

CHAMBERSBURG CROSSROADS

AT INTERSTATE 81



**Q4 2027
DELIVERY**

**987,500 SF
AVAILABLE FOR LEASE**

4507 Philadelphia Avenue, Chambersburg, PA 17202

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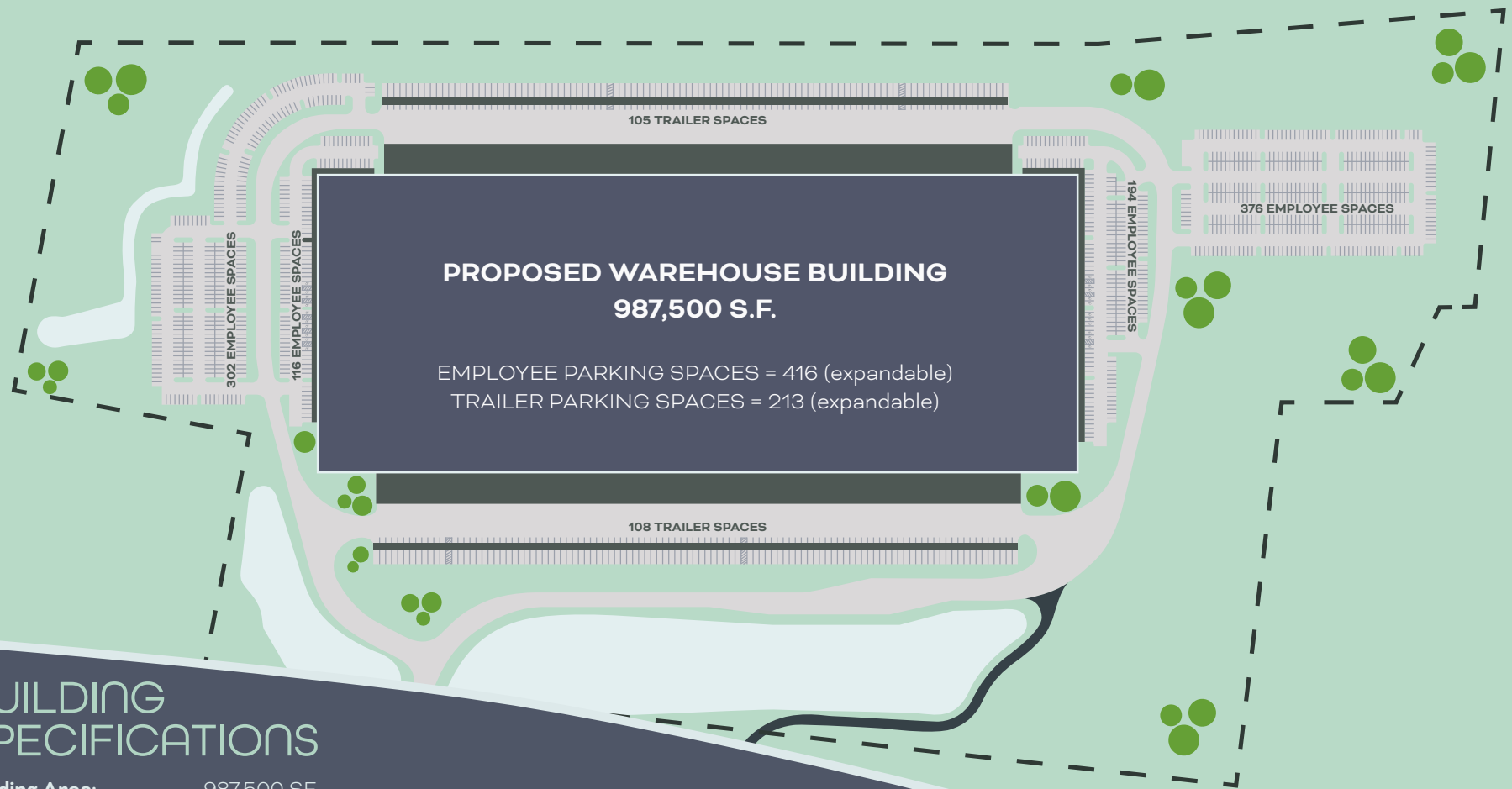
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BUILDING SPECIFICATIONS

