

1,006,500 SF AVAILABLE FOR LEASE



CHAMBERSBURG LOGISTICS PARK

6101 Archer Drive, Chambersburg, PA



IMMEDIATE ACCESS
TO EXIT 10 OF I-81



8,000 AMPS
OF POWER



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Chambersburg Logistics Park is strategically located directly off Exit 10 on Interstate 81. This key geographic location benefits from proximity to major industrial infrastructure and connectivity to the Northeast US.

The I-81 corridor is home to the largest industrial occupiers and Fortune 500 companies in addition to large parcel hubs, intermodal yards and truck terminals.

The property is within a 10-minute drive to the heart of Chambersburg, where the blue-collar labor supply surpasses the national average.



8,000 amps of power existing



I-81 highway visibility



Ample parking and expansion options



Access to 40% of the US population within a 600 mile radius



Three parcel hubs within 40 minutes



REGIONAL ACCESS

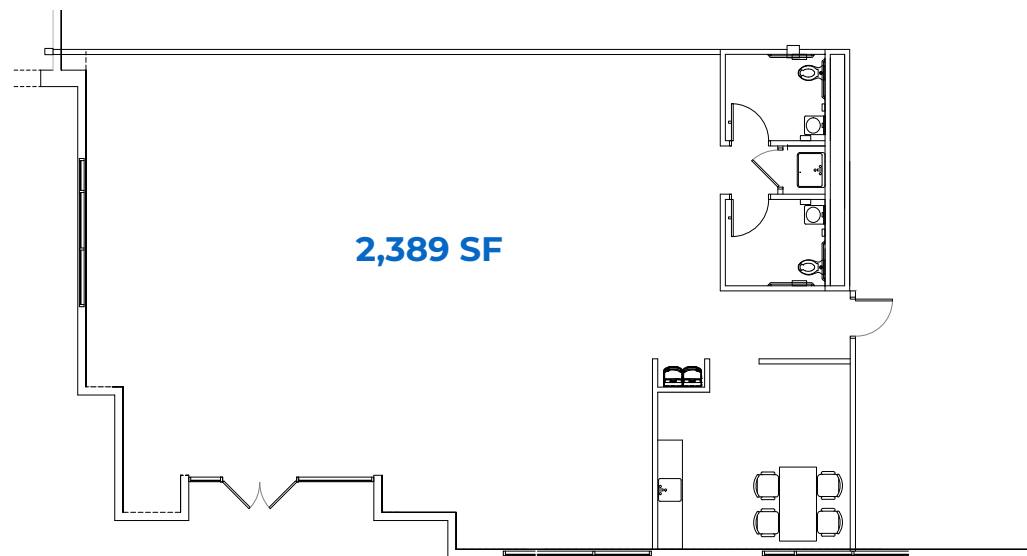


BUILDING SPECIFICATIONS

Building Area	1,006,500 SF
Office Area	2,389 SF
Building Dimensions	1,650' W x 610' D
Configuration	Cross-dock
Clear Height	40'
Loading Doors	101 dock doors with 35,000 lb. mechanical levelers, seals, bumpers, and dock lights. Expandable to 170 doors total.
Drive-in Doors	Four 14' x 16' automatic drive-in doors with ramps
Trailer Stalls	213 dedicated trailer stalls. Expandable to 303 stalls total.
Car Parking	375 spaces Expandable to 561 spaces total.
Column Spacing	56' W x 49' D typical with 60' speed bays
Floor Slab	7" thick, 4000 psi; average flatness and levelness rating of 50 and 35 Floor Coated with Ashford Formula
Roof	60 mil TPO system
Gas	Propane service provided from onsite 30,000-gallon tank
Electric	Two (2) 4,000 AMP, 277/480 volt, 3-phase, 4-wire main services (total 8,000 AMP)
Fire Protection	ESFR fire sprinkler system with k-25.2 rated heads
HVAC	Roof-mounted, propane fired make-up air units
Lighting	LED fixtures with motion sensors

