



PATRIOT BUSINESS PARK @ LETTERKENNY ARMY DEPOT

INDUSTRIAL WAREHOUSE COMPLEX WITH IOS



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INDUSTRIAL WAREHOUSE COMPLEX AVAILABLE



OFFERING SUMMARY

Sale Price	\$16,000,000
Building Size	354,000 SF (Combined)
Lot Size	44.95 Acres
Lease Rate	\$4.95 - \$6.95 SF/yr (NNN)
Available SF	4,000 - 354,000 SF
Building Use	Industrial Warehouse with IOS
Buildings	Four (4)
Lot Size	44.95 Acres
Corridor	I-81 / I-78
Submarket	South Central PA
County	Franklin
Municipality	Greene Twp
Zoning	Heavy Industrial
Business Park	Patriot Business Park @ Letterkenny Army Depot
APN	09-C3S-72
Taxes	\$69,932 (2025)

PROPERTY HIGHLIGHTS

- Redevelopment project providing functional low-cost warehouse space for lease along I-81 corridor in Franklin County available for sale or lease
- 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, 4,000 SF flex building, and 6 acre yard - **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

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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



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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

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ALTERNATE SITE PLAN

**14 ACRE LAY-DOWN YARD
OR +/- 500 TRAILER DROP LOT**



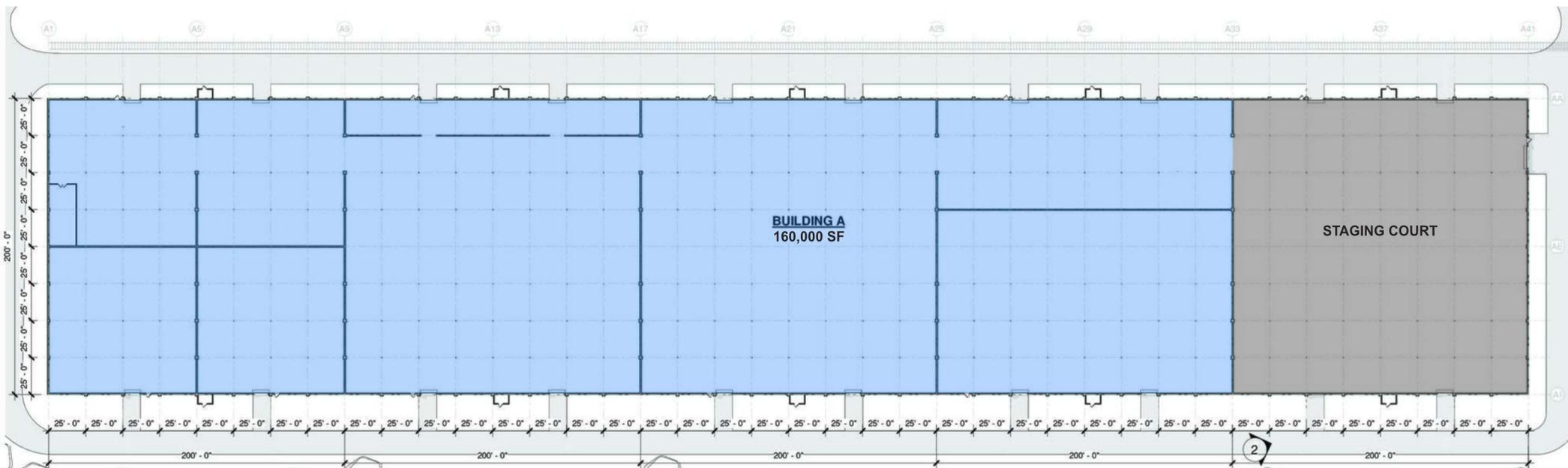
BUILDING 2



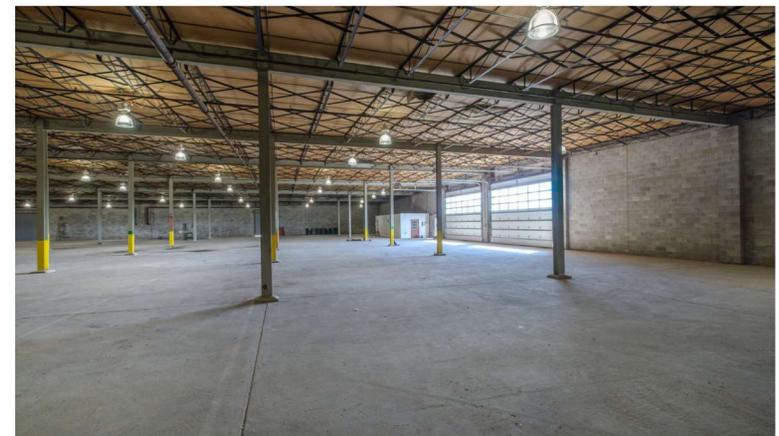
BUILDING 1



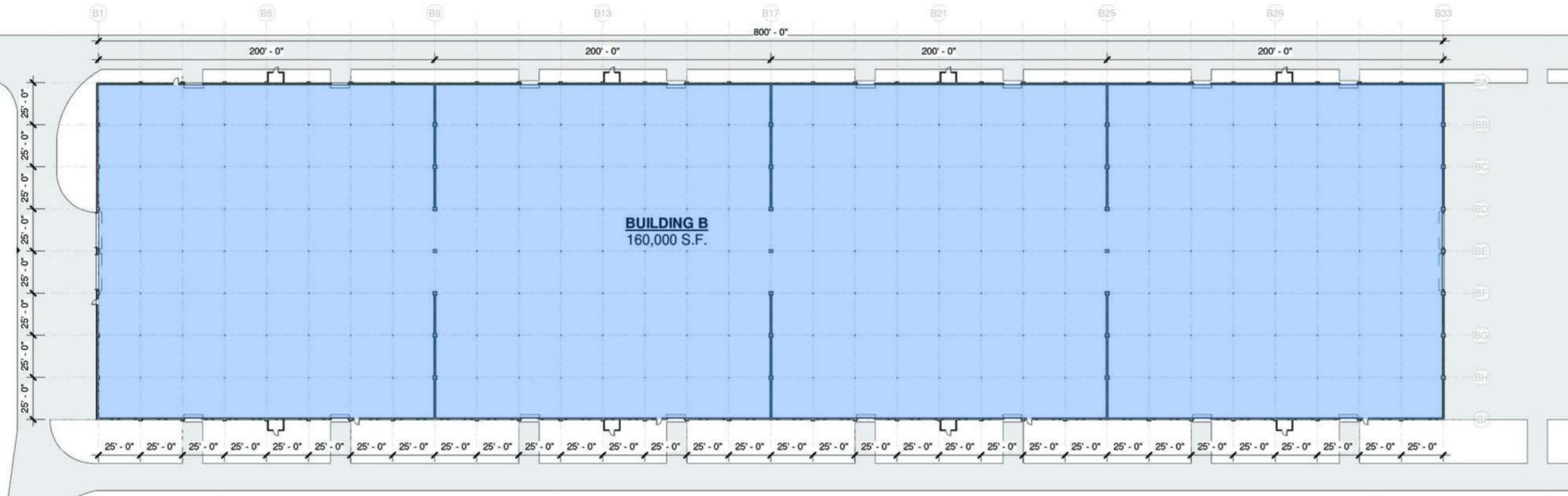
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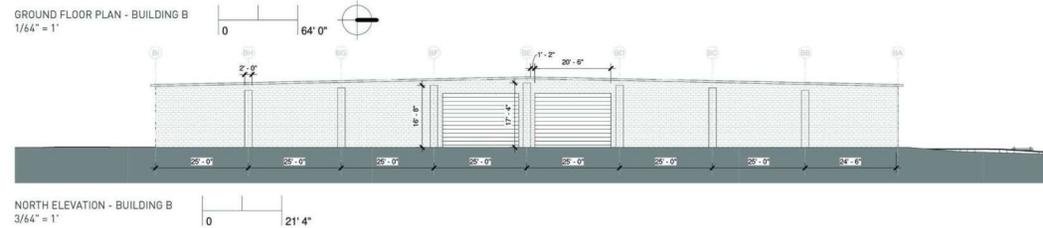
Address	2001 Carbaugh Ave Chambersburg, PA 17201
Property Type	Industrial Warehouse
Building Size	160,000 SF
Max Contiguous	320,000 SF
Built / Renovated	1955 / 2024
Dock Doors	Six (6)
Drive-in Doors	Sixteen (16)
Clear Ceiling Height	15' - 17'
Column Spacing	24'



