



INDUSTRIAL WAREHOUSE SPACE FOR SUBLEASE

53 COMMERCE DRIVE | MECHANICSBURG, PA



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(717) 731.1990

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OFFERING SUMMARY

Available SF	105,647 SF
Lease Rate	Negotiable
Lease Type	Sublease
Building Size	340,869 SF
Lot Size	80.42 Acres
Submarket	Harrisburg West
County	Cumberland
Municipality	Silver Spring Twp
Zoning	Light Industrial

PROPERTY HIGHLIGHTS

- Excellent opportunity to sublease class "A" industrial warehouse space in Mechanicsburg, PA
- The 105,647 SF space offers:
 - 15 dock doors (9 w/ 40,000 lb levelers), 50' x 54' column spacing, and 36' clear ceiling height
 - 26 trailer parking spaces, 66 car parking spaces, and 70' drive aisle
 - ESFR sprinkler system, T-5 lighting, 1,560 SF office space, private restrooms, and kitchen/breakroom area
- Access to nearly 70% of US & Canadian population with 1 day ship/return service
- Location allows for round trip service to Northern NJ, Baltimore, MD & Philadelphia deep water ports
- Central PA submarket offers access to a strong, established blue-collar labor force
- Located along  with quick connection to     



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PROPERTY AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

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PROPERTY DETAILS

Property Type	Industrial Warehouse
Building Size	340,869 SF
Building Class	A
Tenancy	Multi
Lot Size	80.42 Acres
Year Built	2017
Available Space	105,647 SF
Office Space	1,560 SF
Dock Doors	15 (9 w/ 40,000 lb levelers)
Clear Ceiling Height	36'
Column Spacing	50' x 54' (60' at speed bay)
Trailer Parking	26
Car Parking	66
Construction	Reinforced Concrete
Lighting	T-5
HVAC	Gas
Power	3-Phase (Heavy)
Utilities	Public
Sprinkler	ESFR
Submarket	Harrisburg West
County	Cumberland
Municipality	Silver Spring Twp
Zoning	Light Industrial
APN	51-000-JH-0034.00-00000
Taxes	\$108,786.22 (2025)

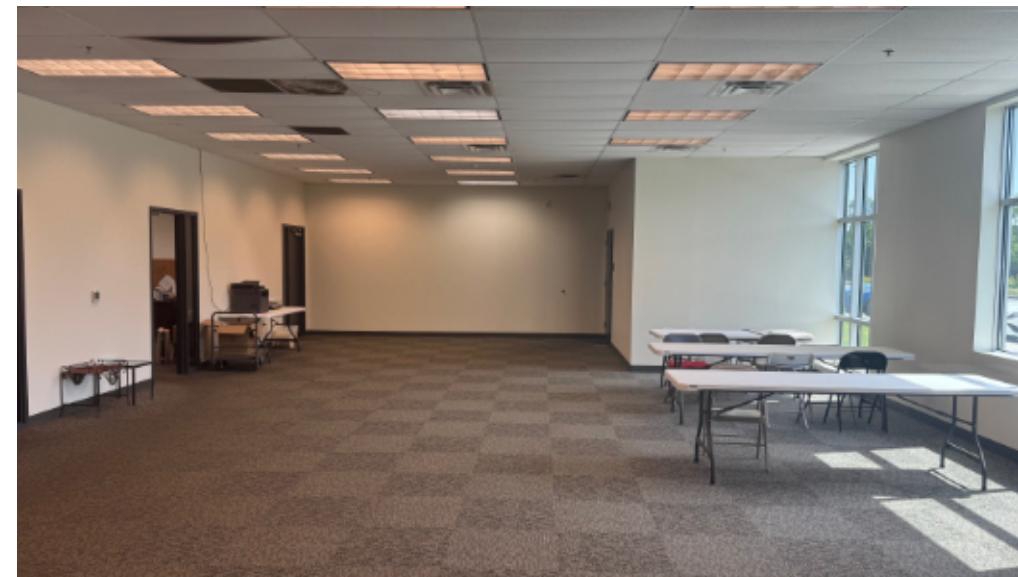
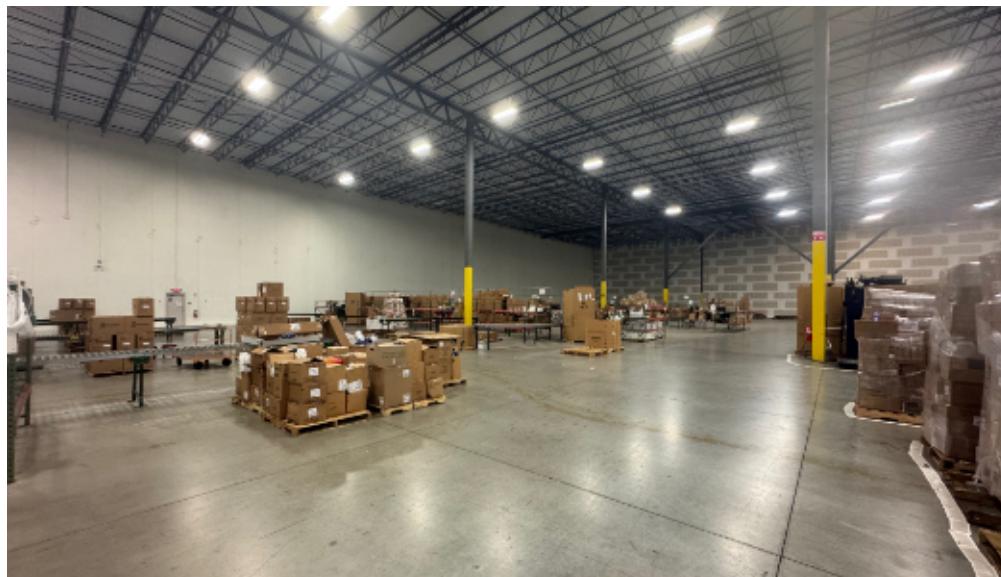




