



1475 NITTERHOUSE DR, CHAMBERSBURG, PA 17201

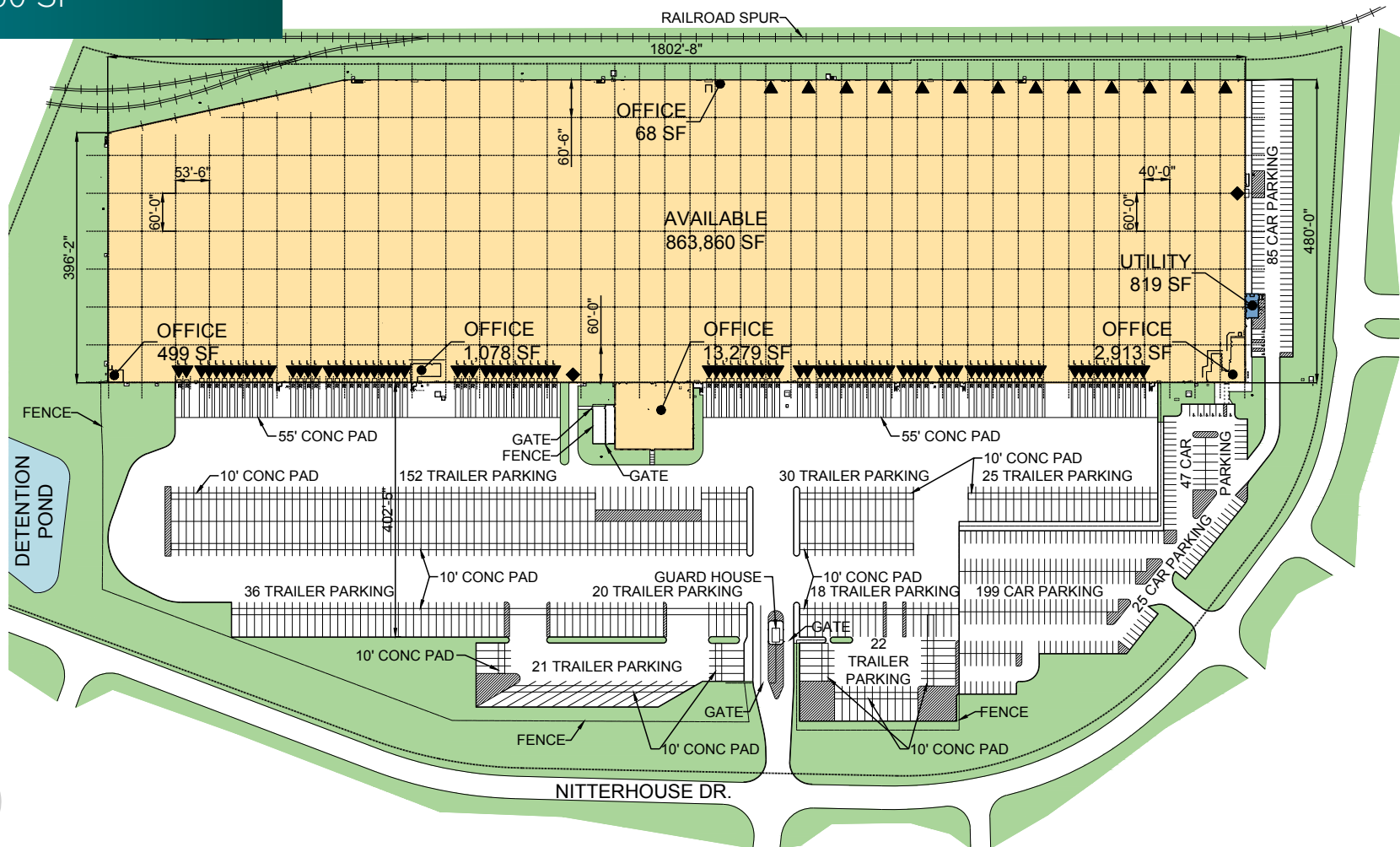
Prologis Chambersburg

KBCADVISORS



INDUSTRIAL SPACE FOR LEASE

863,860 SF



- | | |
|---|---|
| Available | Dock Position |
| Leased | L Dock Position w/ Leveler |
| Land | R Truck Restraint |
| Water | ◆ Drive-in Door |

FACILITY

- 863,860 sf building
- 50.21 acres
- 480' x 1803' building dimensions
- 17,338 sf of office space
- 30' clear height
- 89 loading doors

- 2 drive-in doors
- 13 rail doors
- ESFR fire protection system
- 346 car parks
- 324 trailer parks
- 164' 5" truck court with 55' concrete apron

ADVANTAGES AND AMENITIES

- Access to 40% of the US population within a one-day drive
- 225,333 people within 30 minutes
- Rail capable (CSX)



WAREHOUSE WORKERS

\$16.32 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
1,467	6,857	12,822

2023 RESIDENT WORKERS

20%	21%	18%
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PAST 5-YEAR GROWTH

1,234	862	2,761
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NET COMMUTERS



FORKLIFT DRIVERS

\$18.73 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
274	1,285	2,207

2023 RESIDENT WORKERS

21%	27%	32%
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PAST 5-YEAR GROWTH