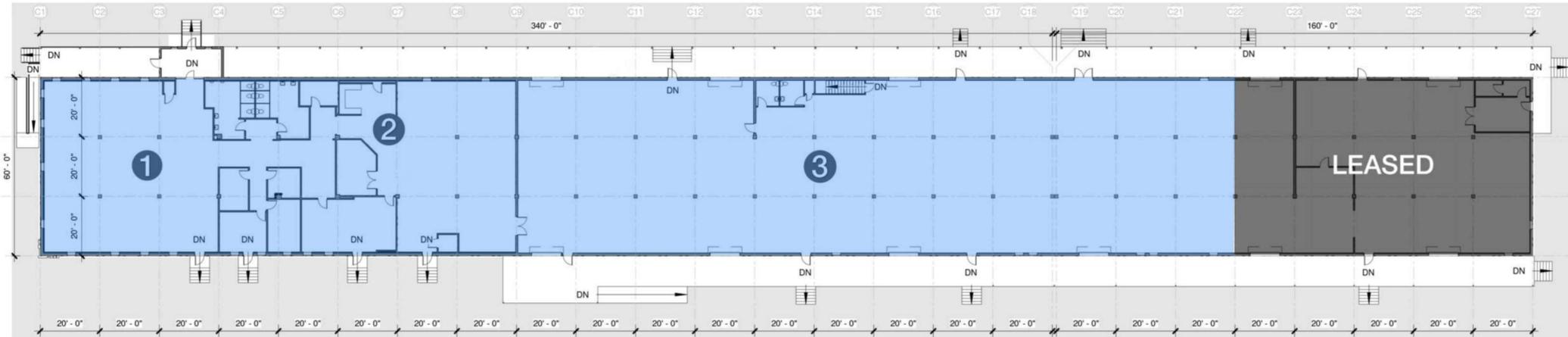
BUILDING 2



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'



