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## **FOR LEASE – The Carbaugh Building**

**2111 Carbaugh Avenue, Chambersburg, PA**

### **Ideal for Office, Commercial, Fulfillment, Light Manufacturing**

We will modify the floor plan and build out to your needs

**Location –** 2111 Carbaugh Ave, Chambersburg, PA  
Former Letterkenny Army property  
5 miles from I-81, PA exit 20  
Heavy Industrial Zoning

### **Office / Flex space Available - 9,600 Square Feet**

- Two large open space rooms.
- Three private offices.
- New Heating & Air conditioning.
- Large Men's and Women's full restrooms.
- Business Grade Fiber Optic communications available
- Plenty of parking & road frontage
- Fireproof Class 1 Concrete and brick construction
- 400 Amp, 3 Phase Heavy Electric service