

FOR LEASE

Up to 205,839 SF Available

53 Commerce Drive, Mechanicsburg, PA 17050

**MAKE-READY IMPROVEMENTS
RECENTLY COMPLETED**

340,869 SF
Modern Distribution
Facility

I-81 & I-76
Quick Access

**STRONG LABOR
FORCE**
Location

AVAILABLE



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53 COMMERCE DRIVE

Property Advantages



HON[®]



340,869 SF
Total Building

100,192 SF
Vacant and Available
Immediately

105,647 SF
Available
Q4 2025

320'
Building Depth

±2,400 SF
Office Space

36'
Clear Height

50' x 54'
Column Spacing

2017
Year Built

1
Drive-In
Door

17
Loading
Dock Doors

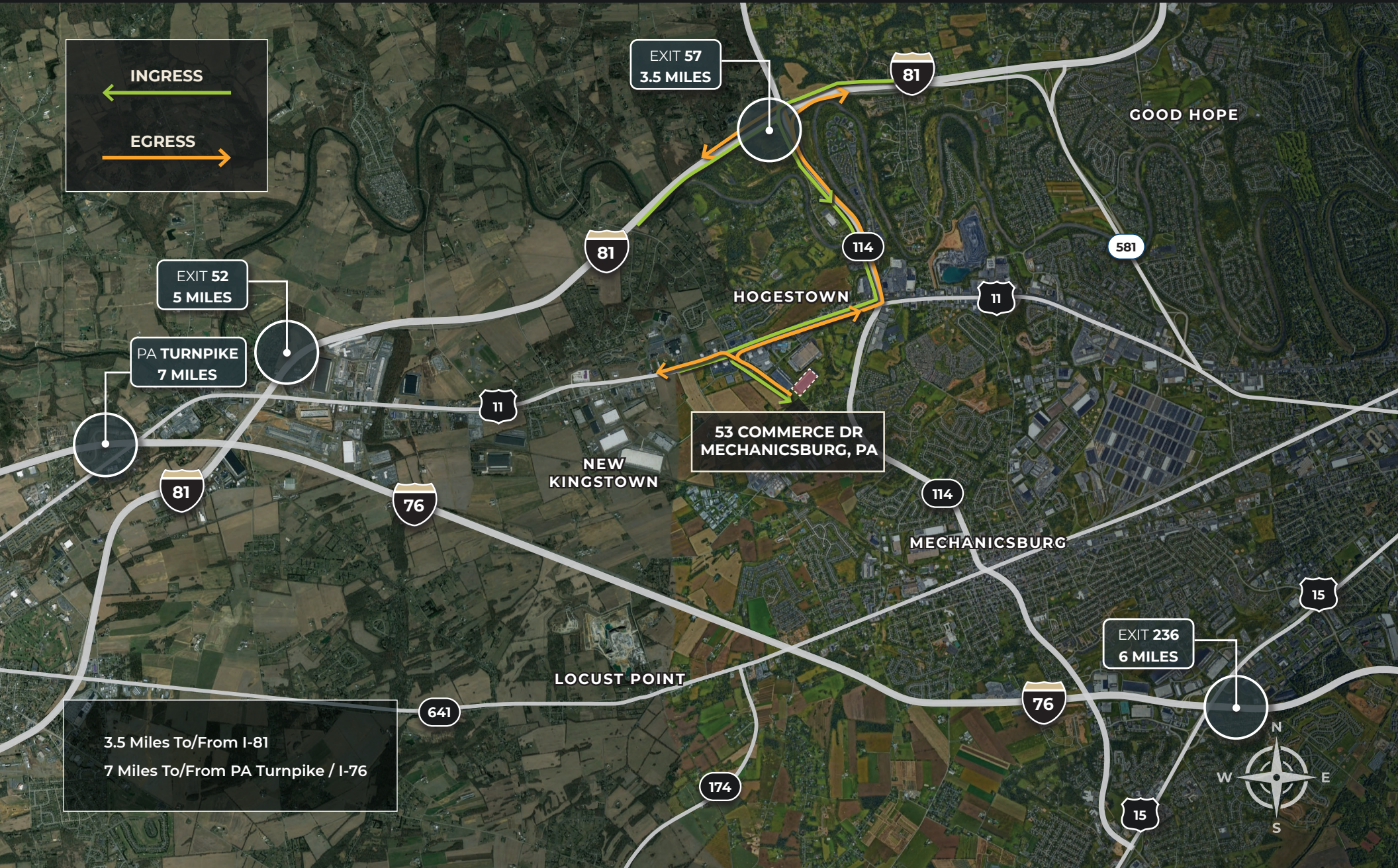
52
Trailer
Spaces

1:1,800 SF
Parking
Ratio

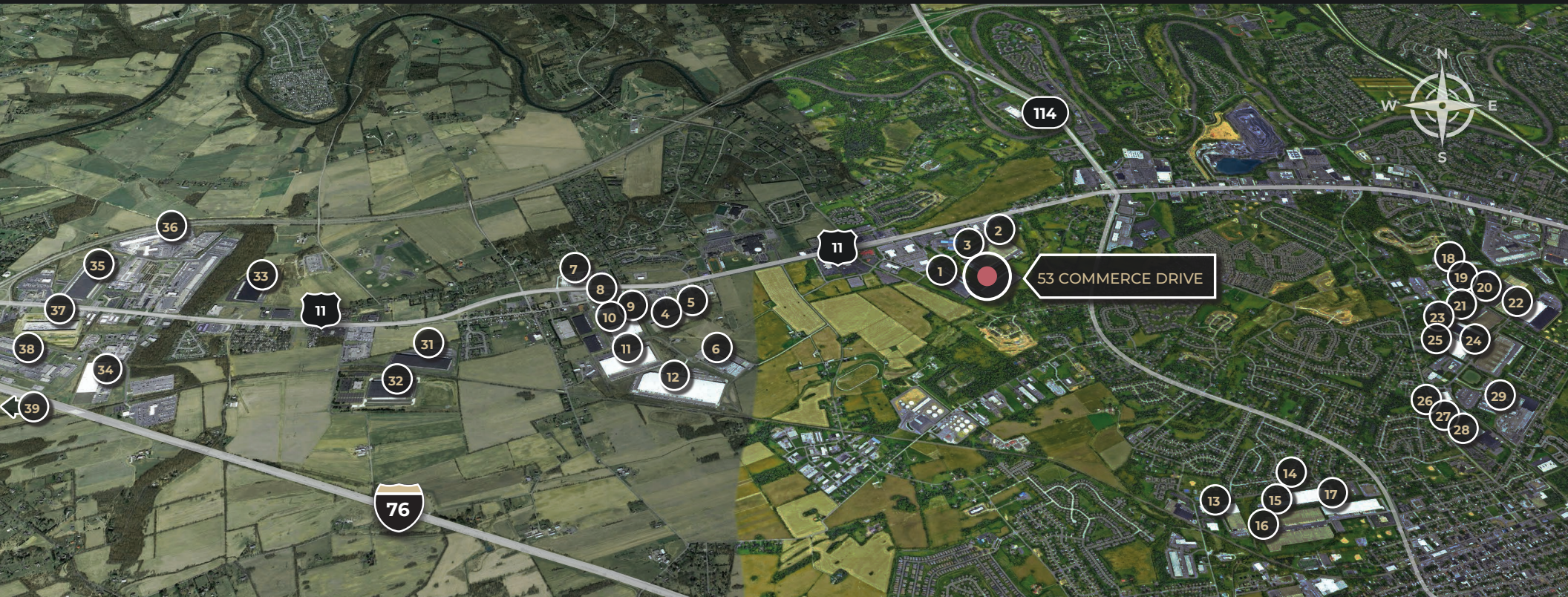
ESFR
Sprinkler
System

T-5
Lighting

I-81 & I-76 Immediate Access

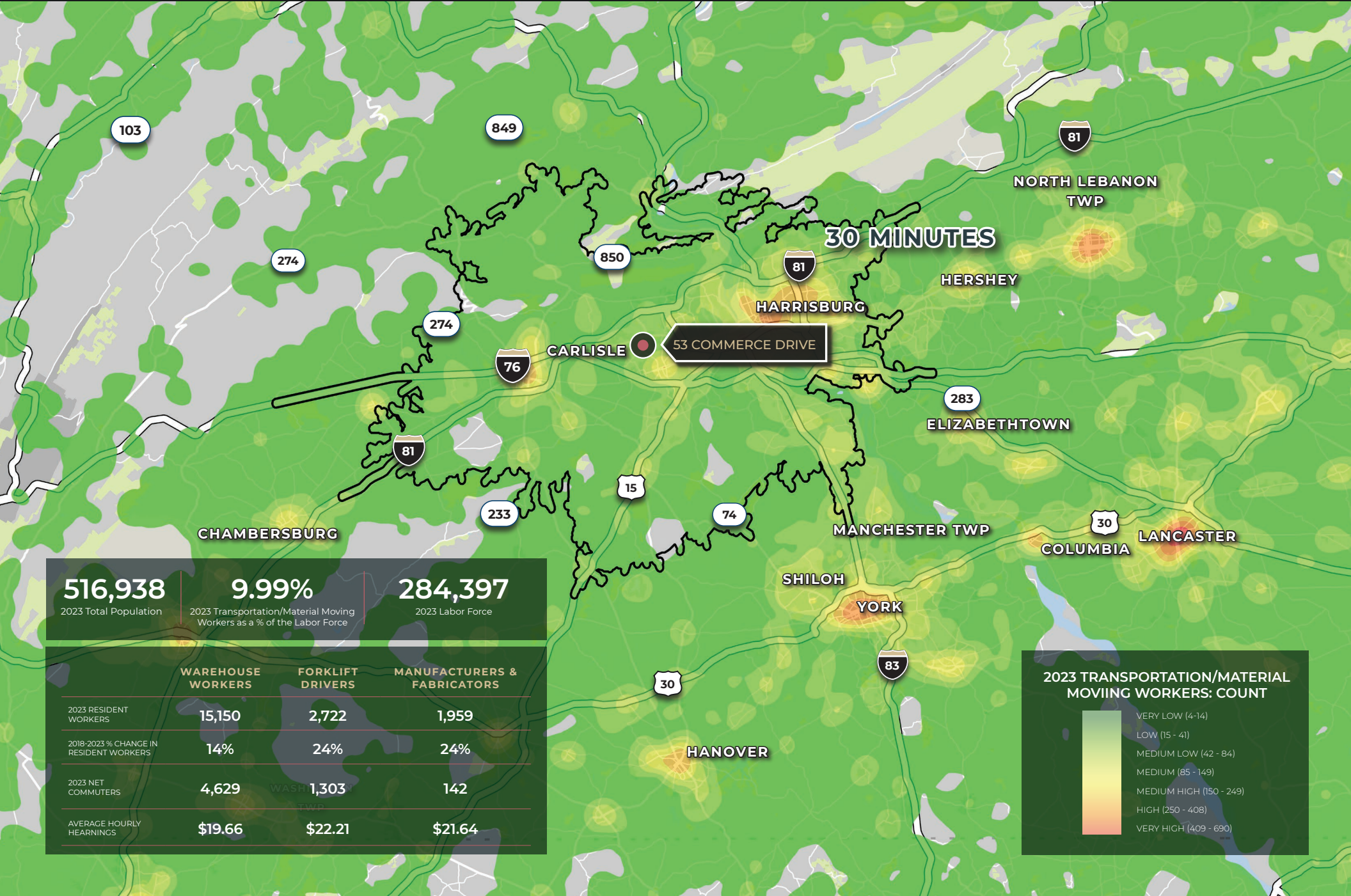


Corporate Neighbors



1 DHL	9 Hafele	17 WoodStream	25 Kane	33 Bed Bath & Beyond
2 HON Furniture	10 WEG Electronics	18 DHL Supply	26 Store Supply	34 Amazon
3 Homel Foods	11 Andersen Windows	19 DHL Supply	27 Ceva Logistics	35 XPO New Era
4 American Wire Group	12 Whirlpool Corp	20 DHL Express	28 DHC USA	36 Old Dominion Freight
5 Classic Wire & Cable	13 Fisher Auto Parts	21 Moran Logistics	29 Nestle Purina	37 Southern Enterprises
6 Fry Communications	14 Fry Communications	22 Moran Logistics	30 Universal Intermodal	38 Saia LTL Freight
7 Crete Carriers	15 XPO Logistics	23 Titan-Brands	31 SuperValu	39 Geodis
8 NAPA Auto Parks	16 XPO Logistics	24 Nestle USA	32 Georgia Pacific	

