

CHAMBERSBURG LOGISTICS PARK

1,006,500 SF

AVAILABLE FOR LEASE

6101 ARCHER DRIVE
CHAMBERSBURG, PA



HEAVY POWER

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LOCATION & MARKET

OVERVIEW

Chambersburg Logistics Park is ideally located on the I-81/78 Distribution Corridor in Chambersburg, PA, already established, yet under-served, center for many national retailers, eCommerce companies, and third-party logistics firms. The corridor is located within a four (4) hour drive of Baltimore, Washington DC, Pittsburgh, Philadelphia and New York City, making it one of the most critically important industrial markets in the nation.

Businesses are highly attracted to Chambersburg's excellent location, which is ideal for reaching industrial and consumer markets of more than 100 million people by truck, rail, sea or air. Chambersburg is within 500 miles of half the U.S. population; under a two-hour drive from major cities such as Washington DC and Baltimore, and within a day's drive from other northeast metropolitan centers, including Philadelphia, New York City, Boston and Toronto. Interstate 81 is immediately accessible from the site and connects to other major highways and arterial roads, such as Interstates 76, and 70.



CHAMBERSBURG LOGISTICS PARK

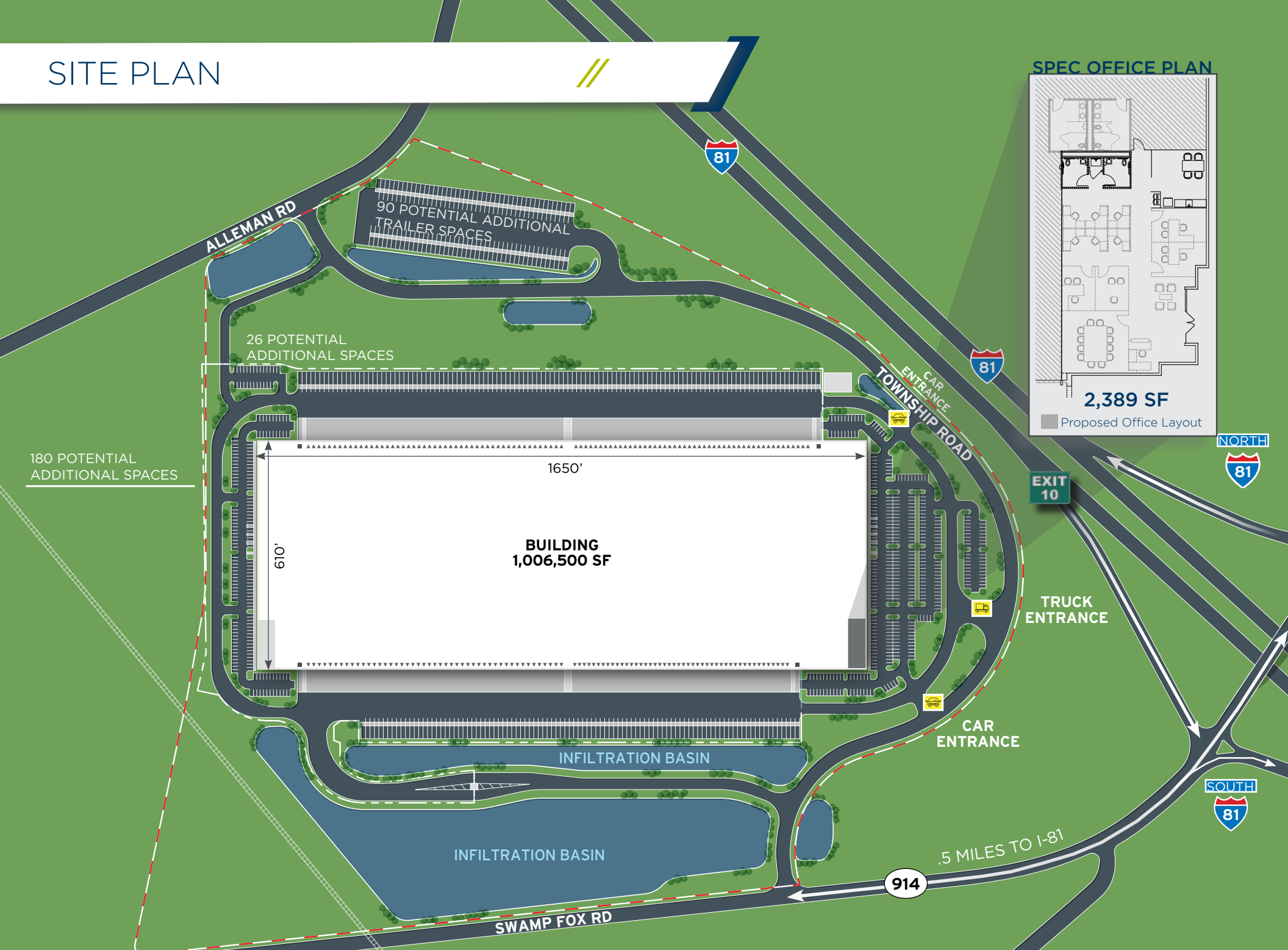
6101 ARCHER DRIVE
CHAMBERSBURG, PA

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The I-81/78 Corridor is one of the largest and fastest growing industrial markets in North America. The driving factors of the market include multi-modal infrastructure, low operating costs, regional parcel and freight hubs, a high concentration of 3PL carriers, a super-regional highway network and an abundant labor force. Perhaps the largest driver is the outbound capability of this region, which provides access to over one-third of the United States population and more than one-half of the Canadian population within a one-day drive.

