

PROFESSIONAL OFFICE BUILDING FOR SALE OFFICE SUITES FOR LEASE



5000 LETTERKENNY ROAD
CHAMBERSBURG, PA 17201



TCN
WORLDWIDE
REAL ESTATE SERVICES



PROFESSIONAL OFFICE BUILDING FOR SALE & OFFICE SUITES FOR LEASE

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OFFERING SUMMARY

Building Size	36,000 SF
Sale Price	\$2,195,000
Price per SF	\$53.75 per SF
Property Taxes	\$40,021.19
APN	09-0C03S-009-000000
Available SF for Lease	375 SF - 7,500 SF
Lease Rate	\$25.00 per SF/yr
Lease Type	Gross Full Service
CAM	None
Zoning	Commercial Highway
Municipality	Greene Township
County	Franklin County



PROPERTY OVERVIEW

Introducing 5000 Letterkenny Road, Chambersburg—offered by Landmark Commercial Realty. This 36,000 +/- square foot office building features modern amenities, ample parking, and outdoor storage. Suite sizes range from 375 SF to 6,093 SF. This extensive range empowers businesses of all sizes to find an ideal fit for their operations, facilitating growth and adaptation over time. Moreover, the property offers the unique opportunity for tailored renovations, allowing tenants to customize their office suites to perfectly align with their specific needs and preferences—subject, of course, to mutually agreeable terms.

PROPERTY HIGHLIGHTS

- Rare opportunity to lease quality space in Chambersburg with corporate neighbors
- Secure building with ample on site parking for employees and clients
- Flexible suite sizes and configurations to suit tenants specific needs
- Conveniently located near , , and  allowing easy access throughout the Central PA region

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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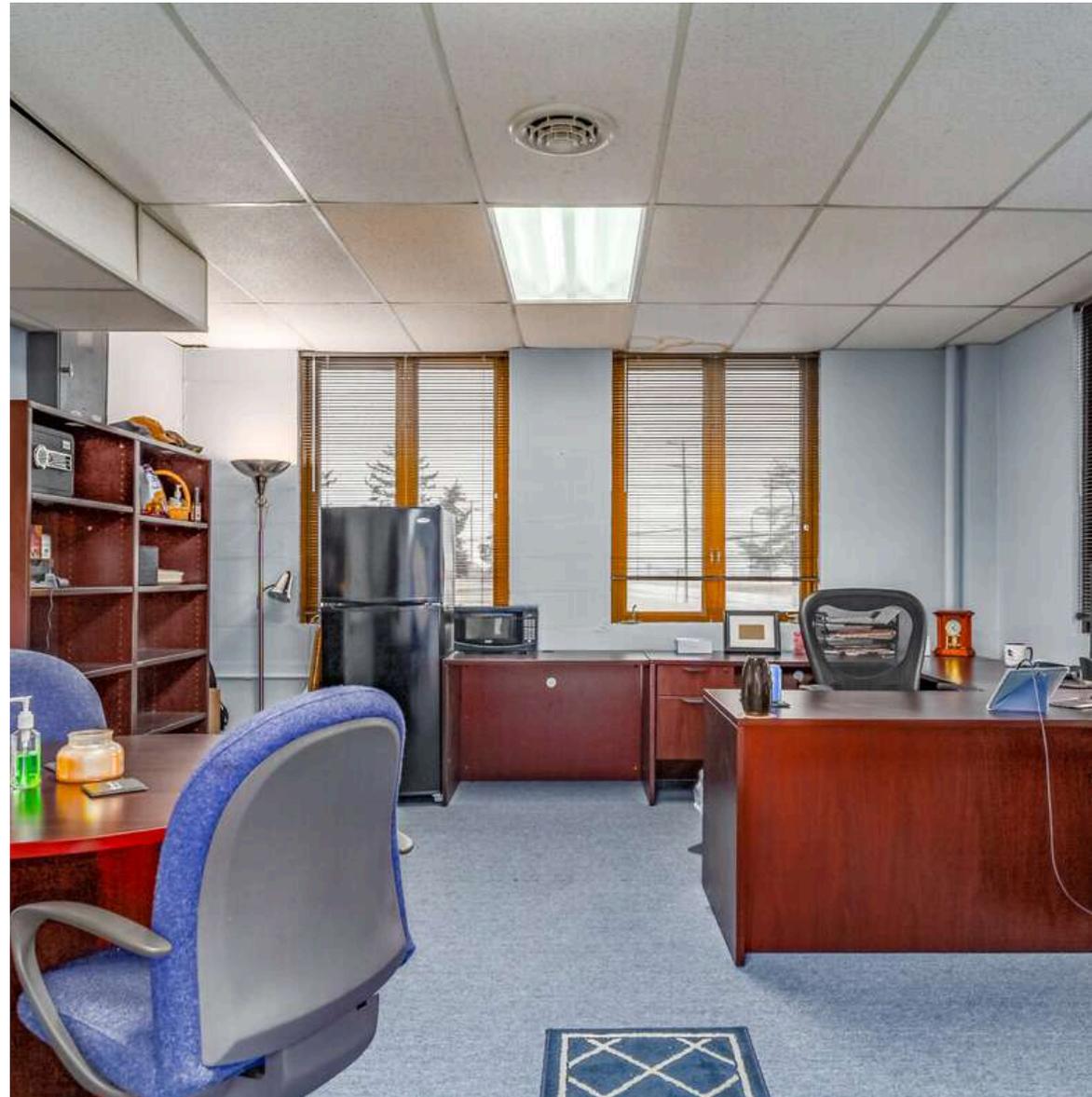
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PROPERTY DETAILS