Labor Reach



516,938

2023 Total Population

9.99%

2023 Transportation/Material Moving Workers as a % of the Labor Force

284,397

2023 Labor Force

WAREHOUSE WORKERS

FORKLIFT DRIVERS

MANUFACTURERS & FABRICATORS

2023 RESIDENT WORKERS

15,150

2,722

1,959

2018-2023 % CHANGE IN RESIDENT WORKERS

14%

24%

24%

2023 NET COMMUTERS

4,629

1,303

142

AVERAGE HOURLY EARNINGS

\$19.66

\$22.21

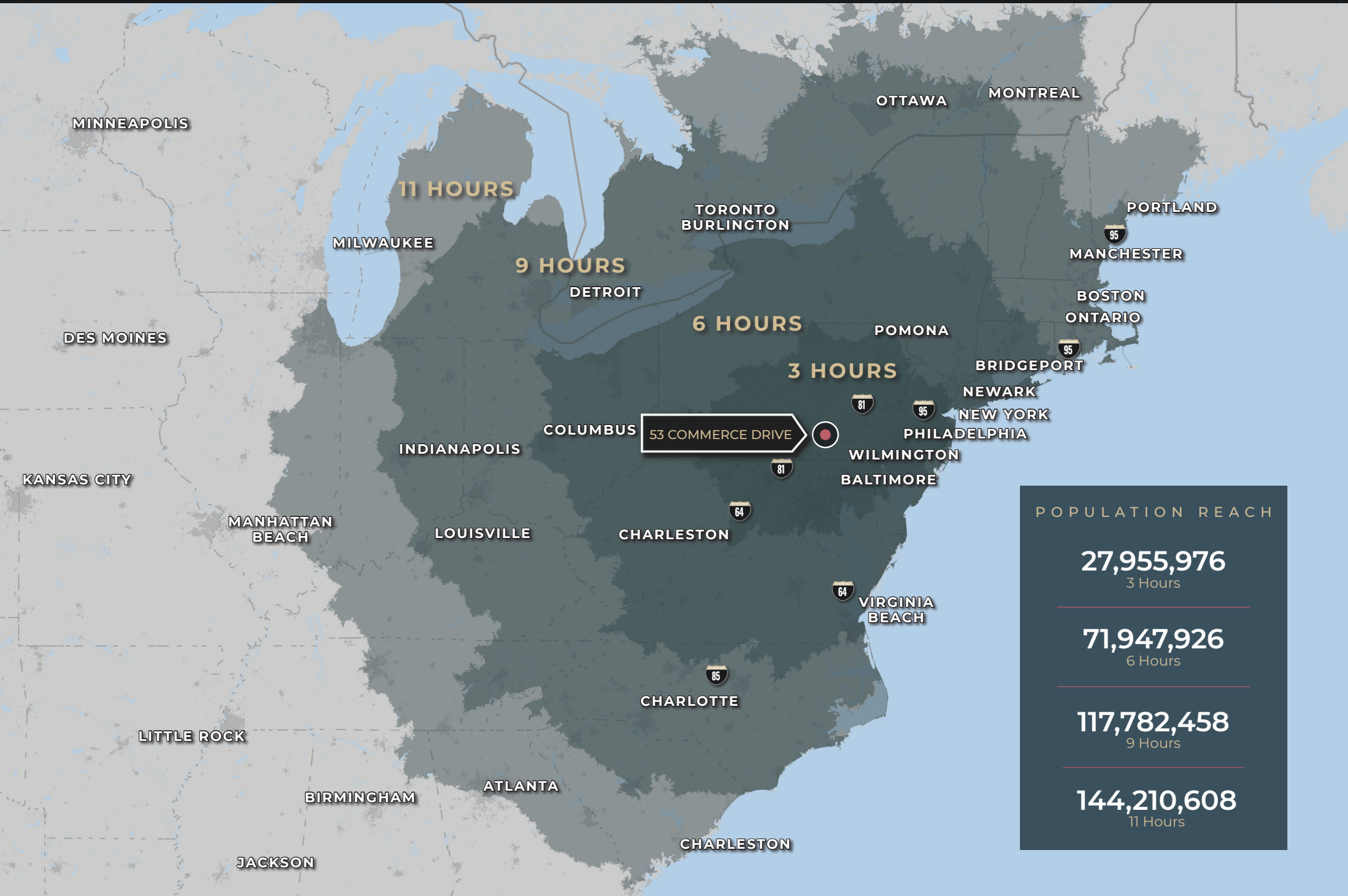
\$21.64

