

# FOR SALE OR LEASE

## RAIL-SERVED INDUSTRIAL SPACE

5118 INNOVATION WAY, CHAMBERSBURG, PA 17201

### PROPERTY HIGHLIGHTS

- Warehouse Space Available: 45,000-90,000 +/- Sf
- Office Space Available: 1,000 +/- Sf
- Rail Siding Available In Rear Of Building
- Loading Platform Runs The Length Of The Building Front
- 4 Dock Doors With Levelers
- (4) 10'X10' Overhead Door
- Drive-Ins And (1) 10'X14'
- Overhead Door Drive-In
- Ample Parking
- Price - \$3,420,000

#### Lease Option:

- Warehouse Space Available: 45,000'-90,000 +/- Sf NNN
- Office Space Available: 1,000 +/- Sf
- Rate Is \$2.90/Ft.

### OWNER FINANCING AVAILABLE



#### AEK Real Estate LLC

595 Northern Ave  
Hagerstown, MD 21742

[www.aekrealestatellc.com](http://www.aekrealestatellc.com)  
240-232-7003

#### Corey Linthicum

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[coreylinthicum@gmail.com](mailto:coreylinthicum@gmail.com)

#### Mike Deming

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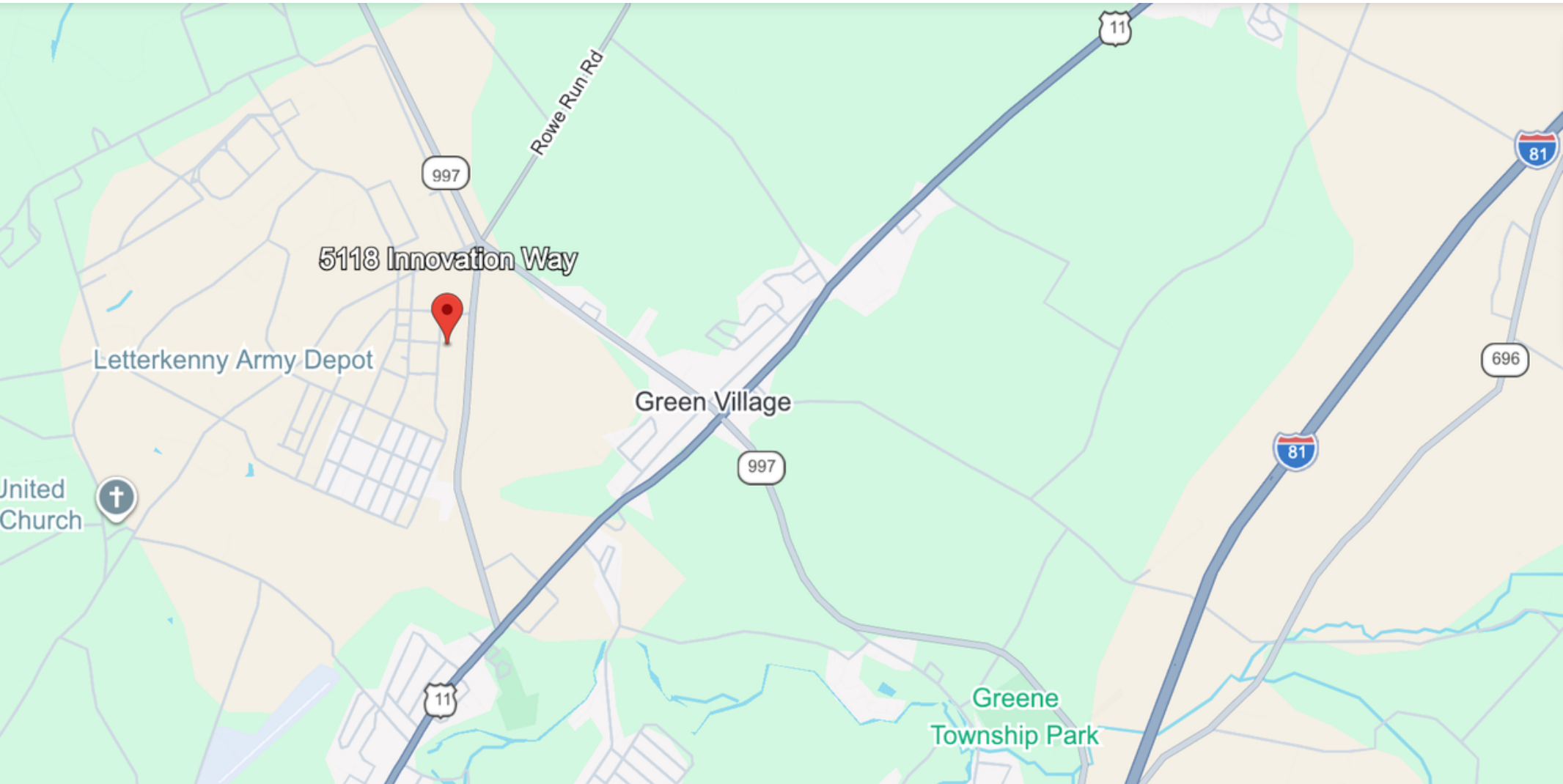
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