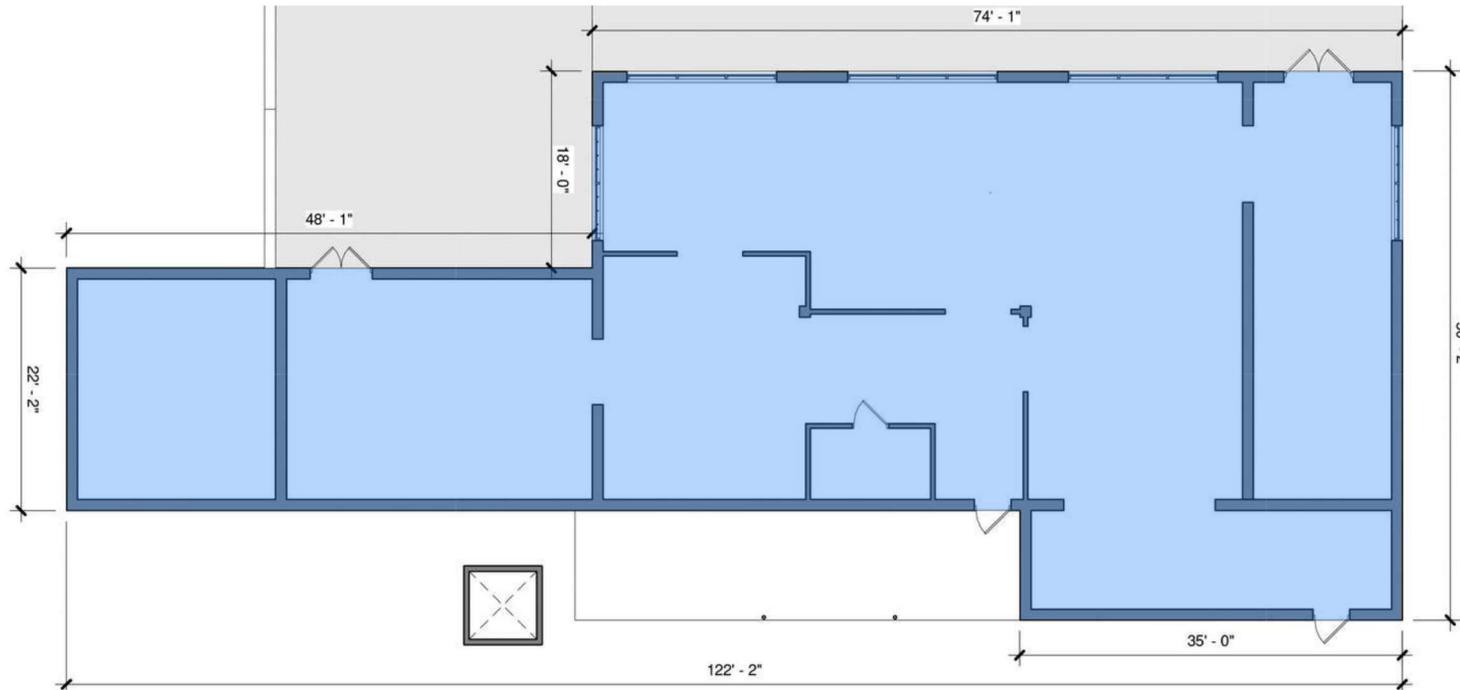
BUILDING 3



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'



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'





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LOCATION MAP



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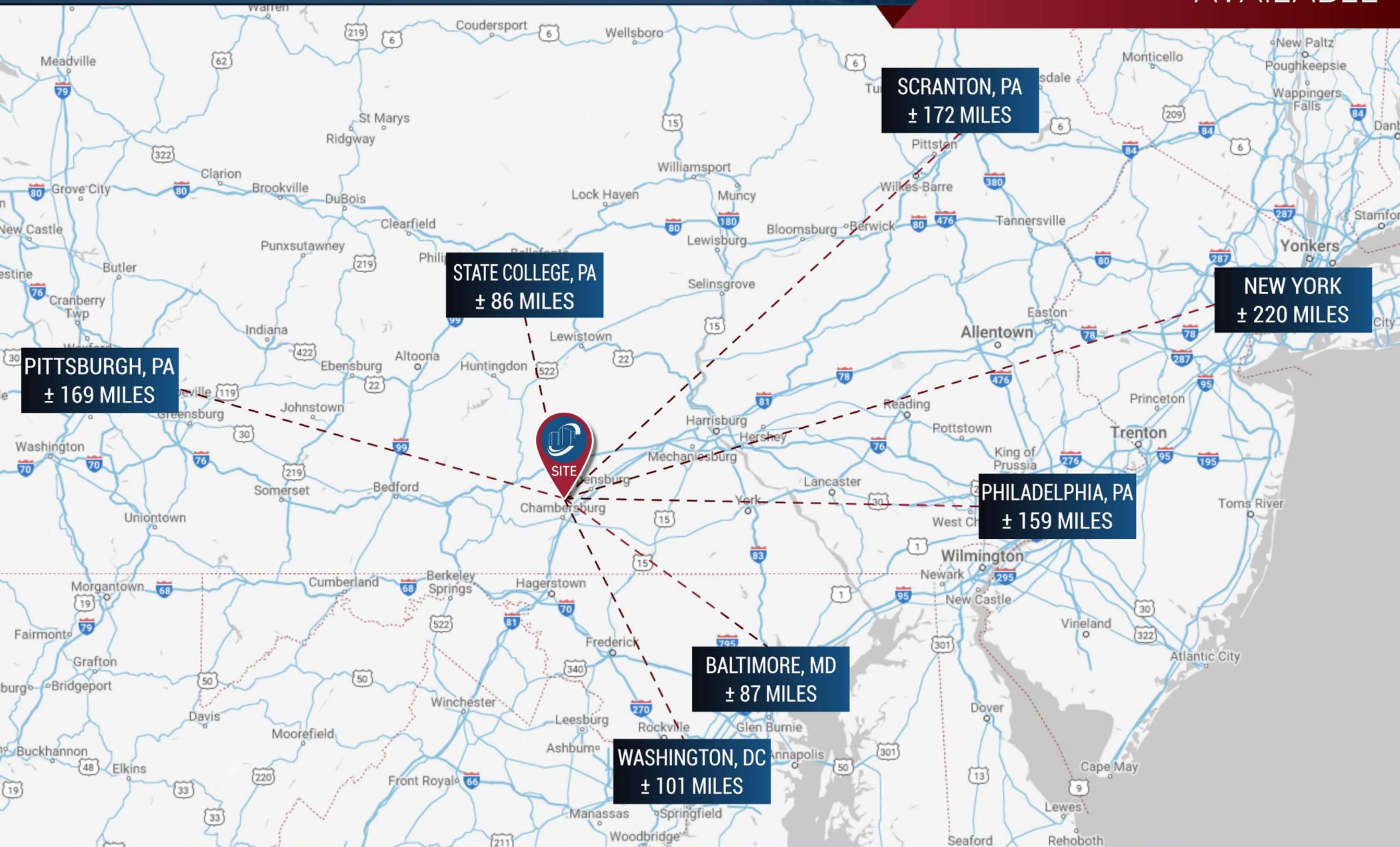


