

# CHAMBERSBURG CROSSROADS

AT INTERSTATE 81



**Q2 2027  
DELIVERY**

**987,500 SF  
AVAILABLE FOR LEASE**

4507 Philadelphia Avenue, Chambersburg, PA 17202

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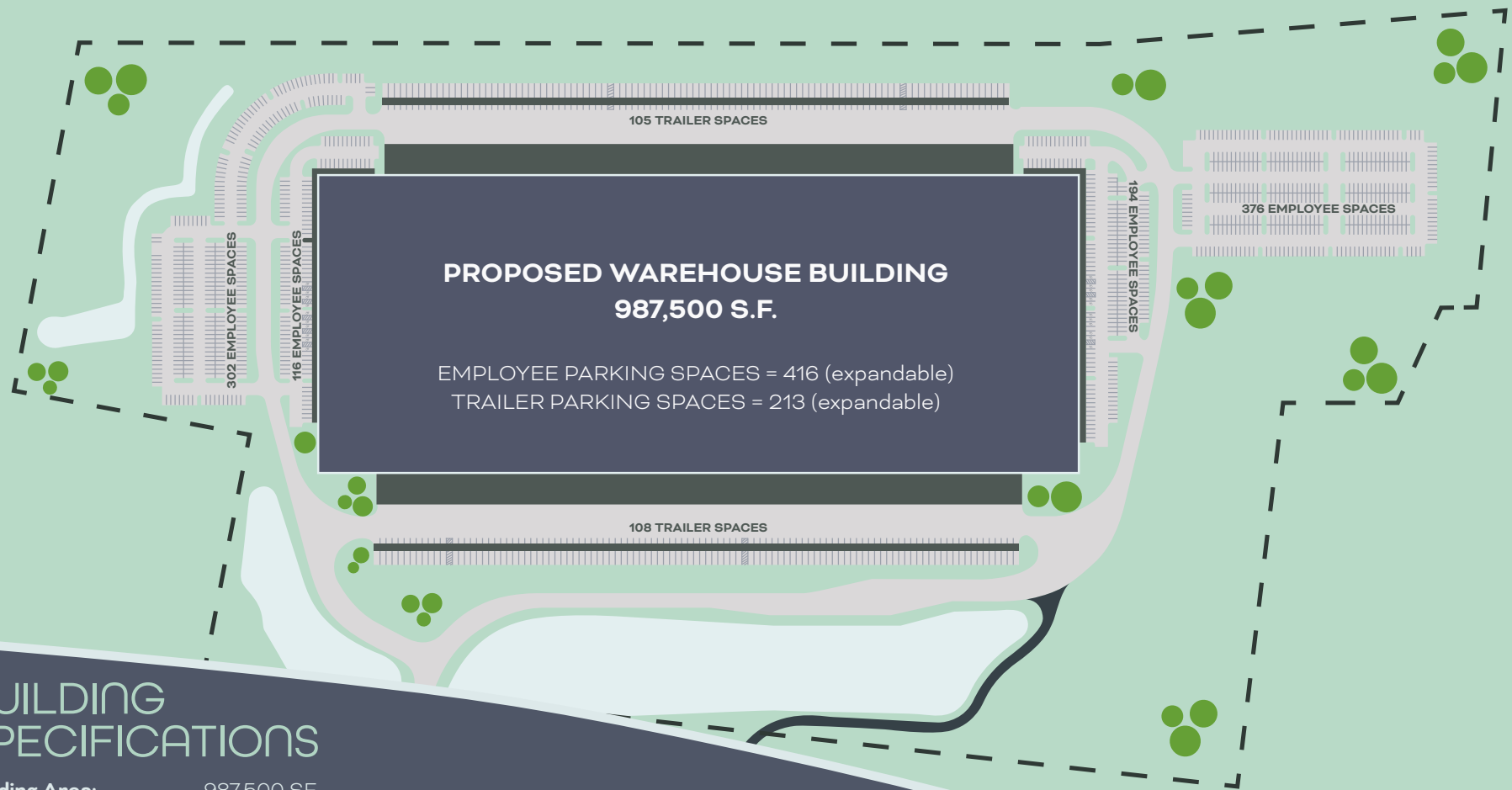
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## BUILDING SPECIFICATIONS