Building Size	36,000 SF
Lot Size	10.82 AC
Property Subtype	Office
Building Class	B
Tenancy	Multi
Number of Floors	21
Average Floor Size	18,000 SF
Elevators	Yes
Year Built	1954
Year Renovated	2017
Restrooms	4
Parking Type	On-site
Parking Count	252 spaces
Ceiling Height	10'
Ceiling Type	Acoustical Tile
Construction	Brick
Roof	Flat
Lighting	Fluorescent
Power	100 Amp/240 Volt
HVAC	Forced Hot Air/Central AC
Sprinklers	Yes
Security	Key fob Access Availavble
Signage	Monument

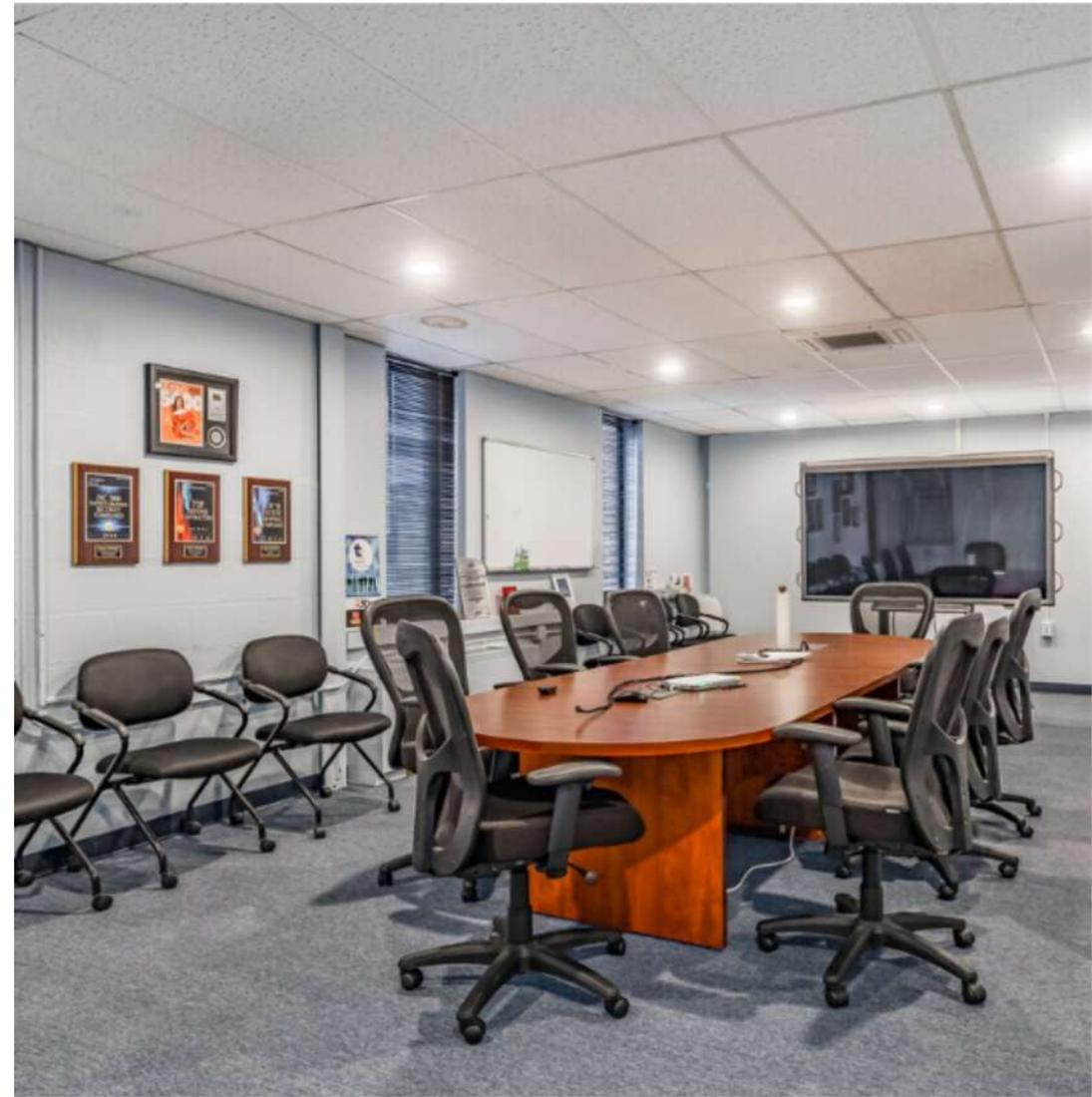




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ADDITIONAL PHOTOS



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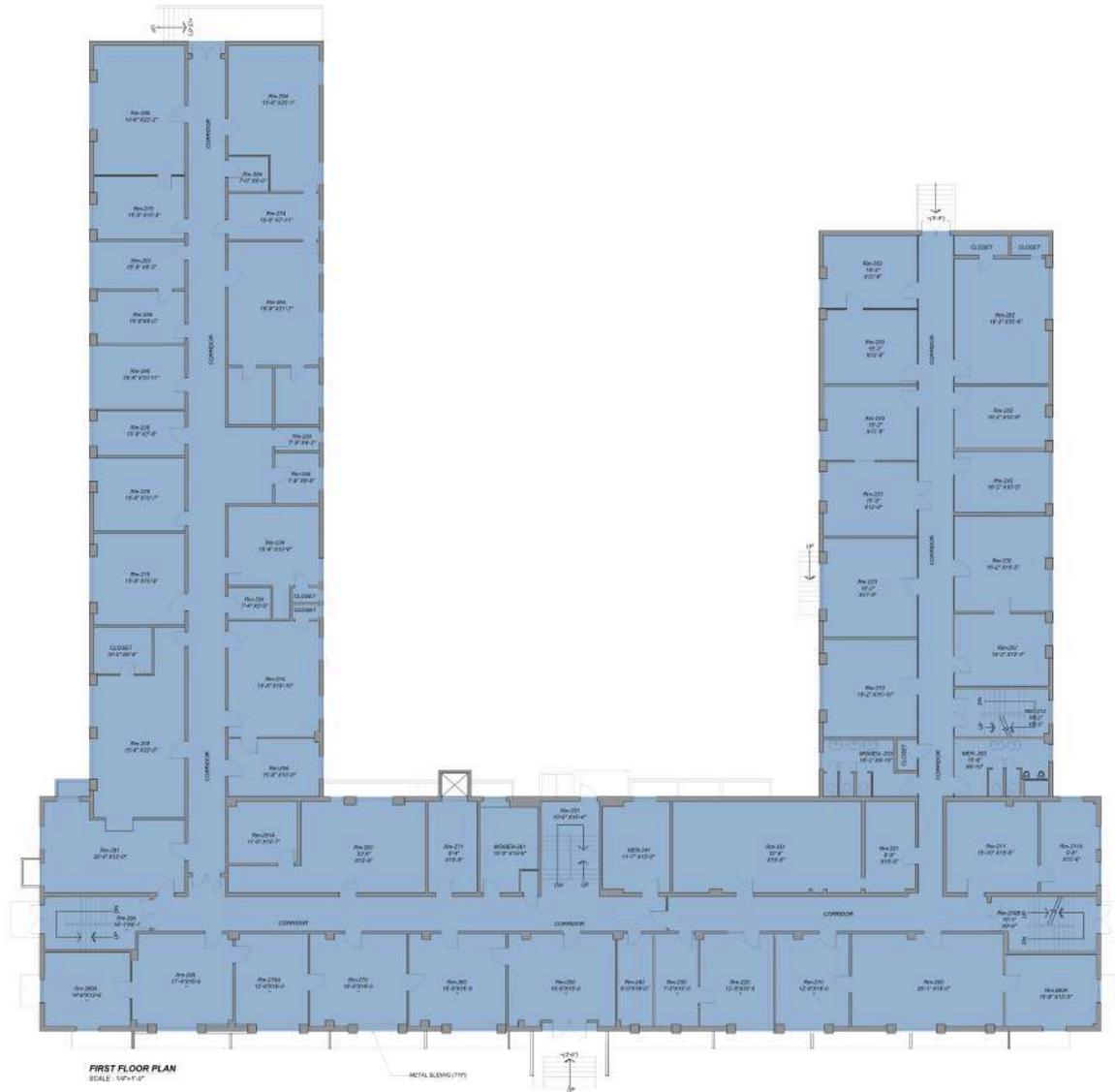
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FIRST FLOOR AVAILABILITY