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ABOUT THE AREA

INTERSTATES 81 & 78 CORRIDOR: With immediate access to I-78 and I-81, the site has excellent accessibility to major highways running throughout the East Coast including I-83, I-76, I-80, and I-95. The extensive highway network can facilitate same day delivery to many of the largest cities in the US, including Philadelphia, Baltimore, Washington, DC, New York, and Boston. FedEx and UPS both operate regional hubs within a 35-mile drive in Middletown and Harrisburg, respectively. They can provide one day delivery to ten states including Pennsylvania, New York, New Jersey, Maryland, Virginia, and Ohio. Norfolk Southern operates two intermodal yards on the east shore of Harrisburg, PA. The Rutherford and Harrisburg intermodal facilities are part of Norfolk Southern's heaviest freight volume corridor which runs from Chicago, IL to the Ports of New York / New Jersey. Harrisburg, PA represents the last rail stop for freight traveling eastbound into New Jersey.

64 MILLION

POPULATION WITHIN 4-HOUR DRIVE



4 of Top 11 US MSAs within 1-Day Truck Drive

New York	\$1.9 Trillion
Los Angeles	\$1.1 Trillion
Chicago	\$705.7 Billion
San Francisco	\$654.7 Billion
Dallas-Fort Worth	\$592.5 Billion
Washington, DC	\$580.5 Billion
Houston	\$513.3 Billion
Boston	\$504.1 Billion
Seattle	\$462.3 Billion
Atlanta	\$455.3 Billion
Philadelphia	\$445.0 billion