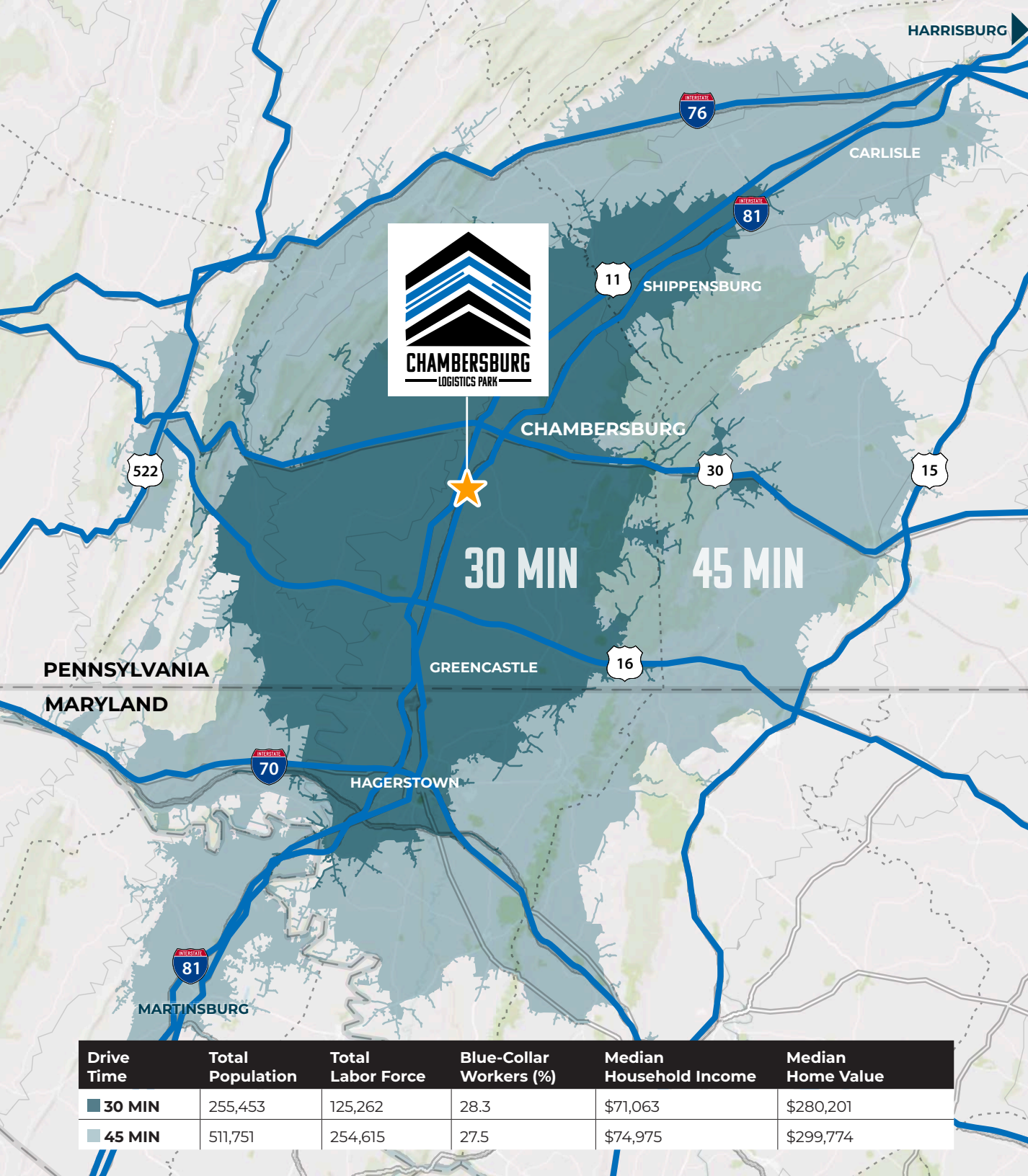


OFFICE PLAN



SITE PLAN





HIGH POPULATION & LABOR REACH

The property is within a 10-minute drive to the heart of Chambersburg, where the blue-collar labor supply surpasses the national average and approximately 50% of the jobs are in the warehousing, distribution or trucking industries.

WITHIN A 30 MIN RADIUS



255,453
total population

28.3% of workers
are blue-collar

50% of jobs
are in warehousing,
distribution, and trucking

Drive Time	Total Population	Total Labor Force	Blue-Collar Workers (%)	Median Household Income	Median Home Value
30 MIN	255,453	125,262	28.3	\$71,063	\$280,201
45 MIN	511,751	254,615	27.5	\$74,975	\$299,774

MAJOR CORPORATE OCCUPIERS



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6101 ARCHER DRIVE, CHAMBERSBURG, PA