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INTERIOR PHOTOS



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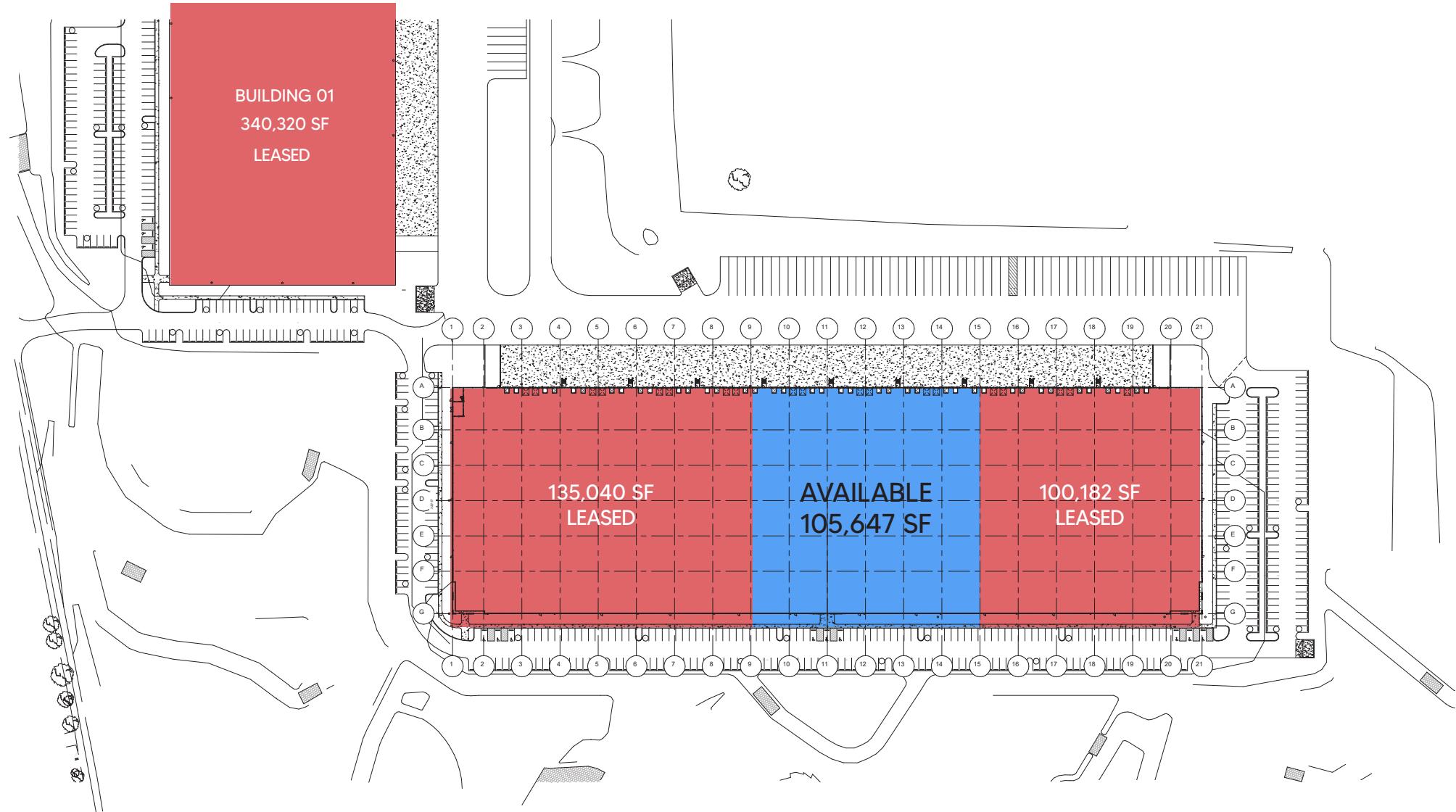
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FLOORPLAN