64M
POPULATION WITHIN
A 4-HOUR DRIVE



35M
POPULATION WITHIN
A 2-HOUR DRIVE

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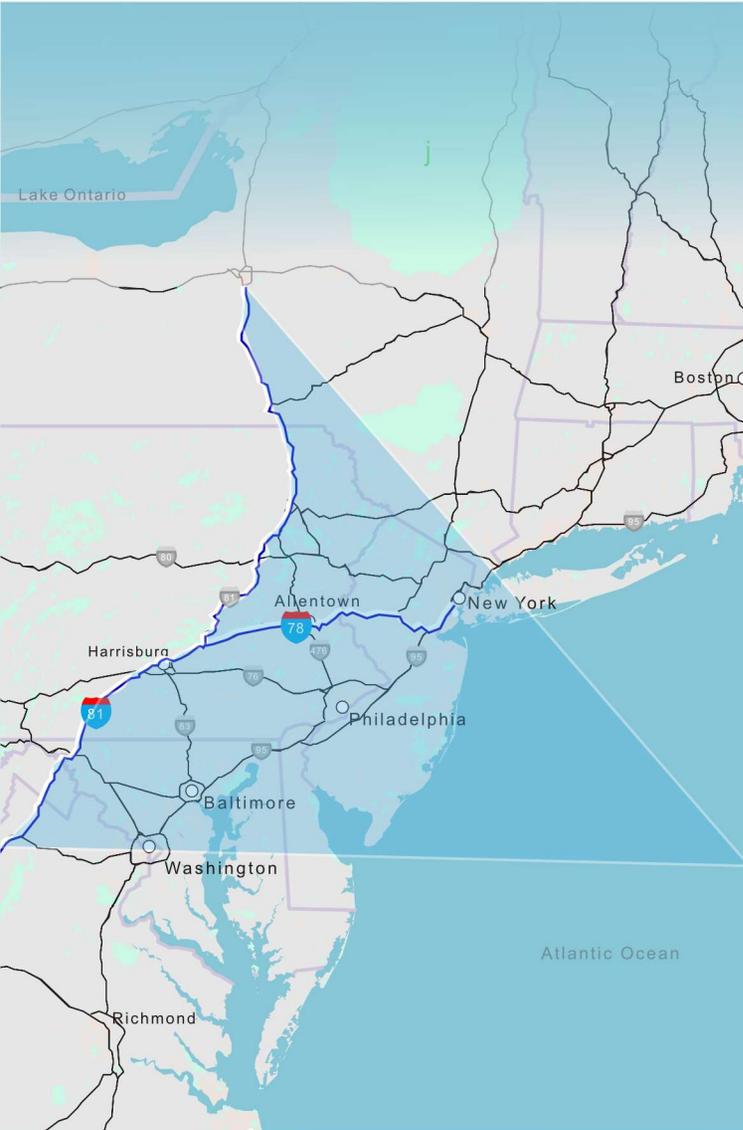
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LOCATION OVERVIEW

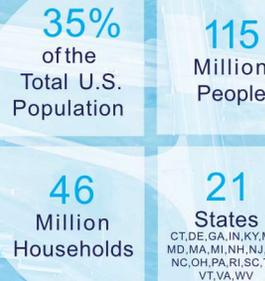


From Patriot Business Park, Tenants are able to service the NYC Metropolitan area, New England, and the mid-Atlantic region Via an expansive highway network.

CORRIDOR

In just one day (a state regulated 11-hour max drive time), from the I-81/I-78 Corridor, a truck can travel to over one-third of all U.S. Consumers and one-half of all Canadian Consumers.

This equates to:



SAME DAY DELIVERY

PHILADELPHIA, PA	155 MILES
BALTIMORE, MD	85 MILES
NEW YORK CITY, NY	220 MILES
WASHINGTON D.C.	100 MILES
BOSTON, MA	440 MILES



MAJOR AIRPORTS

HARRISBURG INTL	64 MILES
WASH DULLES INTL	90 MILES
PHILADELPHIA INTL	165 MILES
NEWARK LIBERTY INTL	200 MILES
BALTIMORE/ WASHINGTON INTL	105 MILES



MAJOR PARCEL FACILITIES

FEDEX NEWVILLE	20 MILES
FEDEX HAGERSTOWN	28 MILES
FEDEX LEWISBERRY	50 MILES
UPS, CARLISLE	31 MILES



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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.