283	220	776
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NET COMMUTERS



MANUFACTURES & ASSEMBLERS

\$18.73 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
286	1,360	2,230

2023 RESIDENT WORKERS

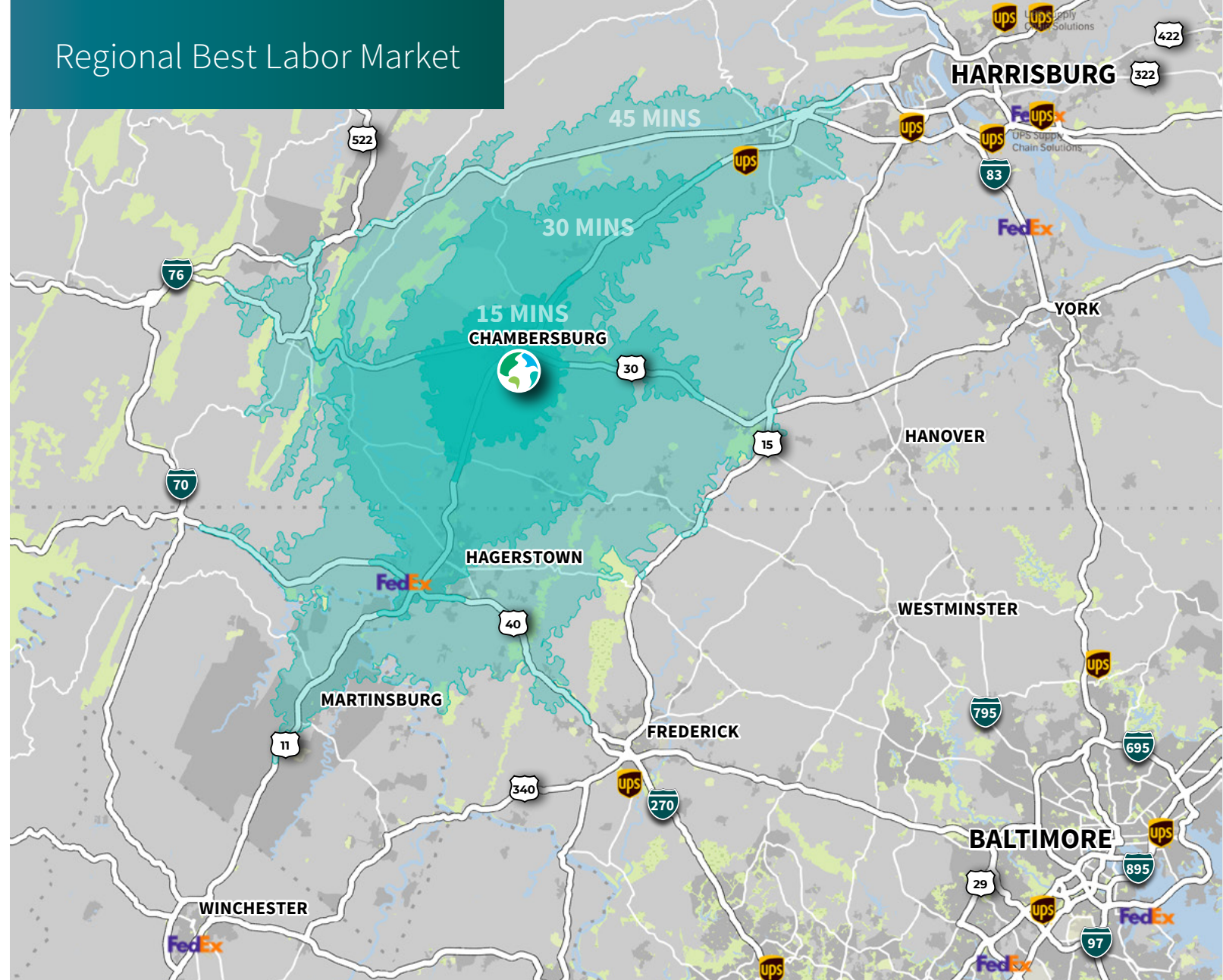
-12%	-4%	-5%
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PAST 5-YEAR GROWTH

-157	-2	-141
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NET COMMUTERS

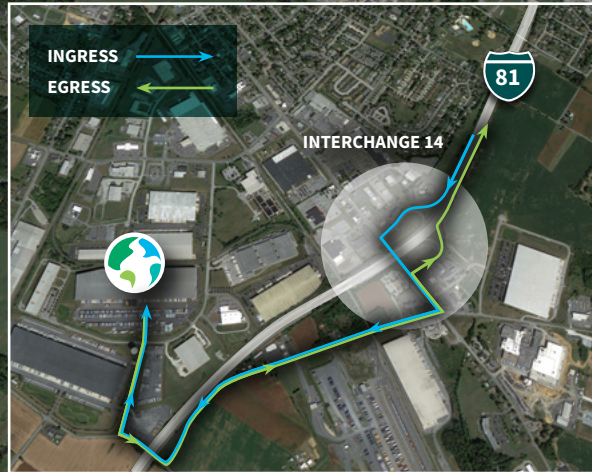
Regional Best Labor Market



Labor Profile

	2024 Total Population	2024-2028 Population Growth Rate	2024 Total Households	2024 Median Household Income	2024 Labor Force	2024 Occupation: Transportation/ Material Moving Workers	2024 Transportation/Material Moving Workers as a % of the Labor Force
15 Min »	71,347	1.13%	28,968	\$75,498.00	35,562	4,096	12%
30 Min »	249,994	0.77%	99,796	\$70,762.00	122,775	14,217	12%
45 Min »	517,579	224.02%	202,657	\$75,016.00	257,568	29,758	12%

Immediate Access



1475
NITTERHOUSE DR

INTERCHANGE 14



1 mile from
Interchange 14
of Interstate 81



Proximity to FedEx
(24 miles),
UPS (32 miles) and
CSX (1 mile)



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