

2633 WCN DRIVE

CHAMBERSBURG, PENNSYLVANIA



±250,000 SF

AVAILABLE FOR LEASE

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FRANKLIN
logistics
& DEVELOPMENT

**CUSHMAN &
WAKEFIELD**

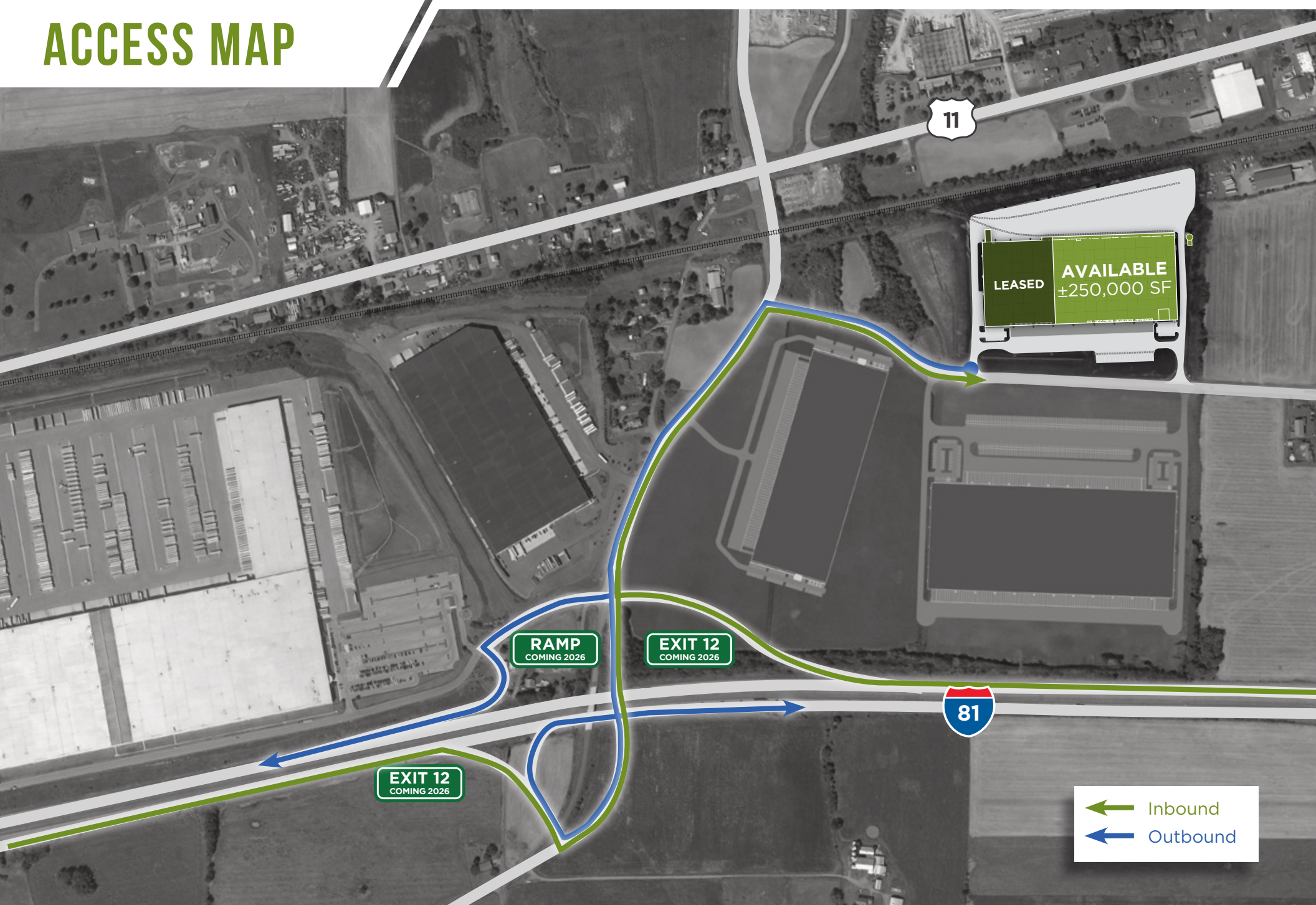
BUILDING SPECS



TOTAL BUILDING SF	±452,574 SF
AVAILABLE SF	±250,000 SF
OFFICE	±2,700 SF
CLEAR HEIGHT	32'
DOCK DOORS	±20 DOCK DOORS

AUTO PARKING	±18 TOTAL SPACES
TRAILER PARKING	±23 TOTAL SPACES
LIGHTING	LED LIGHTING
FIRE PROTECTION	ESFR SPRINKLER SYSTEM
AMENITIES	RAIL ACCESS AVAILABLE