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LOCATION AERIAL



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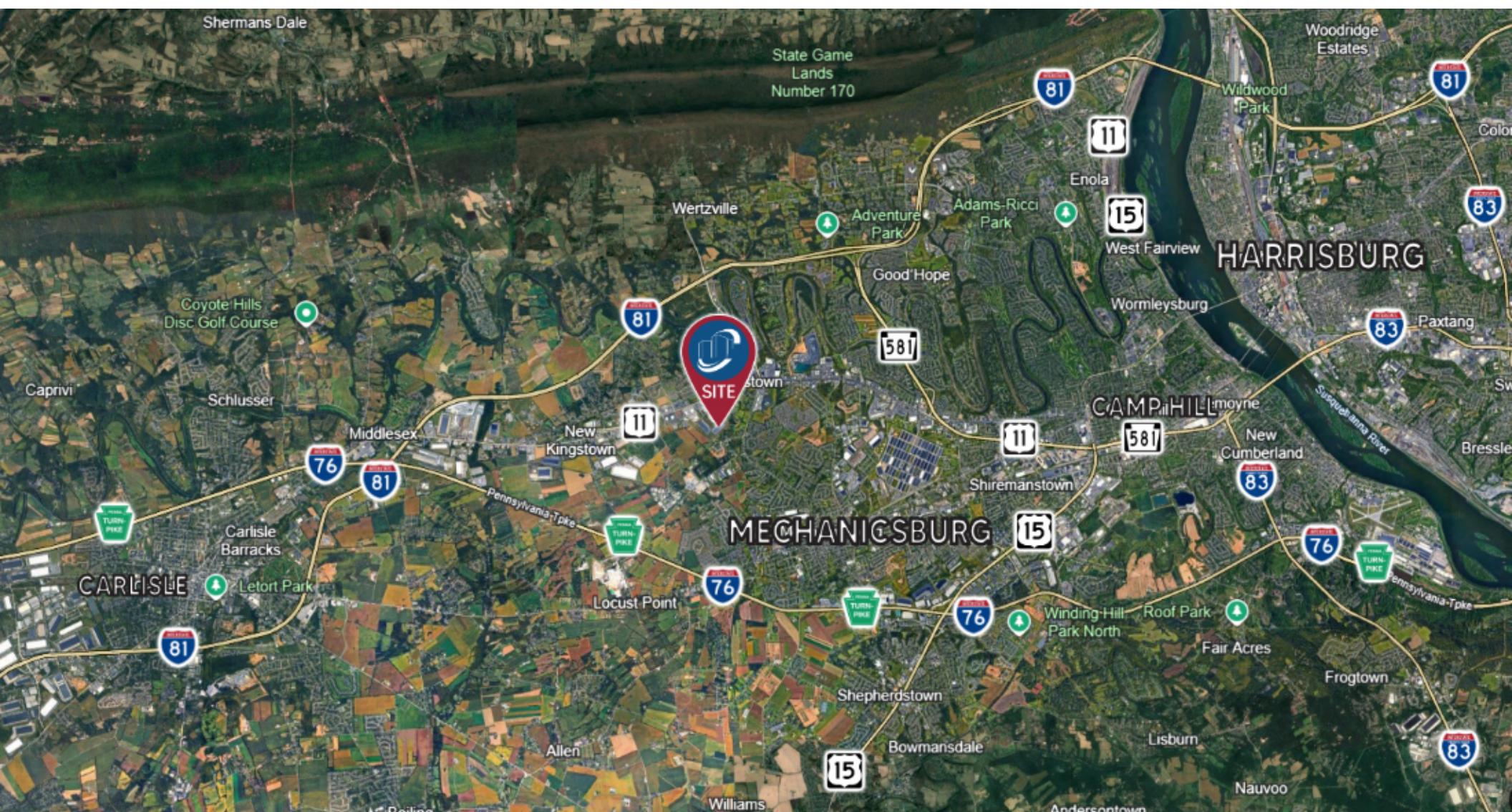
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REGIONAL AERIAL



