



Barry Stup - 717-372-2544  
[barry@tamarackpark.com](mailto:barry@tamarackpark.com)  
[www.tamarackpark.com](http://www.tamarackpark.com)  
Chambersburg, PA

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## **FOR LEASE – 120,000 Square Feet**

### **Light Manufacturing & Distribution Warehouse**

#### **Tamarack Park Warehouse #2 2015 Carbaugh Avenue, Chambersburg, PA**

**Ideal for Industrial Warehousing & Manufacturing  
Business grade Fiber Optic line installed  
Landlord will build out space to Tenant requirements**

#### **Site –**

6 Miles from I-81 on 11 acres of Heavy Industrial Zoned land  
CSX served Railroad siding.  
Plenty of parking and frontage on Carbaugh Ave.

#### **Building –**

120,000 square feet available - 200' x 600'.  
Class 1 Fire code rating  
600 Amp, 480 Vt, 3 Phase Electric Service.  
Demised into 40,000 square foot bays.  
Fire protection Sprinkler system.  
All bays accessible inside by two wide drive through center lanes.  
Two 20' wide x 16' tall overhead doors at front entrance.  
10' x 10' truck doors in all bays.  
Offices, Restrooms and Loading dock area.  
Manufacturing build-out per Tenant requirements.

#### **Construction –**

Concrete block walls and Heavy concrete floor.  
Steel beam construction with bar joist roof system.  
Class 1 Fire code Rating  
25' x 25' column spacing, 15' average ceiling height.

