



PATRIOT BUSINESS PARK @LETTERKENNY ARMY DEPOT INDUSTRIAL WAREHOUSE COMPLEX AVAILABLE



WWW.LANDMARKCR.COM
(717) 731.1990






OFFERING SUMMARY

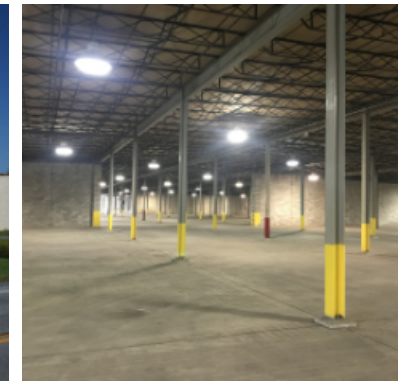
Available SF	4,000 - 354,000 SF
Lease Rate	\$4.95 - \$6.95 SF/yr (NNN)
Building Size	354,000 SF (Combined)
# of Buildings	Four (4)
Lot Size	44.95 Acres
County	Franklin
Municipality	Greene Twp
Zoning	Heavy Industrial
Business Park	Patriot Business Park @ Letterkenny Army Depot

PROPERTY HIGHLIGHTS

- Redevelopment project providing functional low-cost warehouse space for lease along I-81 corridor in Franklin County
- A total of 354,000 SF of space between 4 buildings: 160,000 SF warehouse, 160,000 SF warehouse, 30,000 SF cross-dock facility, and 4,000 SF flex building - **or** - alternative plan featuring 2 warehouse buildings (320,000 SF total) & +/- 500 trailer drop lot or 14 acre drop lot
- Over-sized 44.95 acre site offers ample parking, trailer drop lot, or outdoor equipment or raw material storage
- Property will provide new loading, drive through truck access, CSX served rail siding, and expanded trailer and car parking spaces
- Located just off  with easy access to     
- Property is zoned Heavy Industrial and has all public utilities as well as secured access

BUSINESS PARK DETAILS

Address	2001-2015-2111-2121 Carbaugh Ave Chambersburg, PA 17201
Property Type	Industrial
Lot Size	44.95 AC
Building Size (Combined)	354,000 SF
Building 1	160,000 SF
Building 2	160,000 SF
Building 3	30,000 SF
Building 4	4,000 SF
Built / Renovated	1955 / 2024
Parking	Ample Car & Trailer Spaces
Alternate Plan: Parking	+/- 500 Trailer drop lot
Alternate Plan: Outdoor Storage	Up to 14 acres
Rail Access	Yes, CSX
Dock Doors	Twenty One (21)
Drive-in Doors	Thirty Seven (37)
Foundation	Concrete Masonry
Framing	Steel
Roof	Built up Asphalt
Clear Ceiling Height	12' - 17'
Sprinklers	Yes, Dry
Water/Sewer	Public
Electric	3-Phase
Gas	Natural
County	Franklin
Municipality	Greene Township
Zoning	Heavy Industrial
APN	09-0C03S-072.-000000



PROPERTY OVERVIEW

Patriot Business Park is a newly renovated four (4) building industrial campus at Letterkenny Army Depot in Chambersburg, PA. Patriot offers a variety of size and use options including warehouse 320,000 SF of warehouse space, 30,000 SF cross-dock, and a 4,000 SF flex space all sitting on 45 acres with ample parking, opportunity for outdoor equipment or raw material storage, or trailer parking.

Alternate plan allows for 2 warehouse buildings totaling 320,000 SF (160,000 SF each) and 14 acres for +/- 500 trailer drop lot or outdoor storage / lay-down yard

Patriot Business Park is ideally located just off the nationally recognized I-81 corridor in South Central PA with easy access to major East Coast cities and ports. Letterkenny Army Depot offers public utilities, Heavy Industrial zoning, and secured premise patrolled by Military Police (MP). The Chambersburg market offers access to a robust skilled blue collar labor force.