2026 ESTIMATED POPULATION 465,919 30 MILE DEMOGRAPHICS

 43	 \$92,940	 28 MINUTES	 232,314
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME	AVERAGE TRAVEL TIME TO WORK	EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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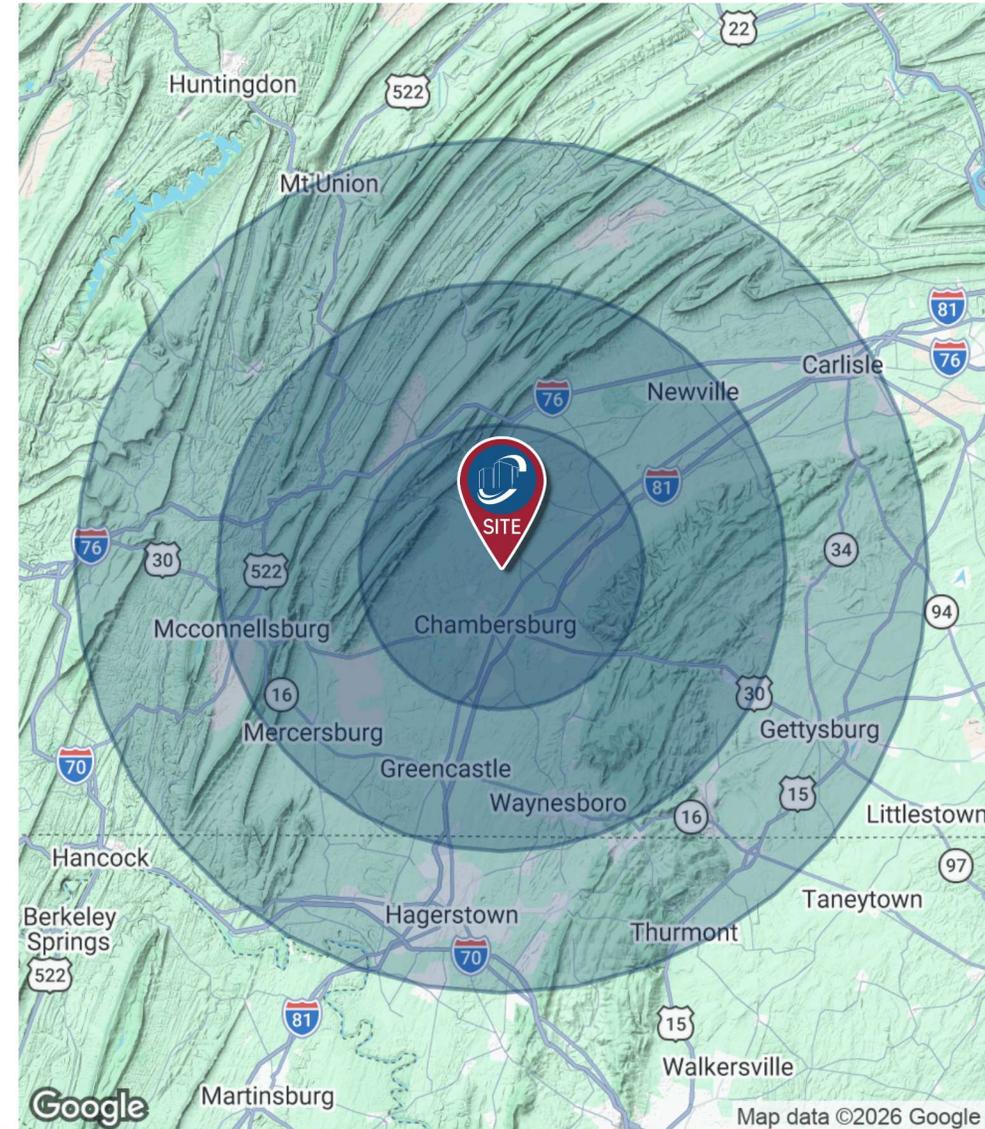


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DEMOGRAPHICS

	10 Miles	20 Miles	30 Miles
Total Population	97,470	203,220	465,919
Population Density	310	162	165
Median Age	41	42	42
Median Age (Male)	40	41	41
Median Age (Female)	42	43	43
Total Households	38,172	79,928	183,188
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$91,114	\$92,233	\$92,940
Average House Value	\$270,237	\$288,018	\$302,756



Map data ©2026 Google

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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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