

CHAMBERSBURG LOGISTICS PARK



1,006,500 SF

AVAILABLE FOR LEASE

6101 ARCHER DRIVE
CHAMBERSBURG, PA

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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

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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.

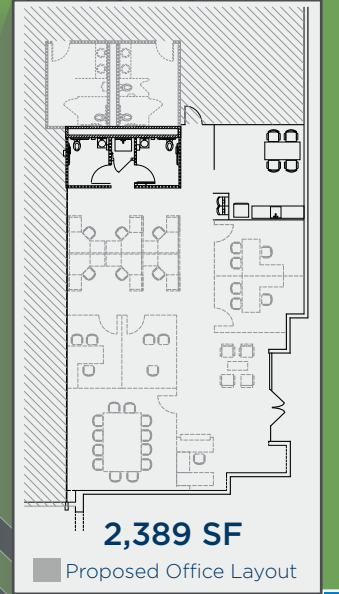
BUILDING SPECIFICATIONS //

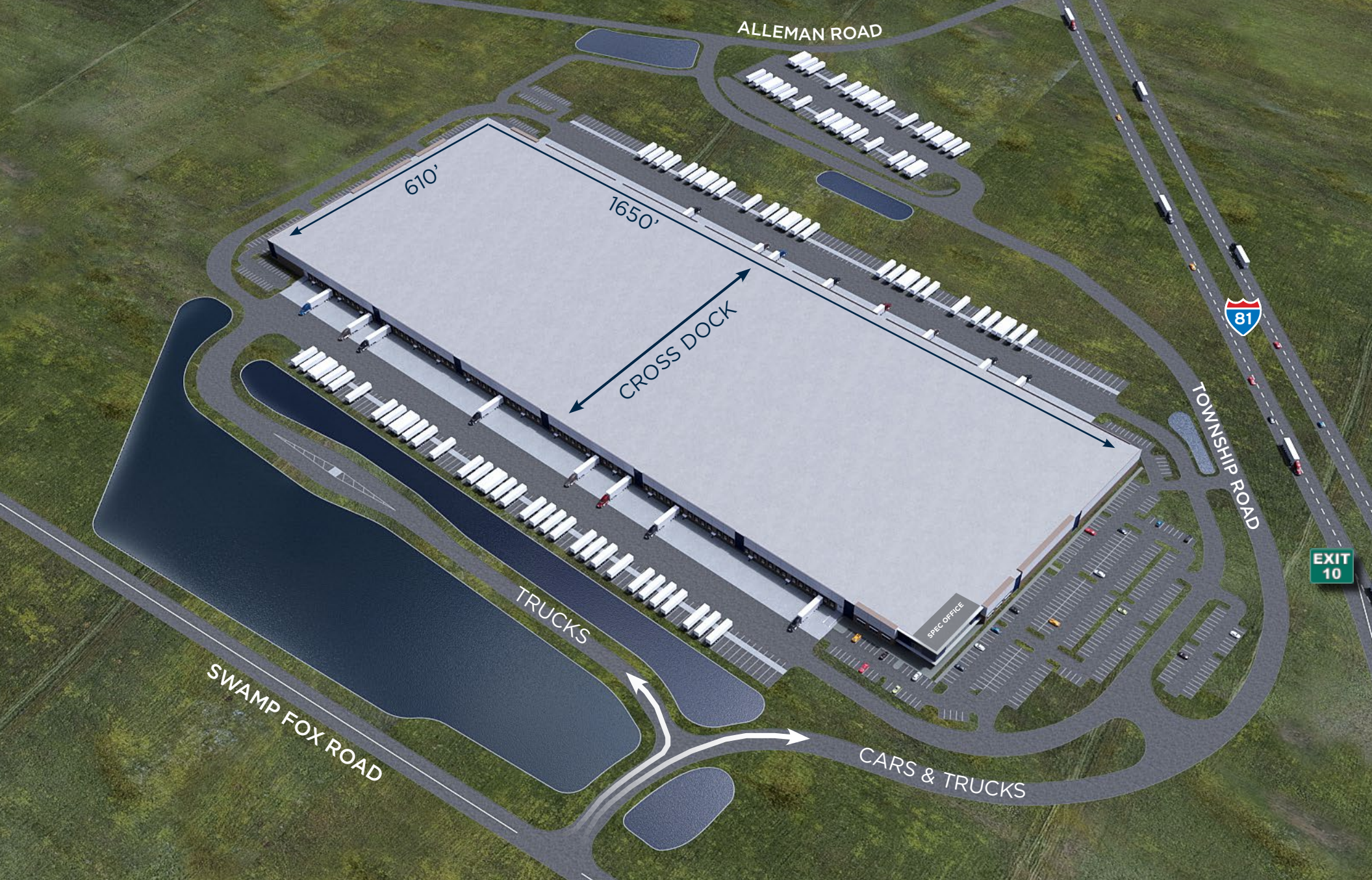
ADDRESS	Chambersburg Logistics Park 6101 Archer Drive (Exit 10 of Interstate 81)
BUILDING DIMENSIONS	610' x 1650'
SITE AREA	93 Acres
TOTAL BUILDING SF	1,006,500 SF
TOTAL OFFICE SF	2,389 SF
TRAILER PARKING	213 (expandable to 303)
CAR PARKING	375 (expandable to 561)
DOCK DOORS	170 (101 equipped, 69 knock-outs)
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	4,000 amps; 34.5 kV Transmission level service to property
CLERESTORY WINDOWS	Approximately one (1) per structural bay

