

400

Sterling Parkway



CBRE

BUILD-TO-SUIT CLASS A OFFICE SPACE
36,239 RSF AVAILABLE FOR SALE & LEASE

The Opportunity

PROPERTY HIGHLIGHTS



Fully-entitled land development and building construction plans



Located in the only premier class A office park in the area



Easily accessible to nearby amenities and highways



Offers an abundance of high-end standard building finishes

SALE PRICE	\$4,950,000
LIST PRICE	\$33.95/SF/Year - NNN
ADDRESS	400 Sterling Parkway, Mechanicsburg, PA 17050
MUNICIPALITY	Silver Spring Township
BUILDING SIZE	36,239 RSF
ZONING	Commercial (C-3)
ACREAGE	5.4
PARKING	5.0/1,000

The Campus

STERLING PLACE CORPORATE CENTER

- 52 acres of premier class A office park in the fastest growing county in Pennsylvania
- Home to Deloitte, Gannett Fleming, Dewberry, Modjeski & Masters, Erdman Anthony, Mass Mutual
- Proximate to I-81, Capital Beltway, and an abundance of local amenities



Local Amenities and Demographics

1 | 3 | 5 MILE

POPULATION

2024 Population 6,428 | 43,776 | 94,076

2029 Five-Year Projection 6,739 | 45,308 | 97,339

2024-2029 Annual Growth Rate 0.95% | 0.69% | 0.68%

HOUSEHOLDS

2024 Households 2,387 | 17,301 | 39,101

2029 Five-Year Projection 2,515 | 18,034 | 40,793

2024-2029 Annual Growth Rate 1.05% | 0.83% | 0.85%

INCOME

2024 Households \$150,874 | \$134,859 | \$128,820

2029 Five-Year Projection \$174,290 | \$154,627 | \$147,488

2024-2029 Annual Growth Rate 3.1% | 2.9% | 1.6%



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CONTACT

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