AVAILABLE SPACE



LEASE INFORMATION

BUILDING	AVAILABLE SPACE	MAX CONTIGUOUS	LEASE RATE	SPACE USE
2001 Carbaugh Ave	160,000 SF	320,000 SF	\$4.95 SF/yr (NNN)	Warehouse
2015 Carbaugh Ave	160,000 SF	320,000 SF	\$4.95 SF/yr (NNN)	Warehouse
2111 Carbaugh Ave	30,000 SF	30,000 SF	\$6.95 SF/yr (NNN)	Cross-Dock
2121 Carbaugh Ave	4,000 SF	4,000 SF	\$6.95 SF/yr (NNN)	Flex



PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX
FOR LEASE



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



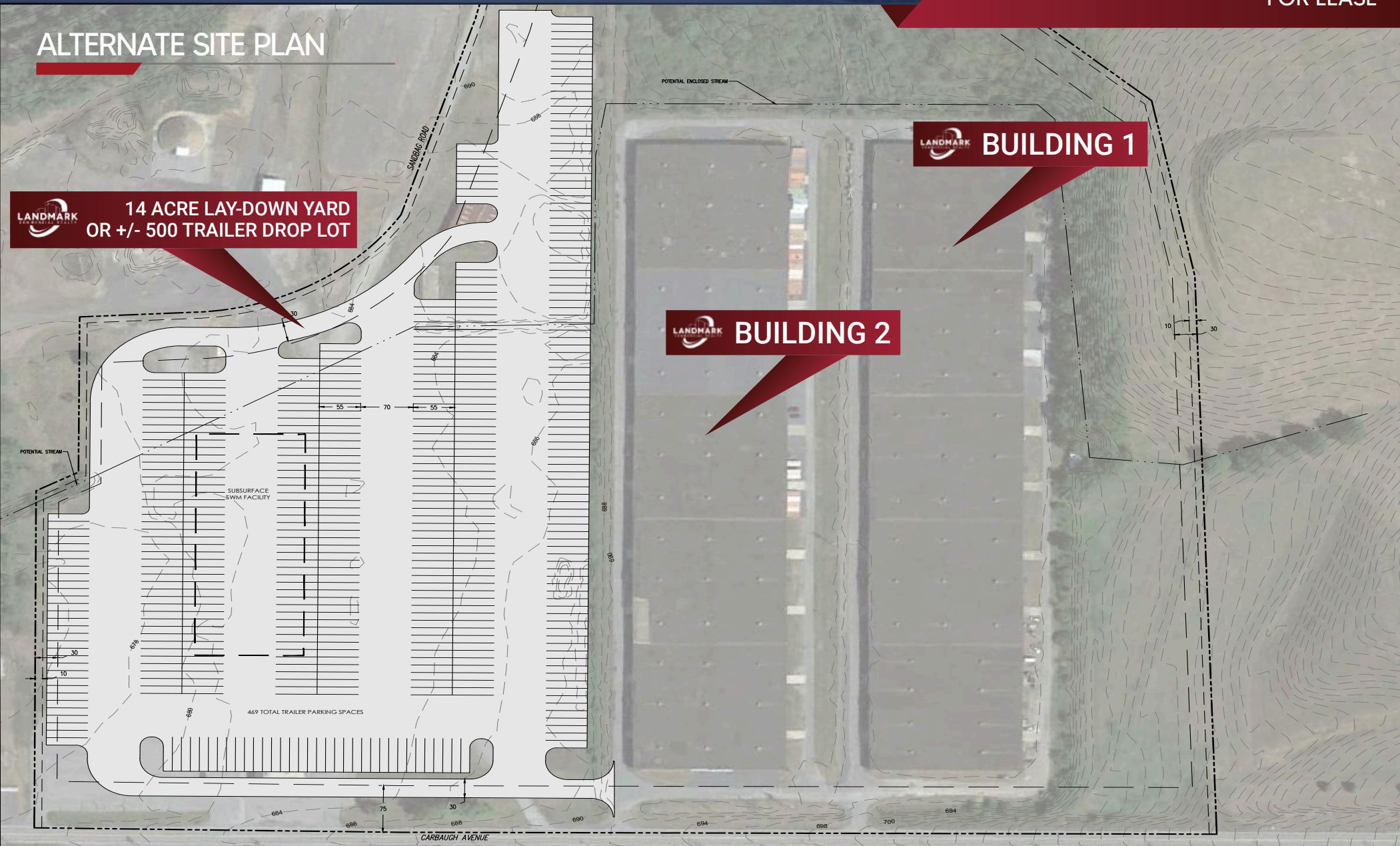
LANDMARKCR.COM



PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX
FOR LEASE

ALTERNATE SITE PLAN



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

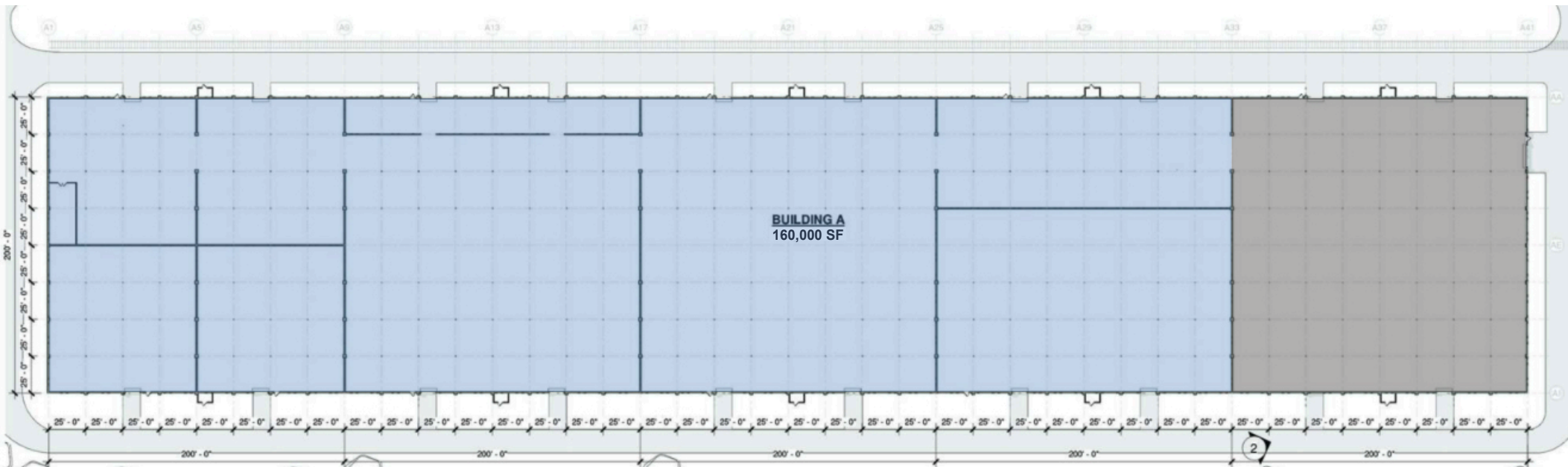
MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



LANDMARKCR.COM

BUILDING 1



Address	2001 Carbaugh Ave Chambersburg, PA 17201
Property Type	Industrial Warehouse
Building Size	160,000 SF
Max Contiguous	320,000 SF
Built / Renovated	1955 / 2024
Dock Doors	Six (6)
Drive-in Doors	Sixteen (16)
Clear Ceiling Height	15' - 17'
Column Spacing	24'