2023 TRANSPORTATION/MATERIAL MOVING WORKERS: COUNT

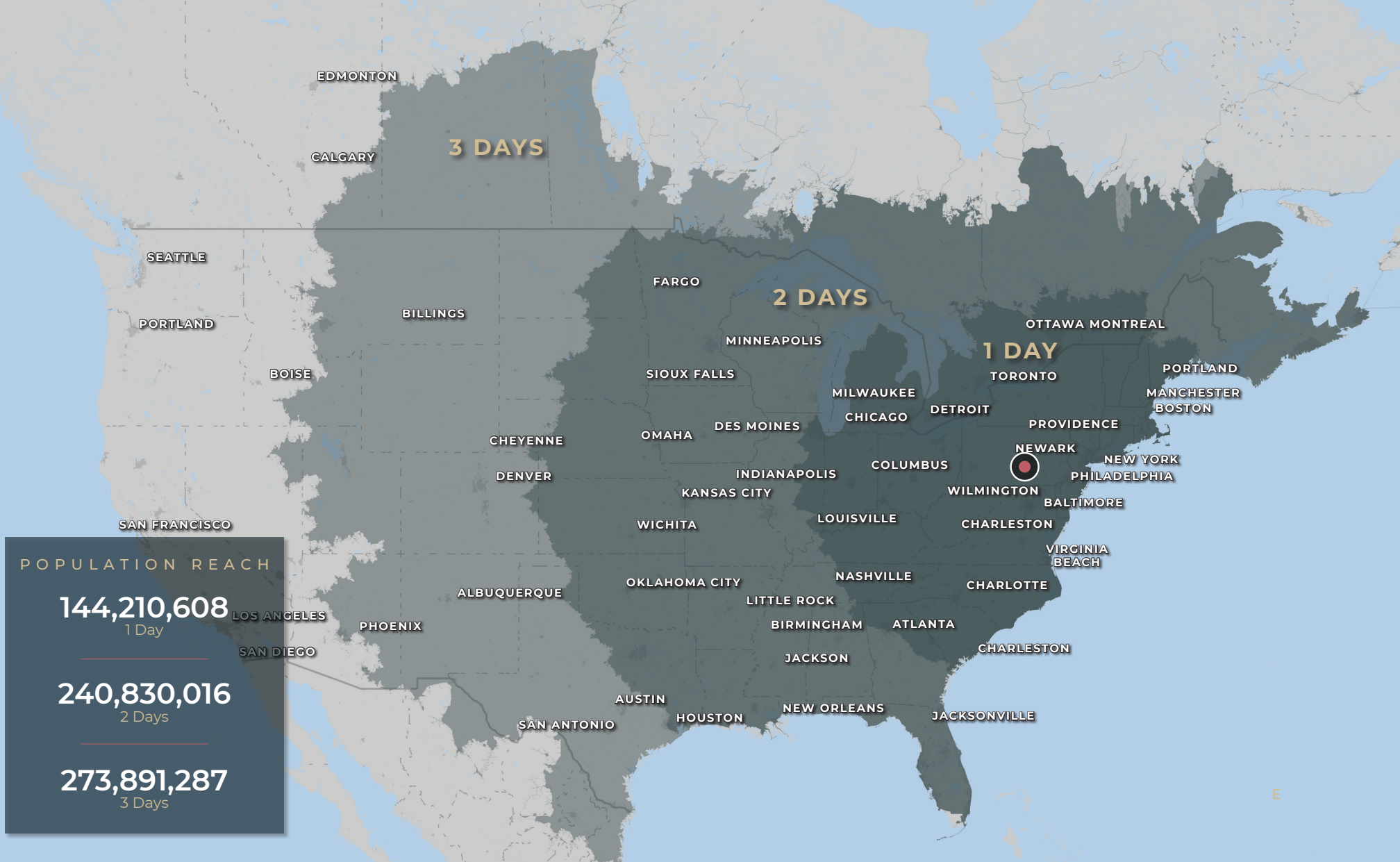


VERY LOW (4-14)
LOW (15 - 41)
MEDIUM LOW (42 - 84)
MEDIUM (85 - 149)
MEDIUM HIGH (150 - 249)
HIGH (250 - 408)
VERY HIGH (409 - 690)

1 Day Population Reach



POPULATION REACH	
27,955,976	3 Hours
71,947,926	6 Hours
117,782,458	9 Hours
144,210,608	11 Hours



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QuadReal



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