Location

PARCELS AND INTERMODAL

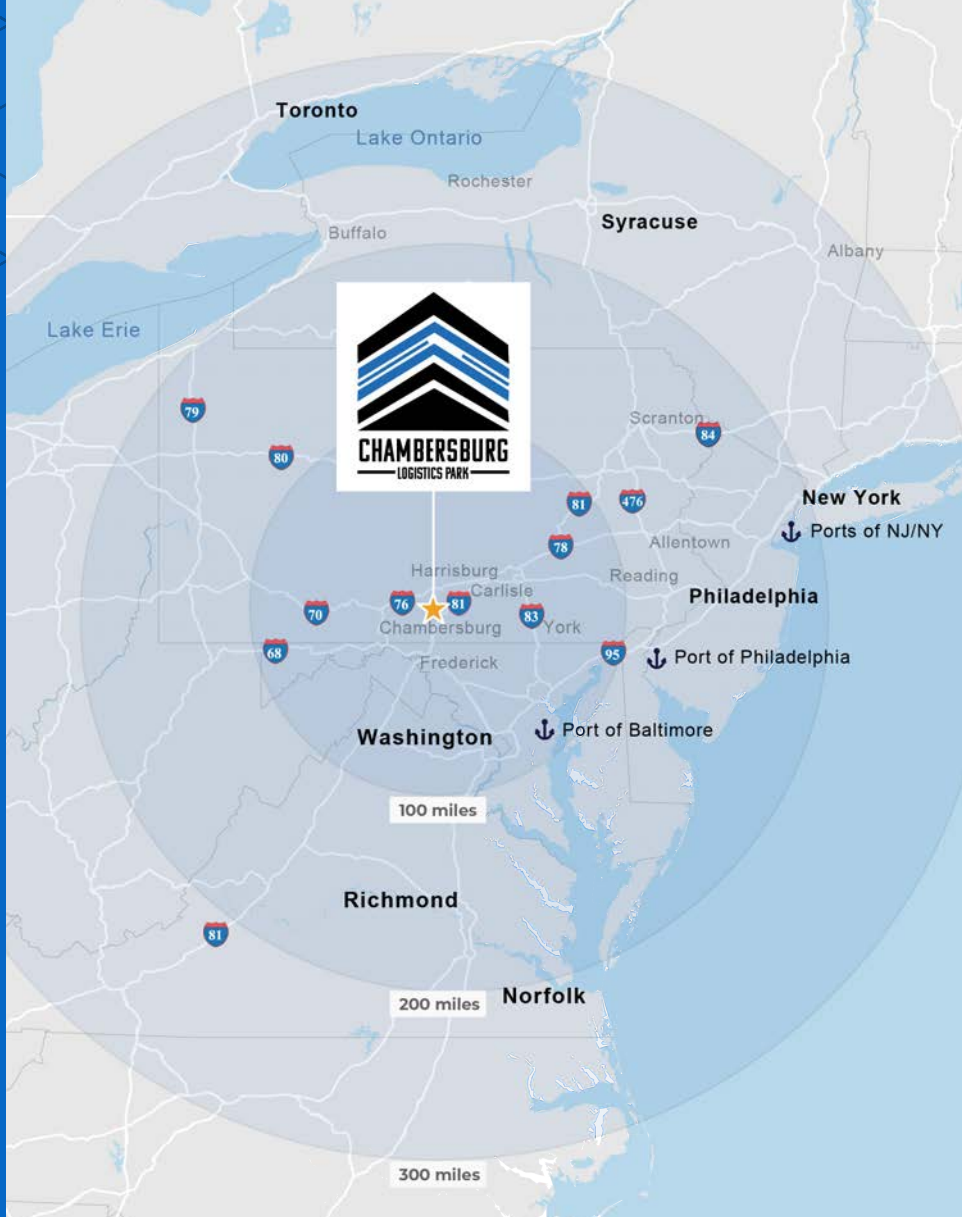
CSX Chambersburg	5 miles	8 min
Norfolk Southern Greencastle	8 miles	10 min
Fedex Ground Hub Hagerstown	19 miles	20 min
FedEx Ground Hub Newville	28 miles	26 min
UPS Hub Carlisle	36 miles	36 min
Norfolk Southern Harrisburg	57 miles	1 hr
FedEx Ground Hub Lewisberry	60 miles	1 hr 4 min
UPS Hub Middletown	69 miles	1 hr 8 min

PORTS

Baltimore	98 miles	1 hr 54 min
Philadelphia	167 miles	3 hr 15 min
Newark/Elizabeth	202 miles	3 hr 50 min

MAJOR CITIES

Baltimore, MD	97 miles	1 hr 32 min
Washington, DC	94 miles	1 hr 45 min
Pittsburgh, PA	161 miles	2 hr 47 min
Philadelphia, PA	164 miles	2 hr 47 min
New York, NY	227 miles	3 hr 41 min



Endurance Real Estate Group, LLC, formed in 2002, is a Radnor, PA based real estate owner/ developer focused on income and value add industrial opportunities located in the Mid-Atlantic region. Since its formation, Endurance has acquired and developed over \$1.3 billion of assets totaling 21 million square feet, and currently owns and operates a portfolio totaling over 7.5 million square feet consisting of 63 buildings. Endurance is currently developing or entitling over 2 million square feet of distribution buildings in several projects across the Mid-Atlantic.



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