ACCESS MAP



DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES	FRANKLIN COUNTY	I-81 S
POPULATION					
■ Total Population	48,731	96,826	176,178	157,947	447,631
■ Population Density (pop/Sq Mi)	620.6	308.5	249.4	204.5	288.6
INCOME					
■ Average Household Income	\$94,475	\$102,032	\$99,319	\$100,678	\$98,128
EMPLOYMENT					
■ White Collar	13,005	25,507	47,073	42,106	120,540
■ Blue Collar	7,363	14,111	25,321	23,319	59,659
■ Services	3,663	7,036	13,654	11,823	33,053

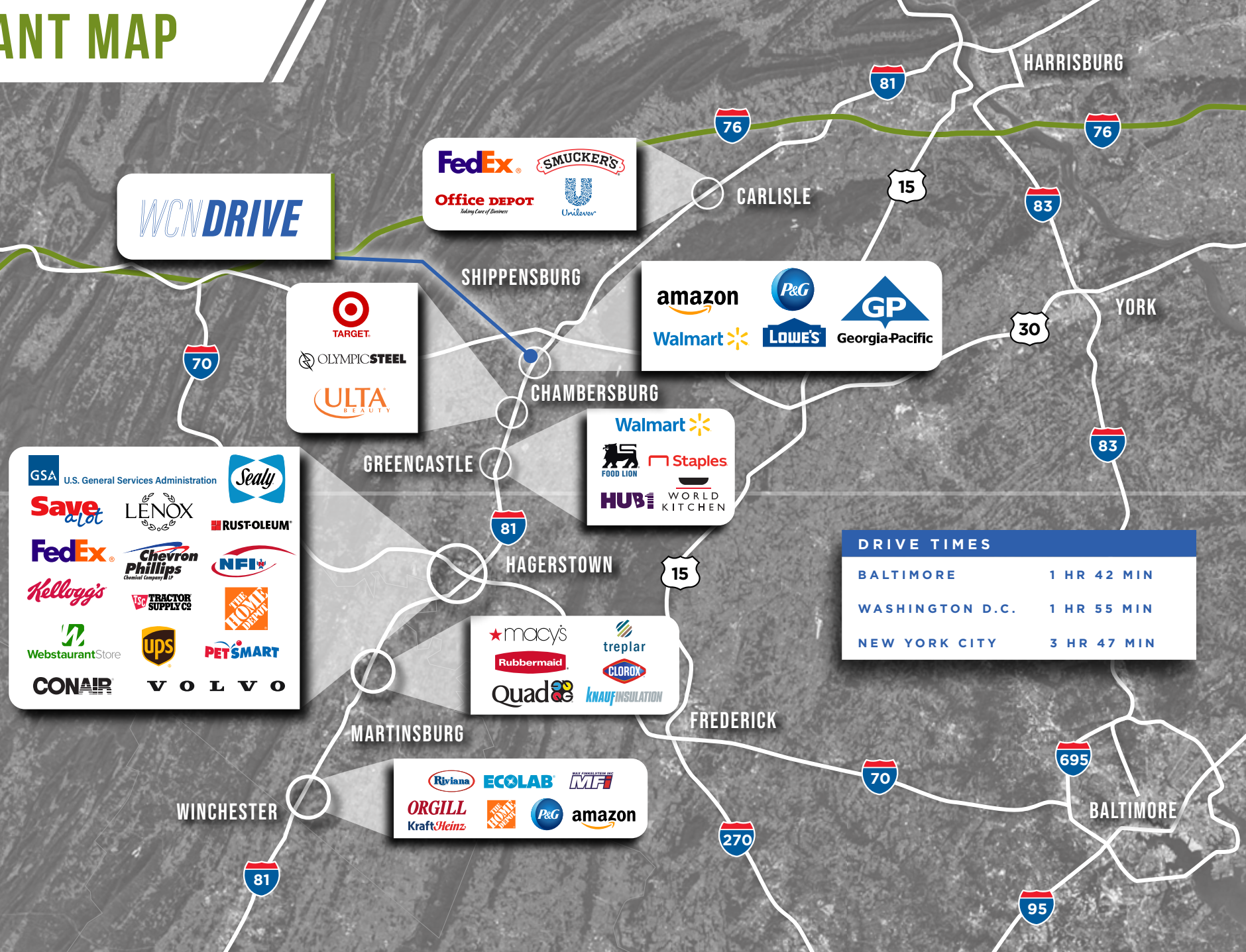


11,681,663
consumers within a
2-HOUR DRIVE



59,994,086
consumers within a
5-HOUR DRIVE

TENANT MAP



DRIVE TIMES	
BALTIMORE	1 HR 42 MIN
WASHINGTON D.C.	1 HR 55 MIN
NEW YORK CITY	3 HR 47 MIN

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FOR MORE INFORMATION, PLEASE CONTACT:

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