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PROPERTY AERIAL



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LOCATION AERIAL



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REGIONAL AERIAL



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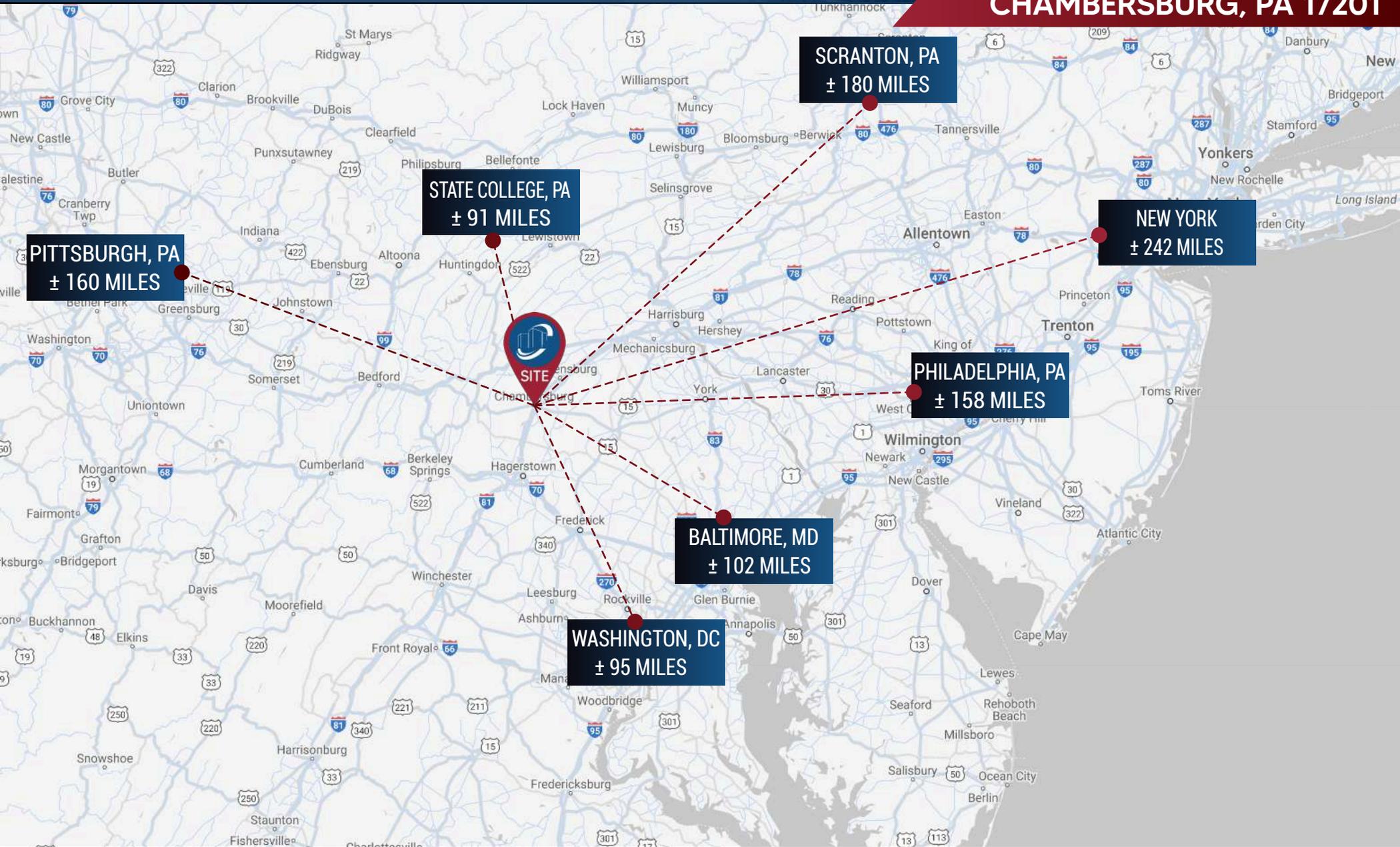


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DEMOGRAPHICS

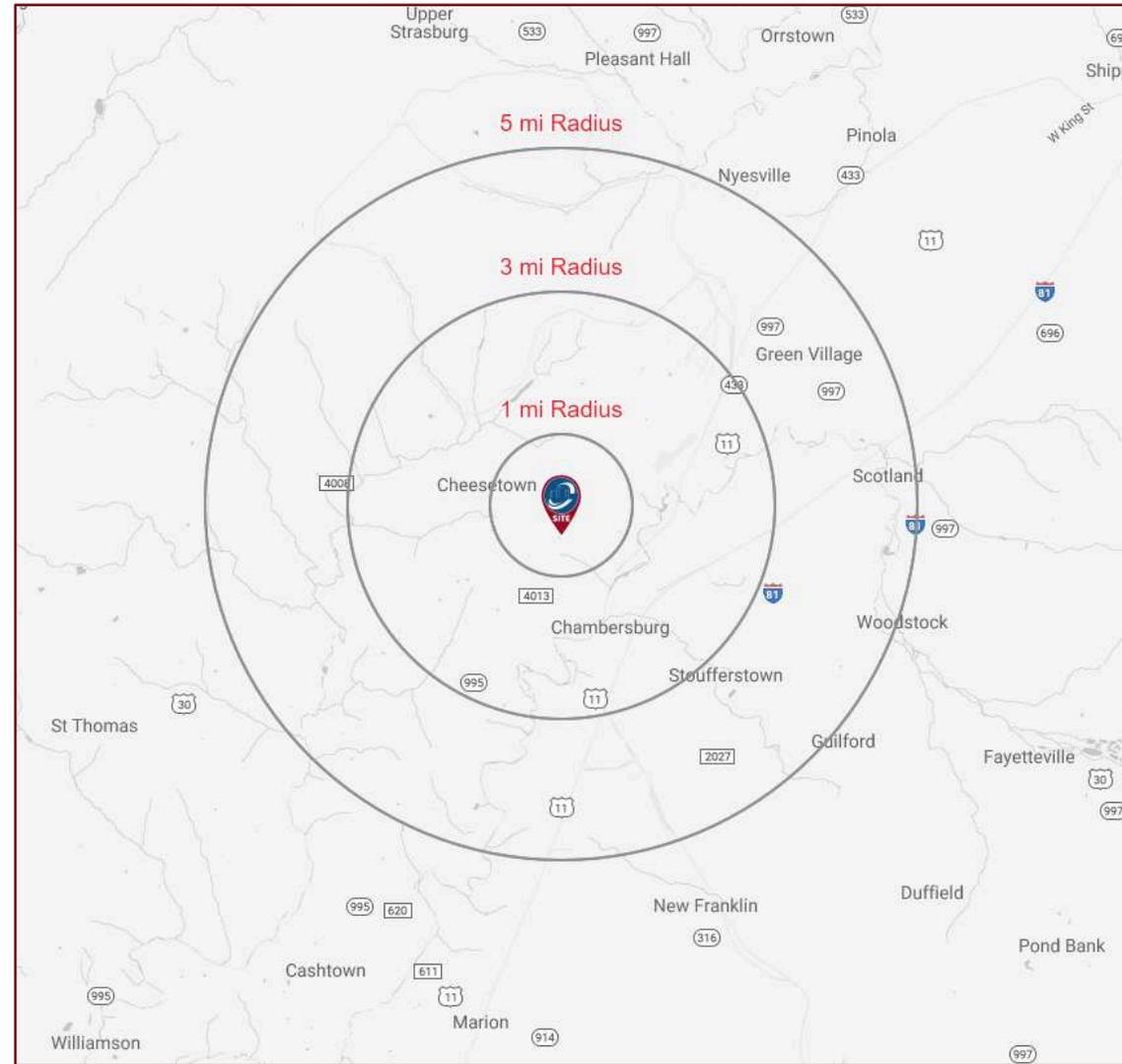
POPULATION	
1 MILE	2,270
2 MILE	28,250
3 MILE	46,514