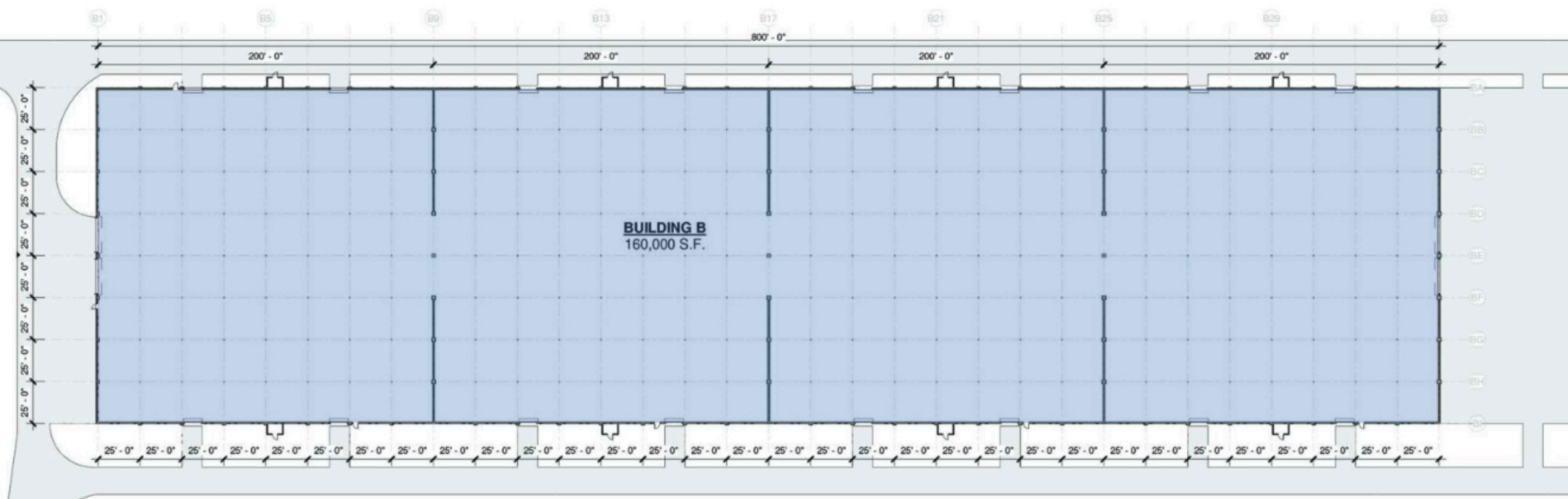




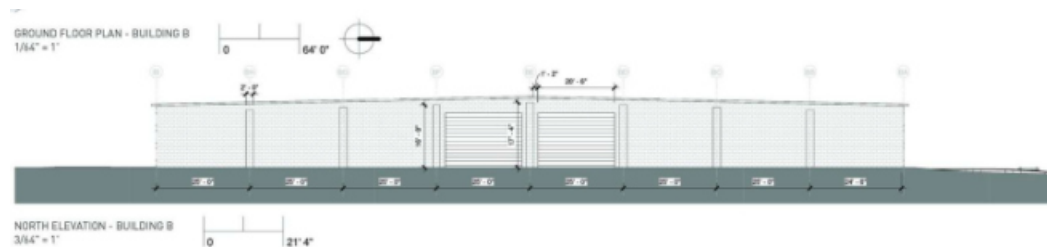
PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX
FOR LEASE

BUILDING 2



Address	2015 Carbaugh Ave Chambersburg, PA 17201
Property Type	Industrial Warehouse
Building Size	160,000 SF
Max Contiguous	320,000 SF
Built / Renovated	1955 / 2024
Dock Doors	Six (6)
Drive-in Doors	Sixteen (16)
Clear Ceiling Height	15' - 17'
Column Spacing	24'



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



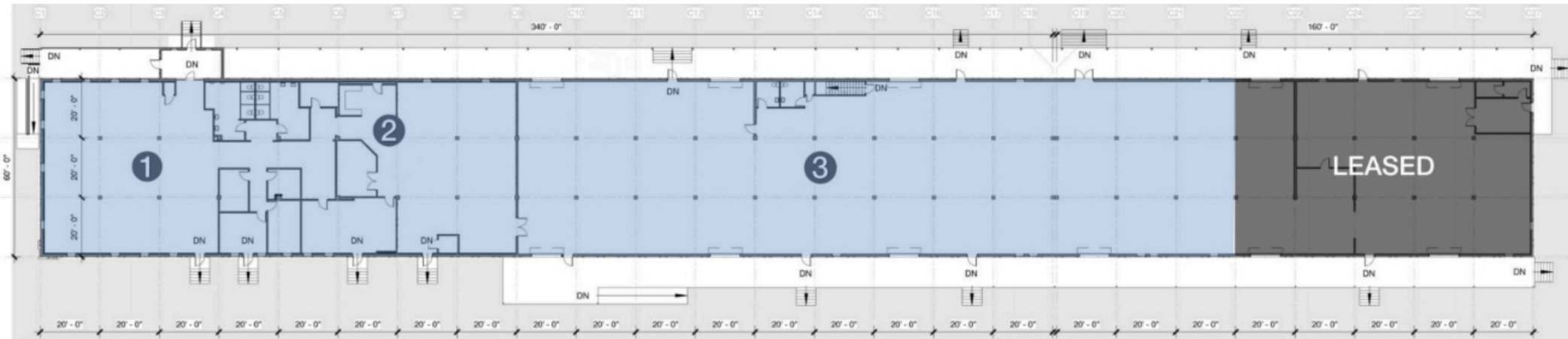
LANDMARKCR.COM



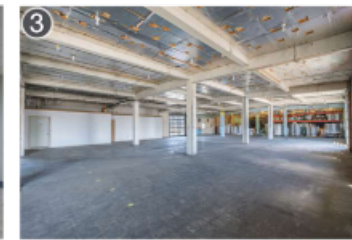
PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX
FOR LEASE

BUILDING 3



Address	2111 Carbaugh Ave Chambersburg, PA 17201
Property Type	Industrial Cross-Dock
Available Space	24,000 SF
Building Size	30,000 SF
Office Space	9,500 SF
Built / Renovated	1955 / 2024
Dock Doors	Nine (9)
Drive-in Doors	Two (2)
Clear Ceiling Height	12'



