



maple^{tree}

177,600 SF

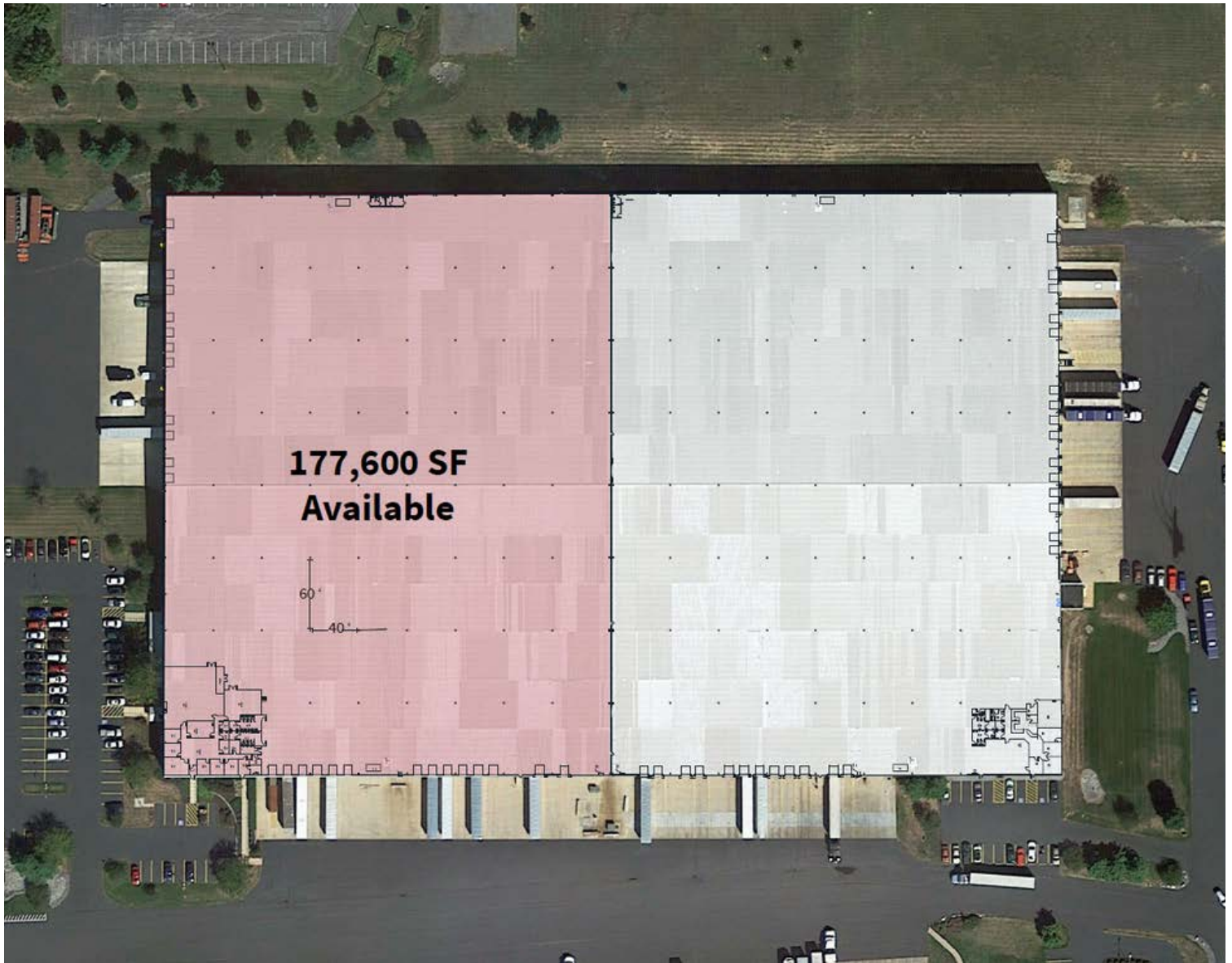
Available for lease

1440 Sheffler Drive

Chambersburg, PA 17201



Building Aerial & Specifications



Building Specifications

Building Size: 355,200 SF

Available Space: 177,600 SF

Year Built: 1996

Office Space: 6,456 SF

Clear Height: 32'

