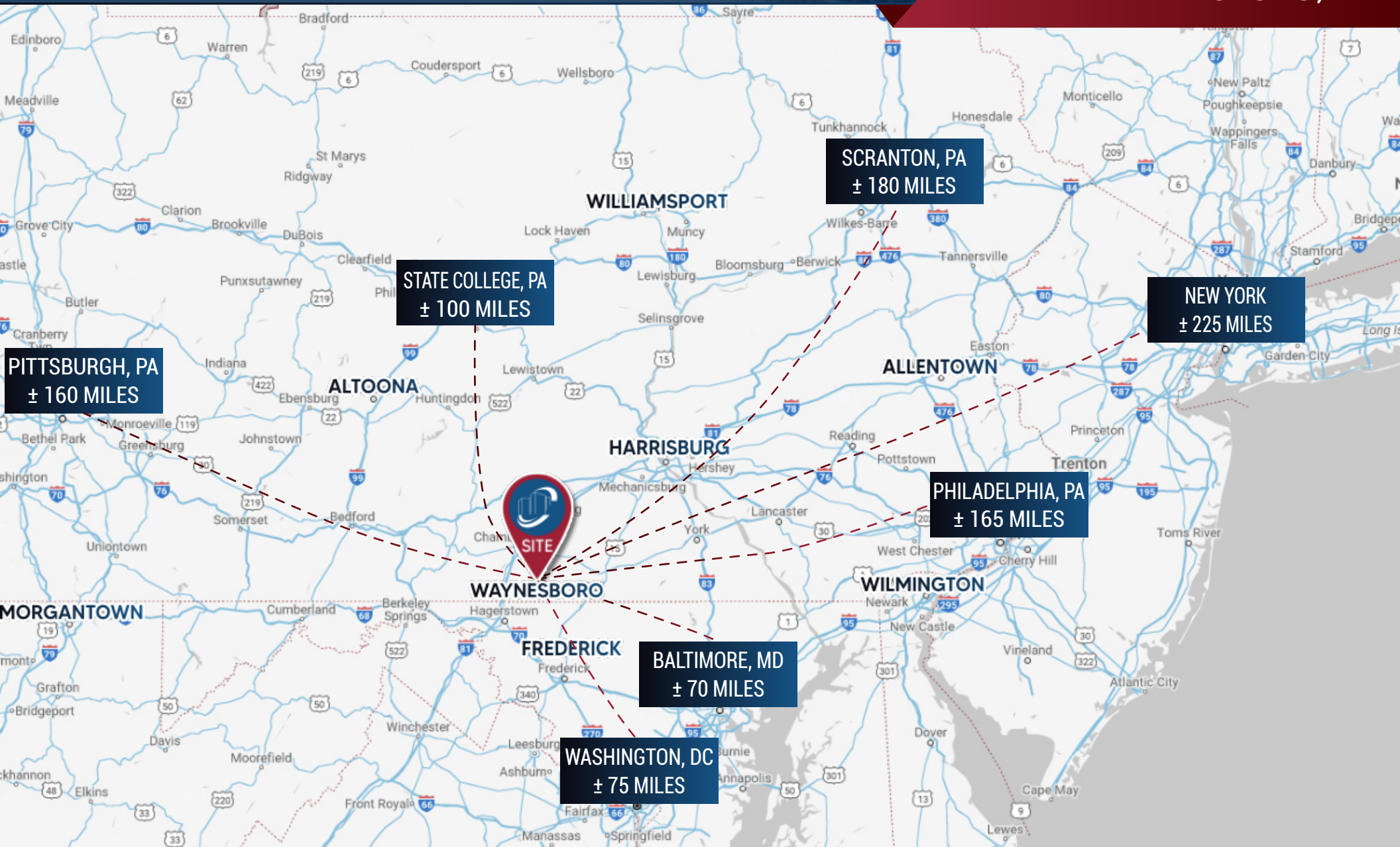


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AREA OVERVIEW

FRANKLIN COUNTY is located in south central Pennsylvania midway between Philadelphia and Pittsburgh. The southern boundary of the County is also the boundary between Pennsylvania and Maryland, also known as the Mason-Dixon Line.

The County encompasses an area of 772.22 square miles and had an estimated population in 2010 of 149,618. Rolling hills, forests, mountains, valleys and clear springs create the beauty of Franklin County.

With the diversity of Franklin County's economic base, the residents enjoy the advantages of both urban and rural opportunities within the County. Due to this diversified makeup and the rich history of Franklin County, tourism is a major component of the county's economy.