**Building Area:** 987,500 SF

**Building Dimensions:** 625' Depth x 1,580' Width

**Column Spacing:** 56' Wide x 50' Deep (typical),  
62'6" Deep Speed Bay

**Clear Height:** 40' Minimum (inside first column line)

**Loading Doors:** 164 (9' x 10') Dock Doors, 100 of them  
equipped with 40,000 lb mechanical  
levelers & seals

**Drive-In Doors:** 4 (14' x 16')

**Car Parking:** 416 Spaces (expandable to 988)

**Trailer Parking:** 213 Stalls (expandable to 416)

**Truck Court Depth:** 185'

**Lighting:** LED Lighting w/  
Motion-sensors to provide 30 FC

**Sprinkler:** ESFR System

**HVAC:** Direct fired, roof-mounted, make up air units to  
maintain 50 degrees inside at 0 degrees outside;  
1 AC/hr ventilation

**Power:** 4,000 amp minimum, 277/480 volt, 3-phase, 4-wire service

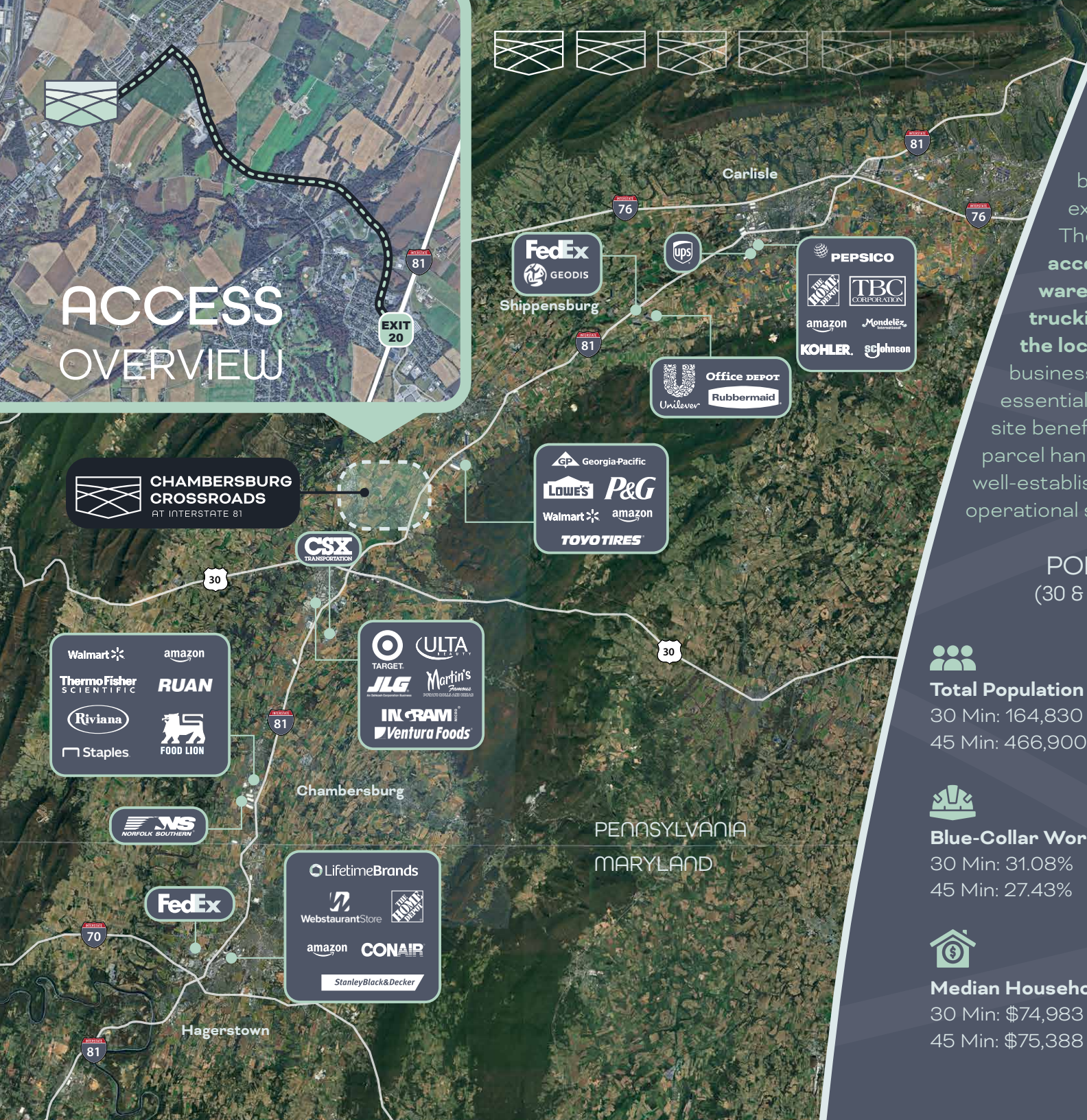
**Construction:** Precast concrete

**Roof:** 60-mil TPO (R-30 insulation)

**Floor:** 7", 4,000 PSI non-reinforced concrete slab



# ACCESS OVERVIEW



Strategically positioned less than **5 minutes from I-81**, this property taps into a robust blue-collar labor pool that exceeds national averages. The location offers **immediate access** to a market where **warehousing, distribution, and trucking operations drive 50% of the local economy**—ensuring businesses can recruit and retain essential workforce talent. The site benefits from proximity to major parcel handling facilities, creating a well-established logistics ecosystem for operational synergies.