Column Spacing: 60'w x 40'd typical

Lighting: LED fixtures on motion sensors

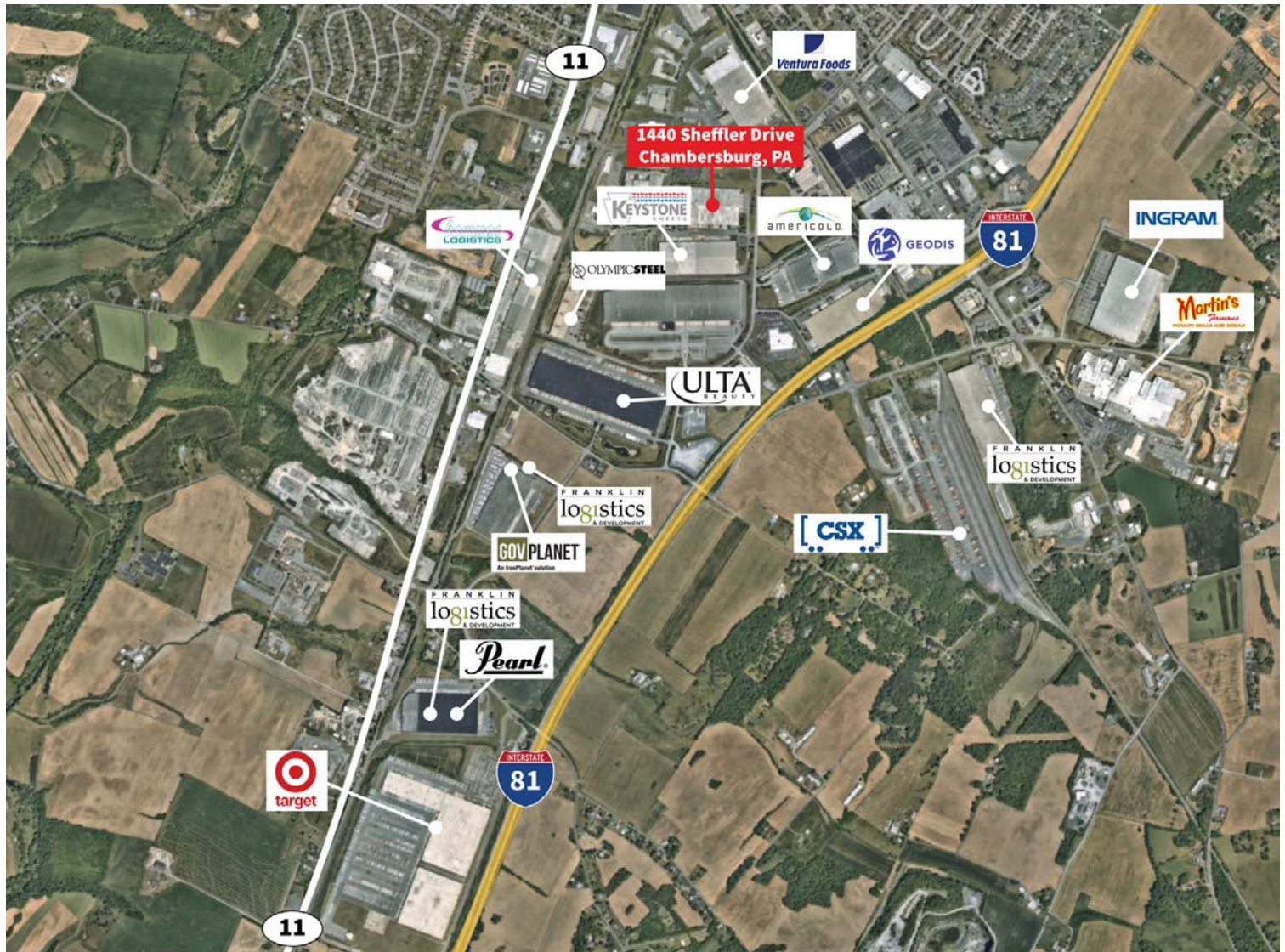
Loading Doors: 24 equipped dock doors

Drive-in Doors: 1 drive-in door

Car Parking: 86 car parking spaces

Sprinkler: ESFR system

Location Overview



Parcel & Intermodal

	Miles	Minutes
CSX Intermodal Chambersburg	2.7 miles	14 minutes
NS Intermodal Greencastle	13.7 miles	18 minutes
FedEx Ground Newville	25.1 miles	27 minutes
FedEx Ground Hagerstown	25.2 miles	31 minutes
UPS Carlisle (1 Ames Drive)	32.3 miles	34 minutes
USPS Harrisburg	55.8 miles	55 minutes
NS Intermodal Harrisburg	56.4 miles	56 minutes
UPS Harrisburg	57.4 miles	60 minutes
FedEx Ground Lewisberry	60.7 miles	62 minutes

Regional Overview



30-Minute Drive Time

Total Population

222,211



Total Labor Force

110,454



Blue Collar %

30%



Unemployment Rate

3.3%



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