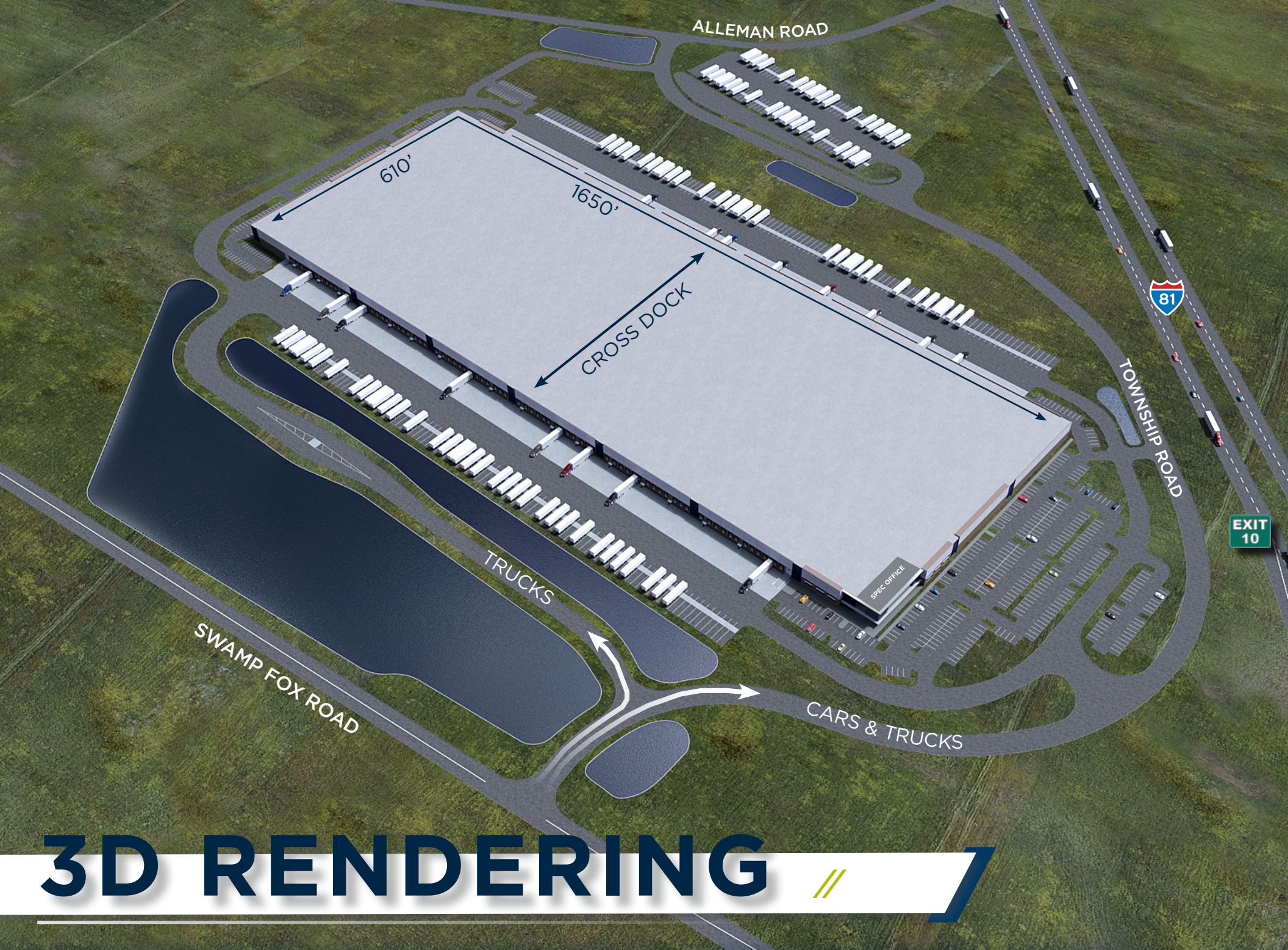
BUILDING SPECIFICATIONS //

| | |
|---------------------------------------|--|
| ADDRESS | Chambersburg Logistics Park 6101 Archer Drive (Exit 10 of Interstate 81) |
| BUILDING DIMENSIONS | 610' x 1650' |
| SITE AREA | 93 Acres |
| TOTAL BUILDING SF | 1,006,500 SF |
| TOTAL OFFICE SF | 2,389 SF |
| TRAILER PARKING | 213 (expandable to 303) |
| CAR PARKING | 375 (expandable to 561) |
| DOCK DOORS | 170 (101 equipped, 69 knock-outs) |
| 101 FITOUT DOCK POSITIONS TO INCLUDE: | <ul style="list-style-type: none"> • 9'x10' OHD (vision panels) • Dock Seals • Dock Lights • 35KLB Mechanical Dock Levelers (bumpers included) • Z-guard Track Protection |
| DRIVE INS | 4 - 14' x 16' |
| CLEAR HEIGHT | 40' |
| COLUMN SPACING | 56W' X 49D' Typical |
| SPEED BAYS | 60' |
| TRUCK COURT | 185' (Concrete dolly pad at all loading areas) |
| CONFIGURATION | Cross-dock |
| LIGHTING | LED |
| SPRINKLER SYSTEM | ESFR |
| ELECTRICAL | 8,000 Amps (existing 4,000 Amps service, and setup in-process for a second 4,000 Amps service), 277/480 volt, 3-phase service via 34.5kV transmission line on the property |
| CLERESTORY WINDOWS | Approximately one (1) per structural bay |