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

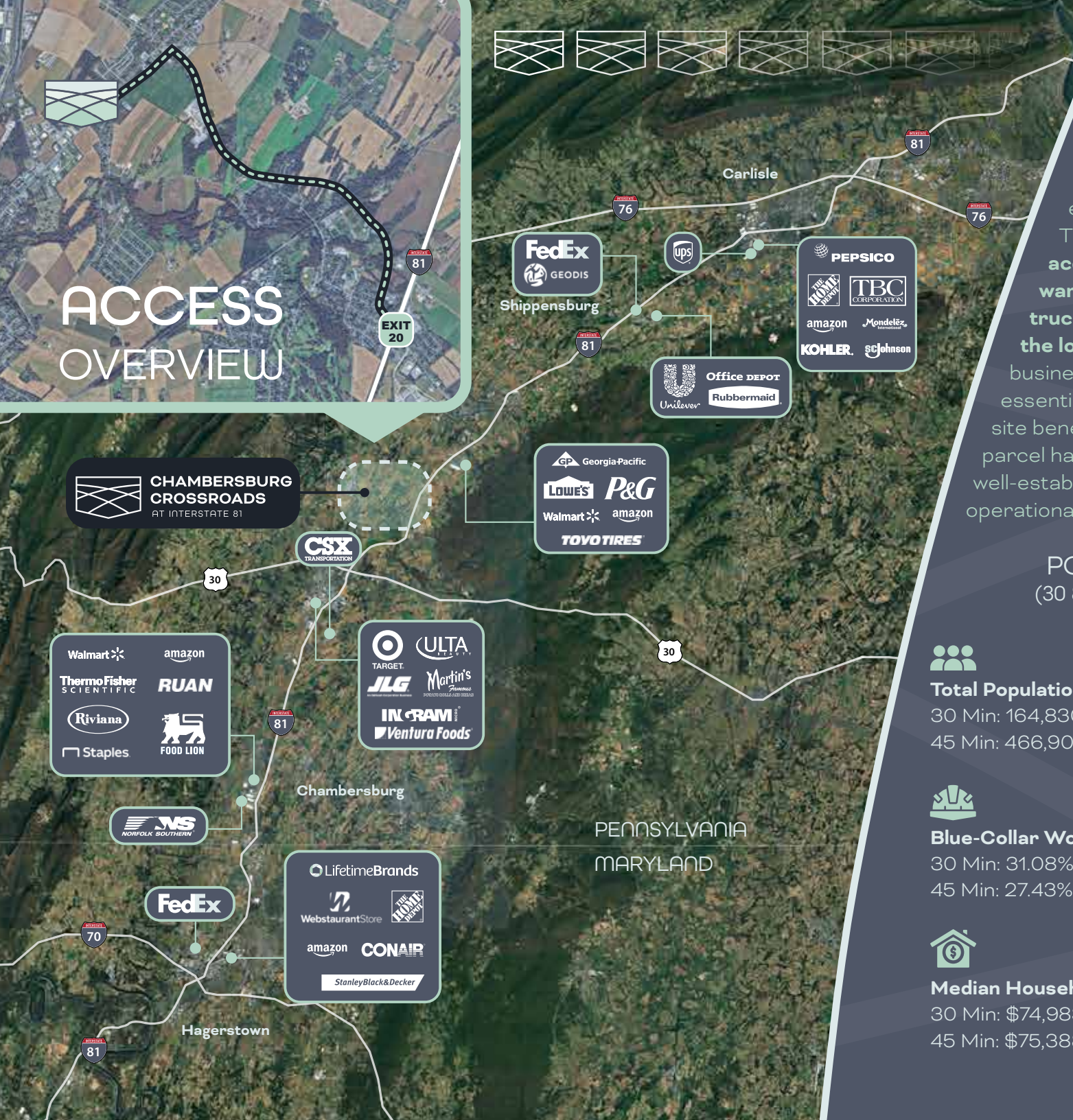
Construction: Precast concrete

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%