HOUSEHOLDS	
1 MILE	909
2 MILE	11,525
3 MILE	19,184

AVERAGE HOUSEHOLD INCOME	
1 MILE	\$102,395
2 MILE	\$93,199
3 MILE	\$99,287

TOTAL BUSINESSES	
1 MILE	79
2 MILE	348
3 MILE	1,529

TOTAL EMPLOYEES (DAYTIME POPULATION)	
1 MILE	1,134
2 MILE	4,482
3 MILE	15,307





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CHAMBERSBURG, PA

AREA OVERVIEW: Nestled in the heart of Franklin County, Chambersburg serves as a strategic gateway to new markets, resources, and partnerships. As the largest municipal electric utility in Pennsylvania, we provide businesses with reliable, affordable energy solutions supported by cutting-edge infrastructure and a commitment to sustainability. Additionally, our unique position as one of the few municipalities in the state to operate a public gas utility offers businesses access to a reliable and cost-effective energy source.

In addition to our robust utilities, Chambersburg's thriving business community benefits from a strategic location with easy access to major transportation routes, a skilled workforce, and a supportive ecosystem of local government, economic development agencies, and business organizations. From startup ventures to established enterprises, Chambersburg welcomes businesses of all sizes and sectors. With a diverse array of commercial properties, incentives for growth, and a pro-business climate, the town is primed to accommodate your vision and fuel your success.



LETTERKENNY ARMY DEPOT

Originally established as an ammunition depot, LEAD in Chambersburg, Pennsylvania, is now a leading force in repairing and modernizing air and missile defense systems crucial for multi-domain operations. With over 18,000 acres, LEAD stands as the second largest employer in Franklin County, with over 1,600 employees fueling over a quarter of a billion dollars annually into the region. The workforce's dedication is evident through various awards, showcasing their loyalty and hard work, while Team Letterkenny drives improvement initiatives across the depot. Certified in quality management systems and health and safety standards, LEAD operates under the U.S. Army Aviation and Missile Life Cycle Management Command, embodying over 80 years of unwavering commitment to delivering excellence to the nation's warfighters.



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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 or 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.