2,389 SF

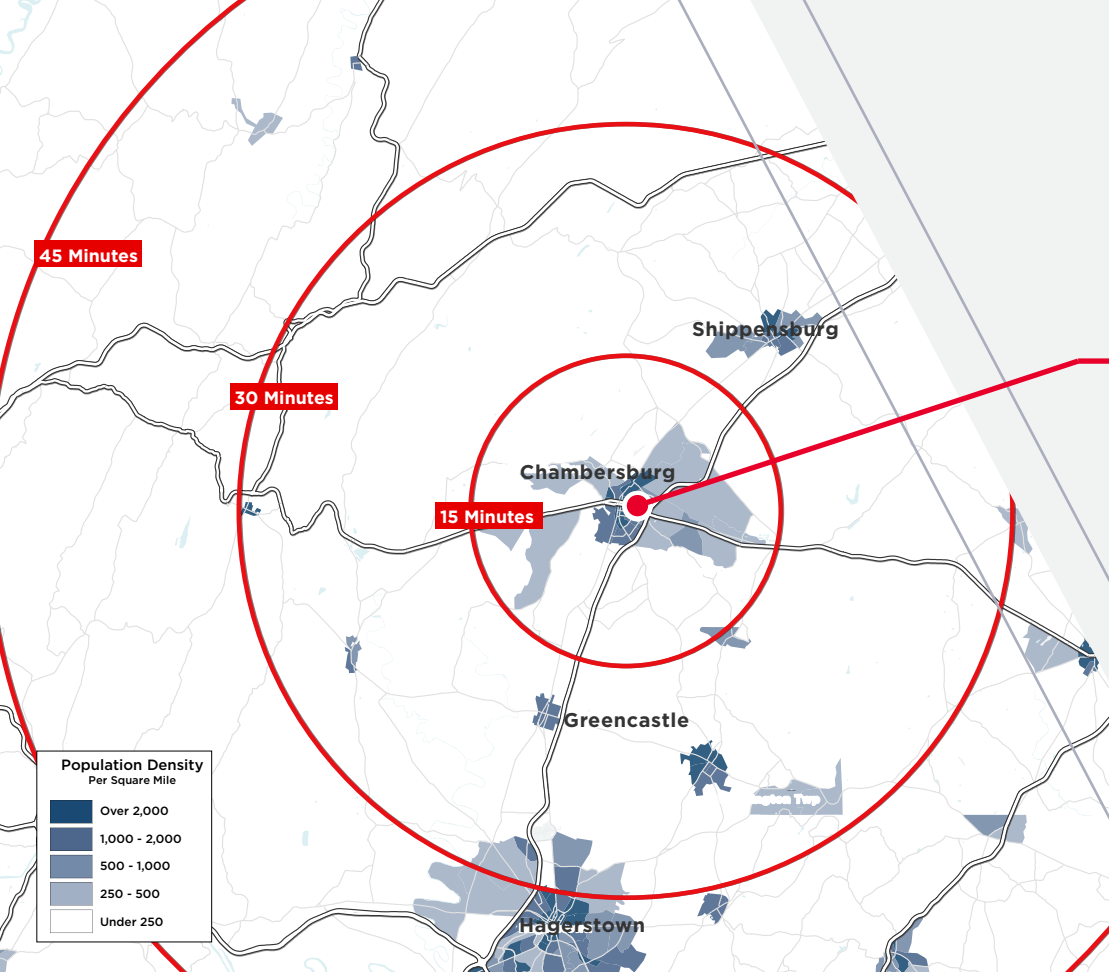
Proposed Office Layout



3D RENDERING

LABOR & POPULATION OVERVIEW

CHAMBERSBURG LOGISTICS PARK



The property is strategically located within a 10-minute drive to the heart of Chambersburg. The labor supply in this area surpasses the national average, with a population of 64,315 people (ages 16+) within a 15-minute drive time. Of that population, 51,732 people are actively employed in the labor force. The population increases to 469,725 people within a 45-minute drive time. Franklin County has sustained positive growth in its population and labor force in recent years.

In comparison to the national average, Franklin County is considered a hotspot for blue collar employees. When broken down by drive time, the percentage of blue collar employees is 29.0% within 15 minutes, 28.8% within 30 minutes, and 27.4% within 45 minutes.

Overall, the blue collar workforce and total population in and around Franklin County has made the area highly attractive for industrial warehousing.

CHAMBERSBURG LOGISTICS PARK - LABOR STATISTICS

| POPULATION (age 16+) | 15 Minutes | 30 Minutes | 45 Minutes |
|-------------------------|------------|------------|------------|