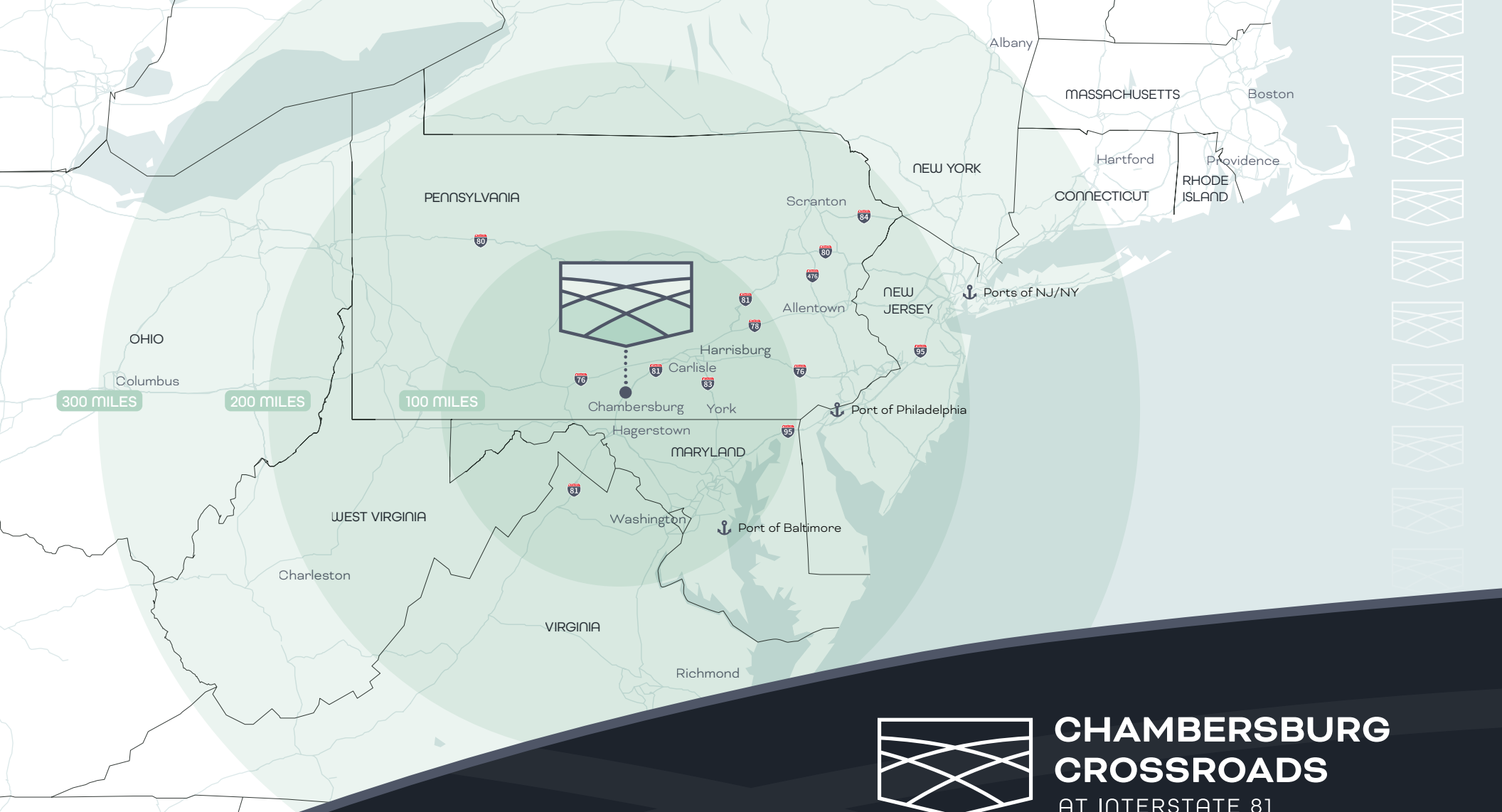


Median Home Value
30 Min: \$272,219
45 Min: \$295,540



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





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