



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

---

## **For Lease – the “Carbaugh Building”**

### **Ideal for Office/Flex, Fulfillment & Warehouse/Distribution**

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

**Zoning –** Heavy Industrial

**Details – Business Grade Fiber Optic communications available**  
Plenty of parking & road frontage  
Fireproof concrete and brick construction  
Two Heavy Electric services

**Square Feet -** 30,000 sf total – will lease all or part

**Front –** 10,000 square feet – Office/Flex  
Two large open space rooms  
Three private offices  
New Heating & Air conditioning  
Men’s and Women’s restrooms  
400 Amp 3 Phase Electric service

**Rear –** 20,000 square feet – Warehouse/Distribution  
Easy truck access  
Can be subdivided into smaller spaces  
Loading docks  
Nine large overhead doors  
Men’s and Women’s restrooms  
400 Amp 3 Phase Electric service  
12’ ceiling height, 20’ x 20’ column spacing