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

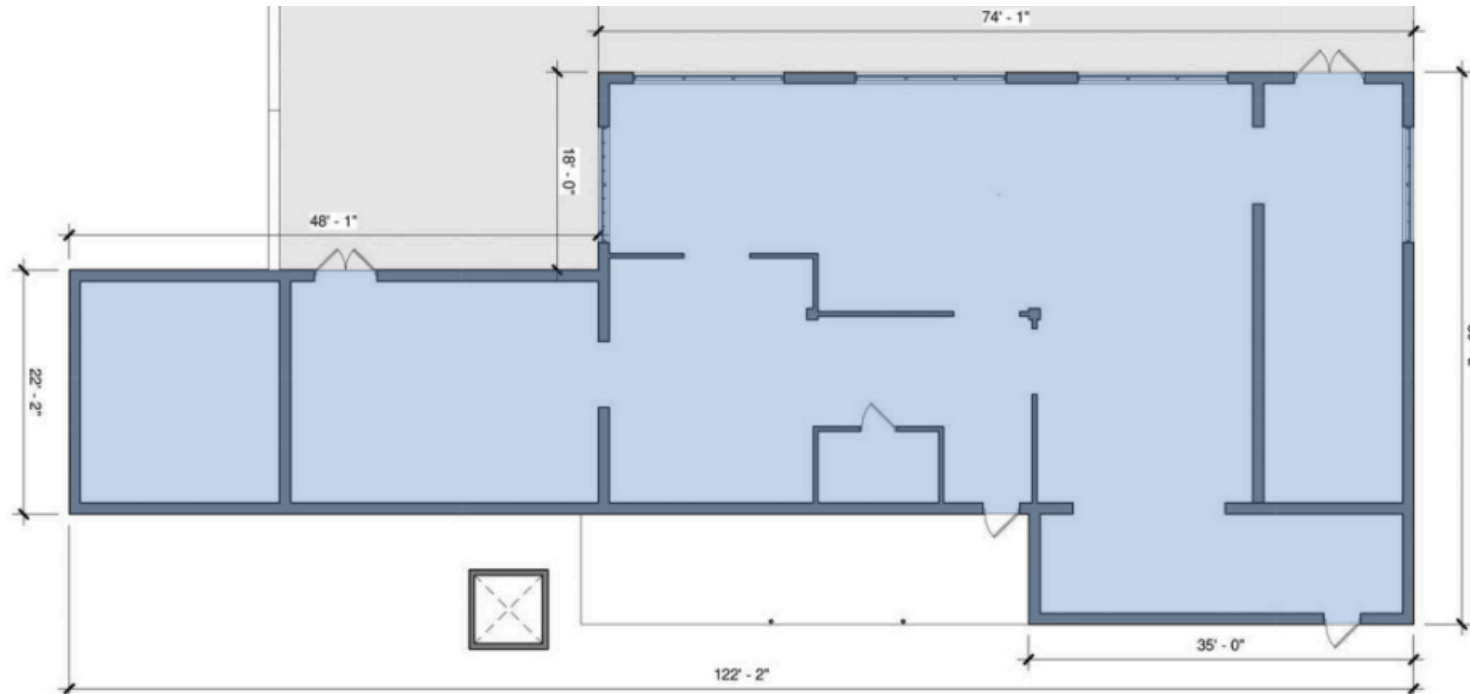
MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



LANDMARKCR.COM

BUILDING 4 FLOORPLAN



Address	2121 Carbaugh Ave Chambersburg, PA 17201
Property Type	Industrial Flex
Building Size	4,000 SF
Built / Renovated	1955 / 2024
Drive-in Doors	Three (3)
Clear Ceiling Height	12'





PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX
FOR LEASE

LOCATION MAP



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



LANDMARKCR.COM



PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX
FOR LEASE



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



LANDMARKCR.COM

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.



2024 ESTIMATED
POPULATION **156,289**

DEMOGRAPHICS



**MEDIAN
AGE**



**AVERAGE
HOUSEHOLD
INCOME**



**AVERAGE
TRAVEL TIME
TO WORK**



**EST TOTAL
EMPLOYEES
(ALL INDUSTRIES)**



PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX
FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



INDUSTRIAL WAREHOUSE COMPLEX AVAILABLE

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765