## POPULATION DATA (30 & 45 MINUTE RANGES):



**Total Population**  
30 Min: 164,830  
45 Min: 466,900



**Total Labor Force**  
30 Min: 82,298  
45 Min: 232,434



**Blue-Collar Workers**  
30 Min: 31.08%  
45 Min: 27.43%

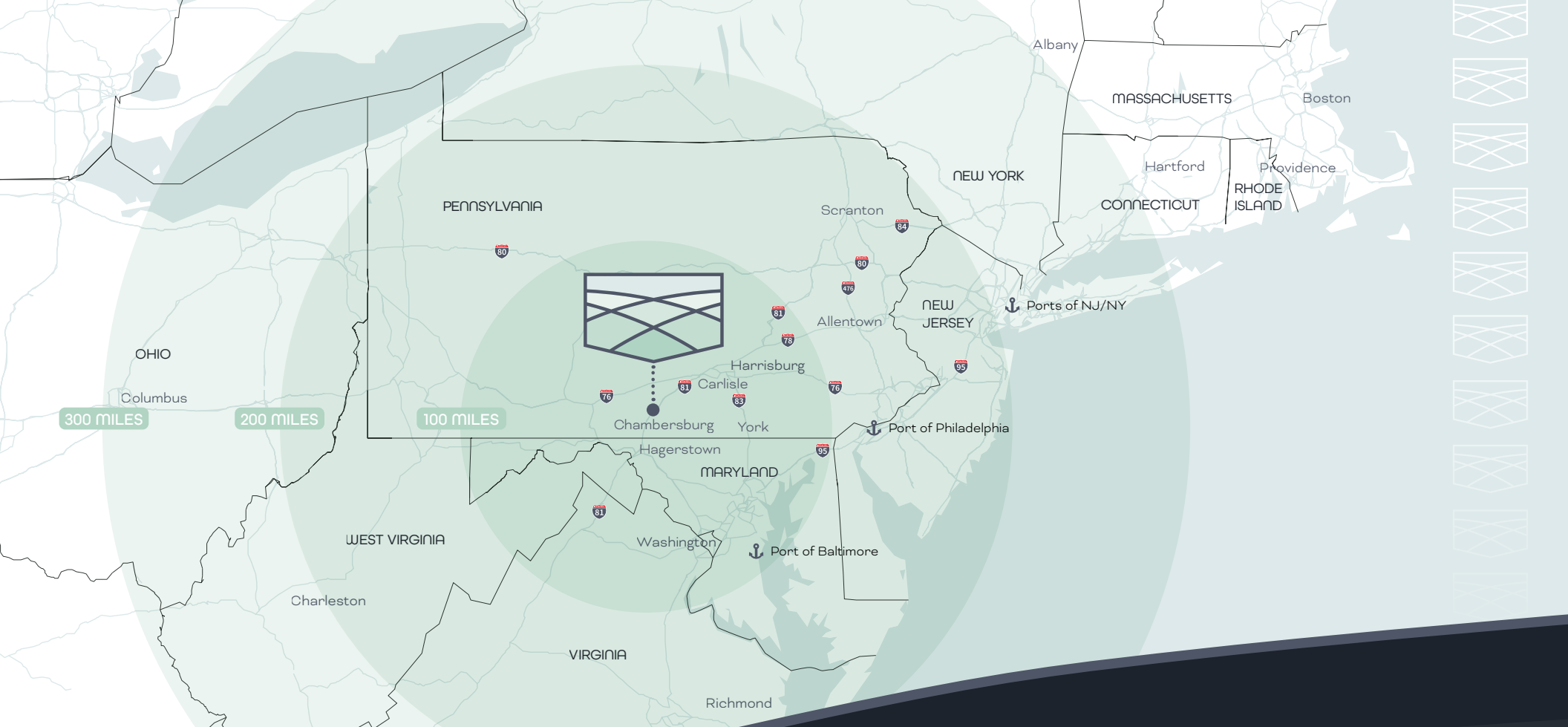


**Median Home Value**  
30 Min: \$272,219  
45 Min: \$295,540



**Median Household Income**  
30 Min: \$74,983  
45 Min: \$75,388





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