SITE PLAN



SPEC OFFICE PLAN

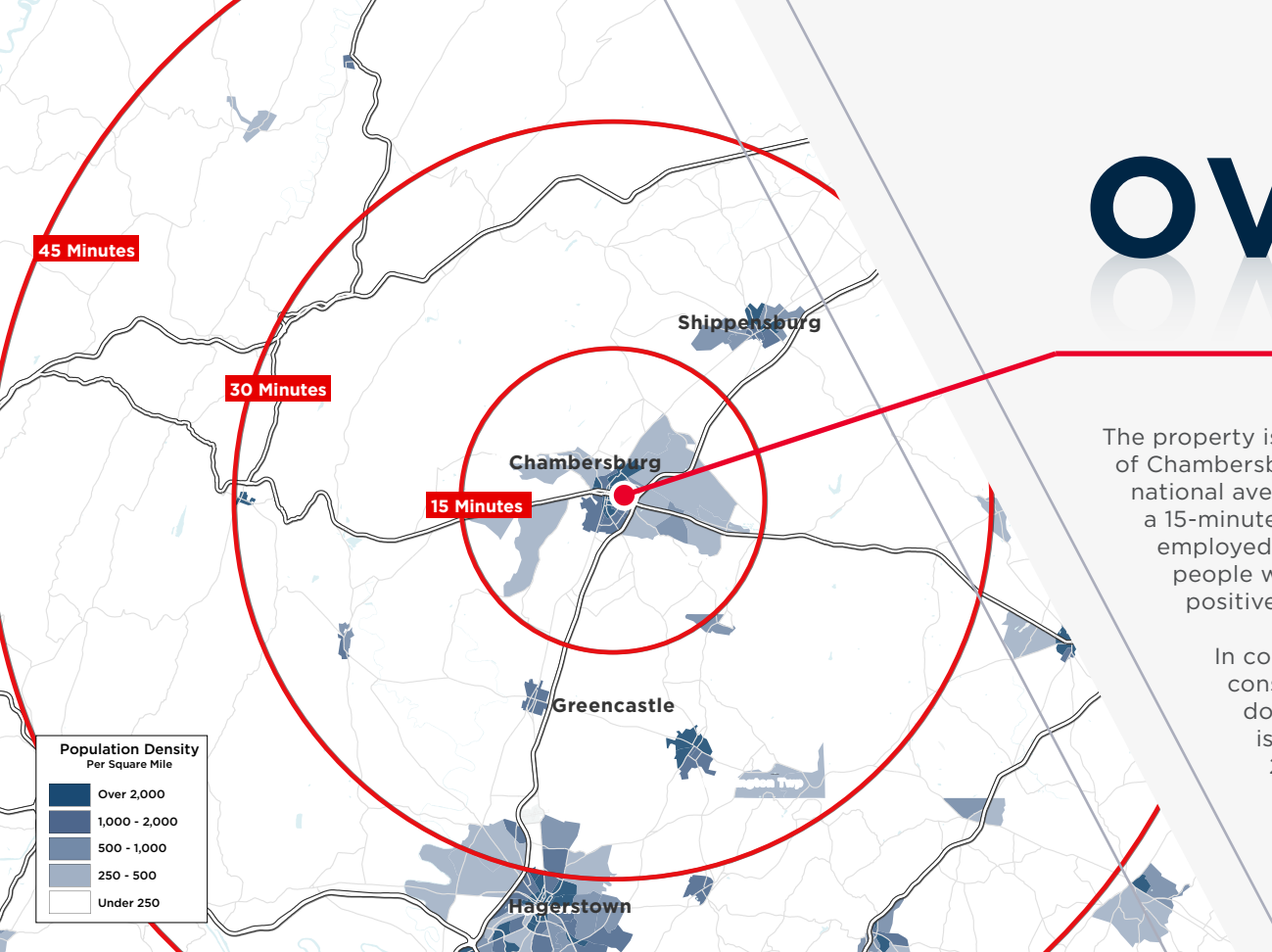




3D RENDERING //

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.

