

521 BLACK AVE | CHAMBERSBURG, PA 17201

8,500 SF AVAILABLE | FOR LEASE



**POPULATION**

76,730



**EMPLOYEES**

38,475



**HH INCOME**

\$76,891



**HOUSEHOLDS**

31,928



**TRAFFIC COUNTS**

RT 11  
5,420 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

**PROPERTY OVERVIEW**

This property features 3 loading docks, finished office space & a fenced in yard area on 1.5 AC. Additional outside storage is also available. Easy access to Rt. 81, Rt. 11, Rt 30, & Orchard Drive.



**MARK JACOBS**

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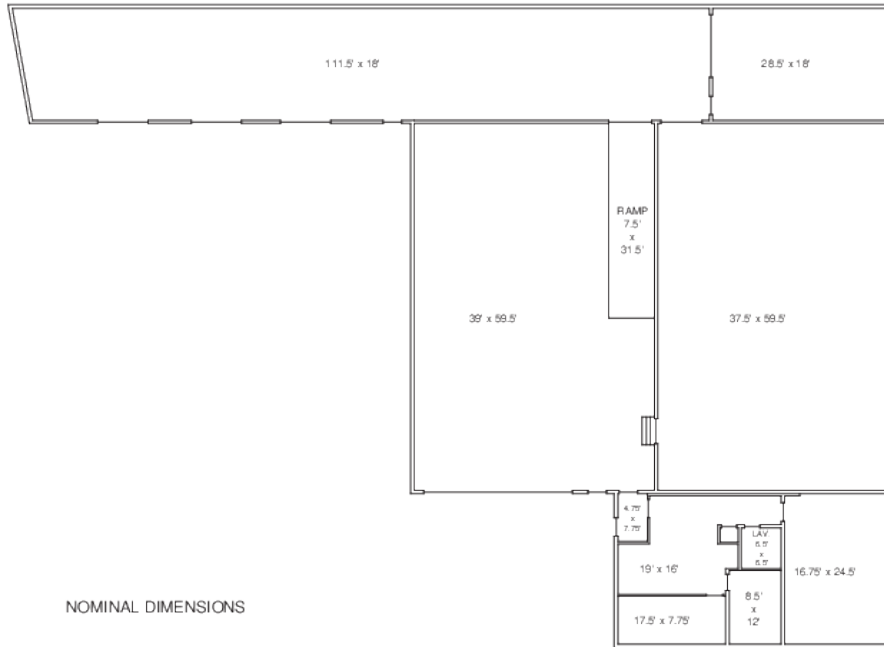


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## PROPERTY SUMMARY

<b>Available SF:</b>	8,500 SF
<b>Lease Rate:</b>	\$3,000 per month (NN)
<b>Property Type:</b>	Industrial
<b>Lot Size:</b>	1.5 Acres
<b>Building Size:</b>	8,500 SF
<b>Dock High Doors:</b>	3
<b>Ceiling Height:</b>	15.0 FT
<b>Year Built:</b>	1984
<b>Zoning:</b>	MM



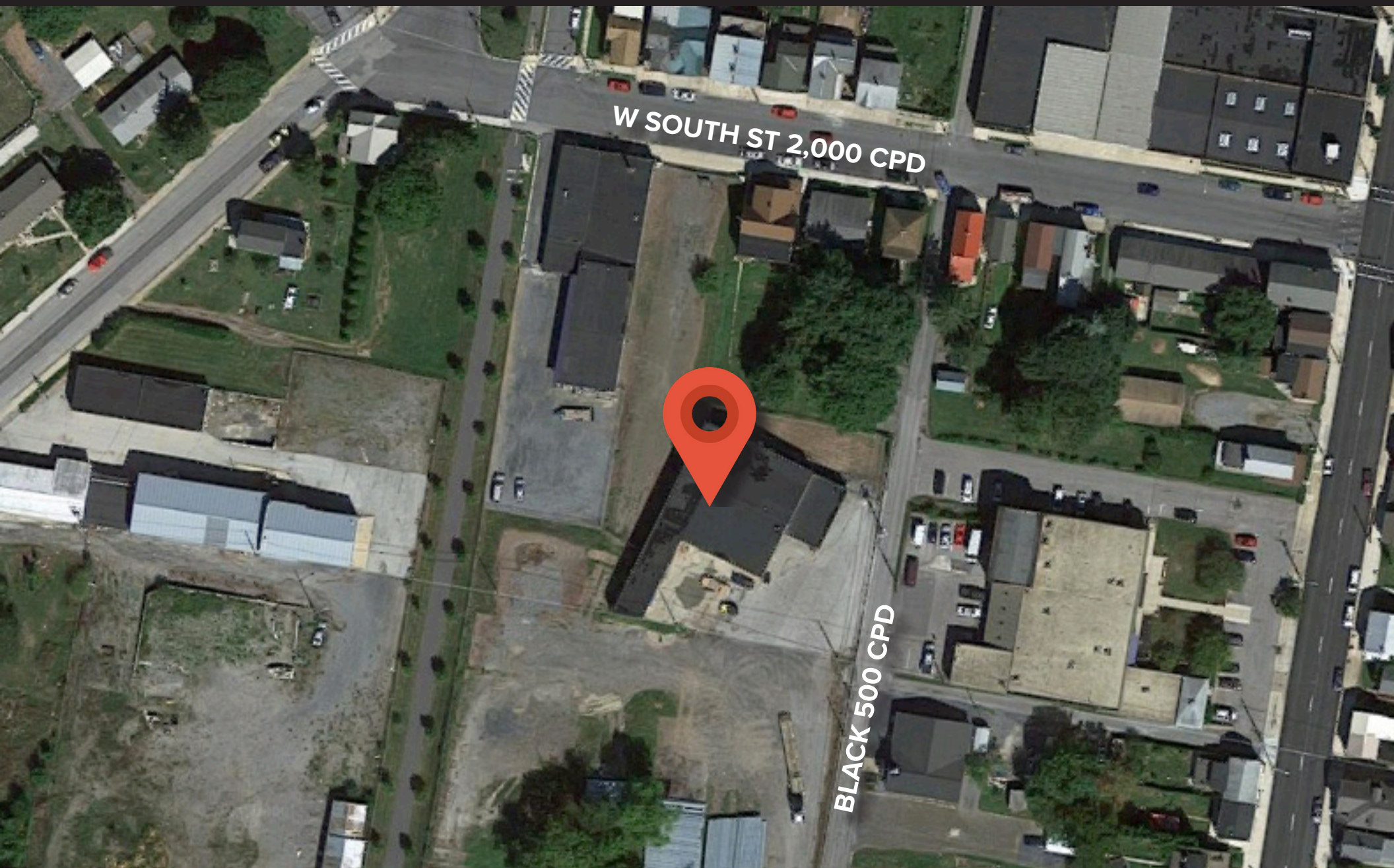


## BENEFITS

- Close access to Rt. 81, Rt. 11, Rt. 30, & Orchard Drive
- Air conditioned, finished office space
- 3 exterior docks
- Fenced in yard area
- Outside storage area Available
- 208 Three Phase Services



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ACTIVE MEMBERS OF:  
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