| Population | 64,315 | 208,145 | 469,725 |
| Labor Force | 51,732 | 167,995 | 383,253 |
| Blue Collar % | 29.0% | 28.8% | 27.4% |
| Unemployment % | 6.4% | 5.8% | 5.6% |
| Median Household Income | \$61,685 | \$58,847 | \$61,624 |
| Median Home Value | \$199,956 | \$203,845 | \$218,053 |

DISTRIBUTION PARCELS

CHAMBERSBURG LOGISTICS PARK

| LOCATION | DISTANCE | TIME |
|---|------------|---------|
| PARCELS | | |
| FedEx Express 1409 Oakmont Dr Hagerstown, MD 21740 | 24.1 miles | 26 mins |
| Norfolk Southern 612 Antrim Commons Dr Greencastle, PA 17225 | 9.6 miles | 12 mins |
| CSX Intermodal Chambersburg 700 Kriner Rd Chambersburg, PA 17202 | 4.5 miles | 7 mins |
| UPS Carlisle Hub 1 Ames Dr Carlisle, PA 17015 | 36.6 miles | 37 mins |



**CUSHMAN &
WAKEFIELD**

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CHAMBERSBURG LOGISTICS PARK

LOCATION

DISTANCE

TIME

MAJOR CITIES

| | | |
|------------------|-----------|-------------|
| Baltimore, MD | 97 miles | 1 hr 32 min |
| Washington, D.C. | 94 miles | 1 hr 45 min |
| Pittsburgh, PA | 161 miles | 2 hr 47 min |
| Philadelphia, PA | 164 miles | 2 hr 36 min |
| New York, NY | 227 miles | 3 hr 41 min |
| Boston, MA | 440 miles | 7 hr 2 min |