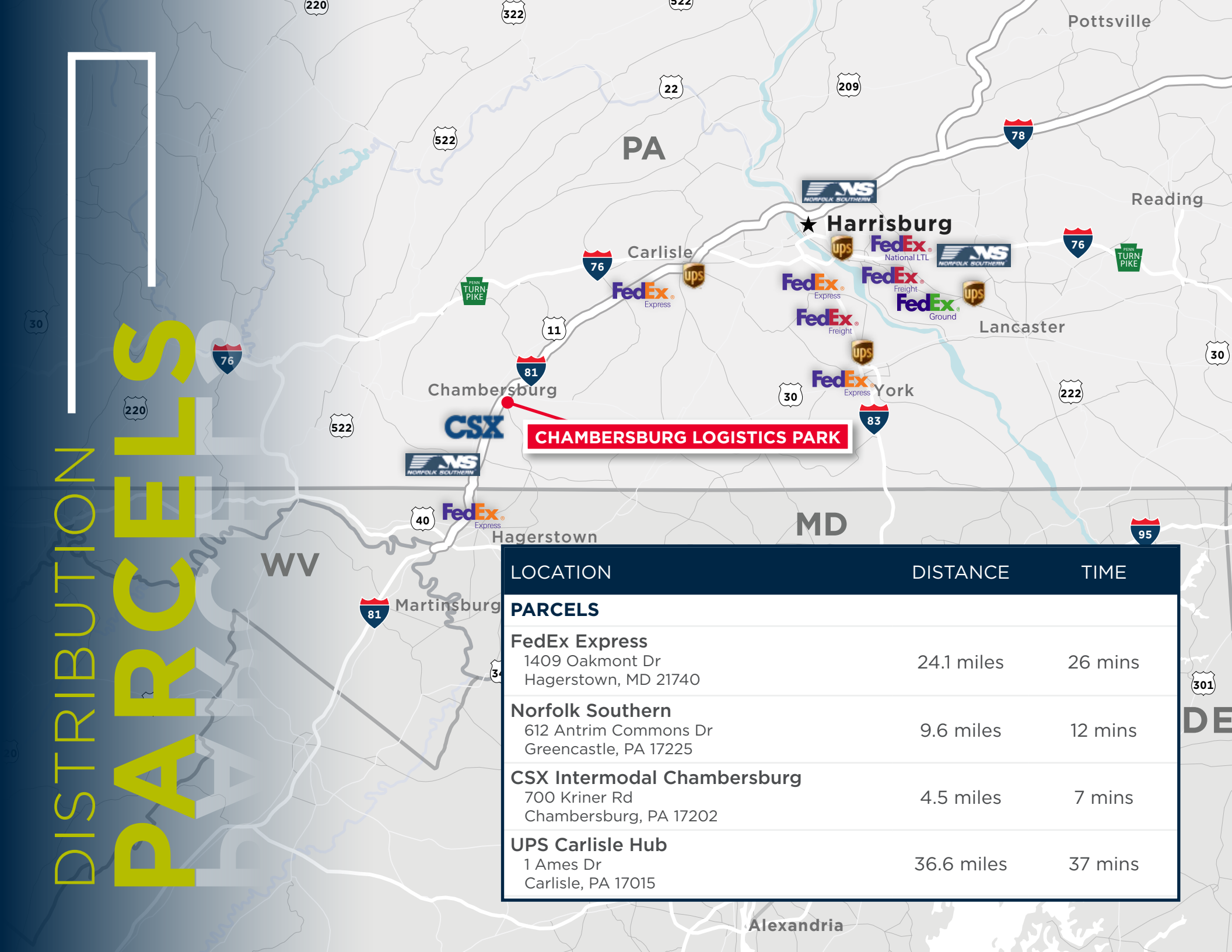
CHAMBERSBURG LOGISTICS PARK - LABOR STATISTICS

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



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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