Since its establishment in 1784, Franklin County has enjoyed a steady, healthy growth and has become the financial and commercial center of much of the Cumberland Valley. With two major railroads, the Conrail and the CSX, and the meeting place for three major highways: Route 30, Route 11 and Interstate 81, Franklin County grows daily.

In addition to commercial growth, Franklin County continues to support a healthy farm industry with the County ranking second in the state in the production of milk, meat, apples and peaches. There are currently 1,690 farms in the County consisting of 255,500 acres.

The County also has 39,780 acres of state forest lands with approximately 15,178 acres as state game lands. The Falling Spring is one of the best natural trout streams in the nation, and it meanders through Chambersburg. Wildlife abounds throughout the County: white-tail deer, fox, coyote, black bear, and wild turkey to name a few.



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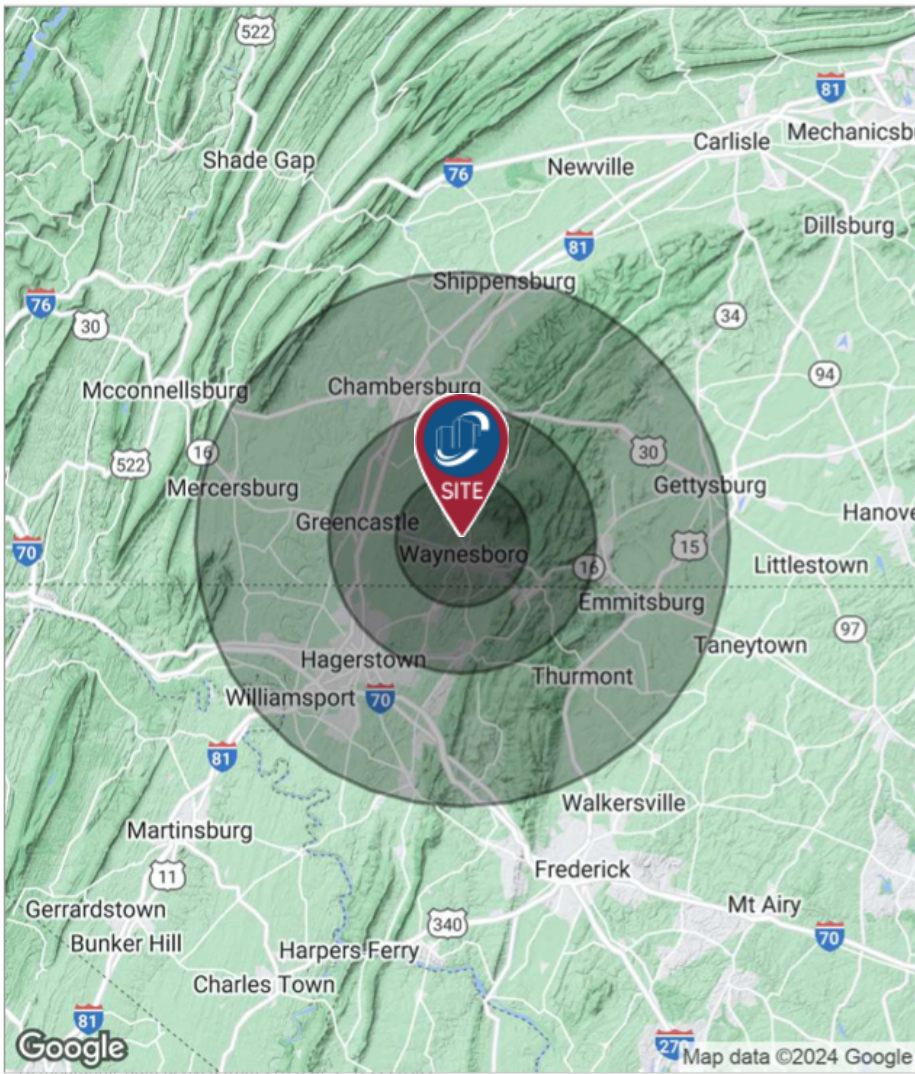
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DEMOGRAPHICS



	5 Miles	10 Miles	20 Miles
Total Population	32,029	116,711	370,167
Population Density	408	371	294
Median Age	43	43	42
Median Age (Male)	41	42	41
Median Age (Female)	44	43	43
Total Households	13,130	46,385	142,295
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$88,839	\$95,936	\$95,956
Average House Value	\$285,377	\$322,813	\$322,824



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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