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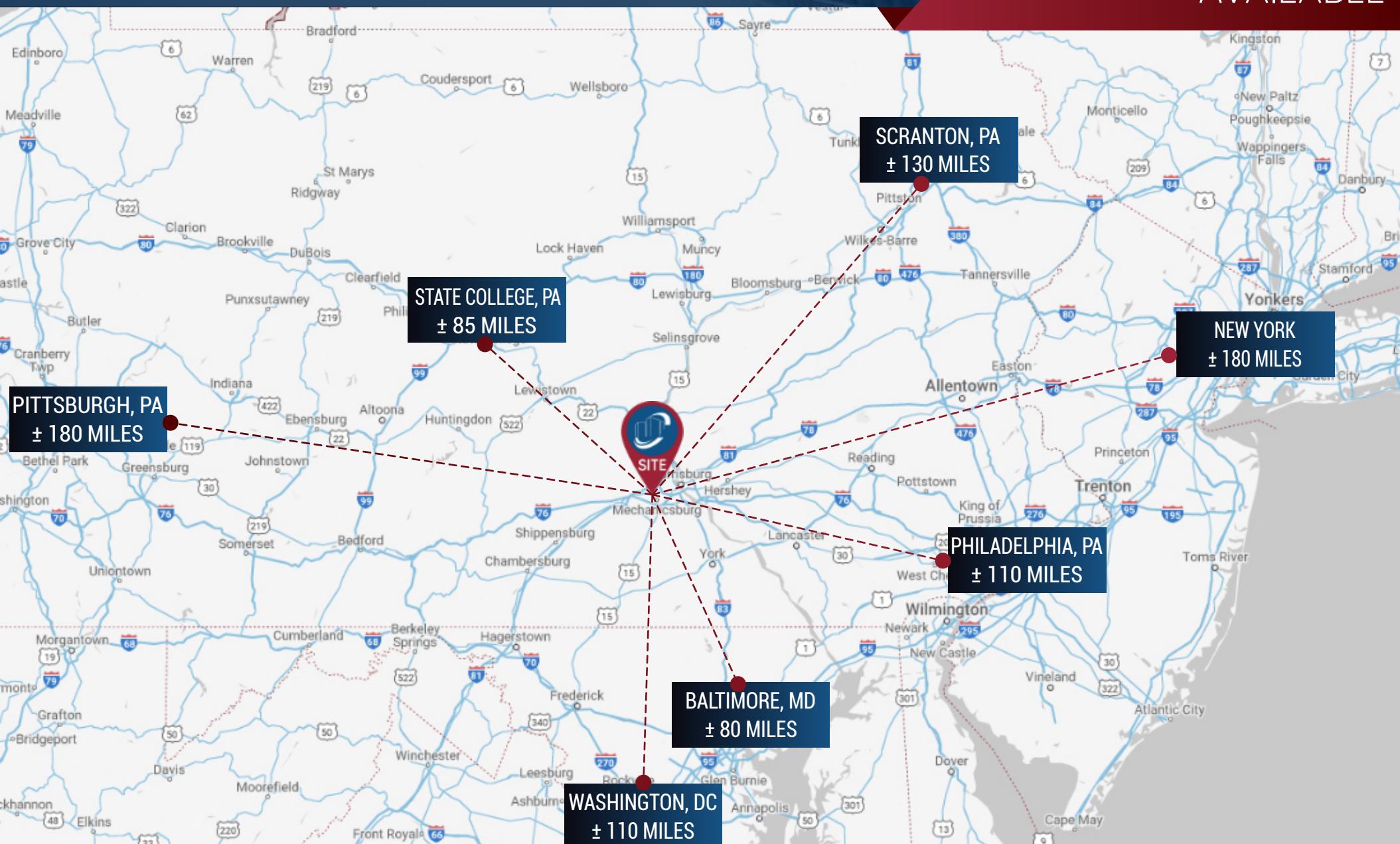
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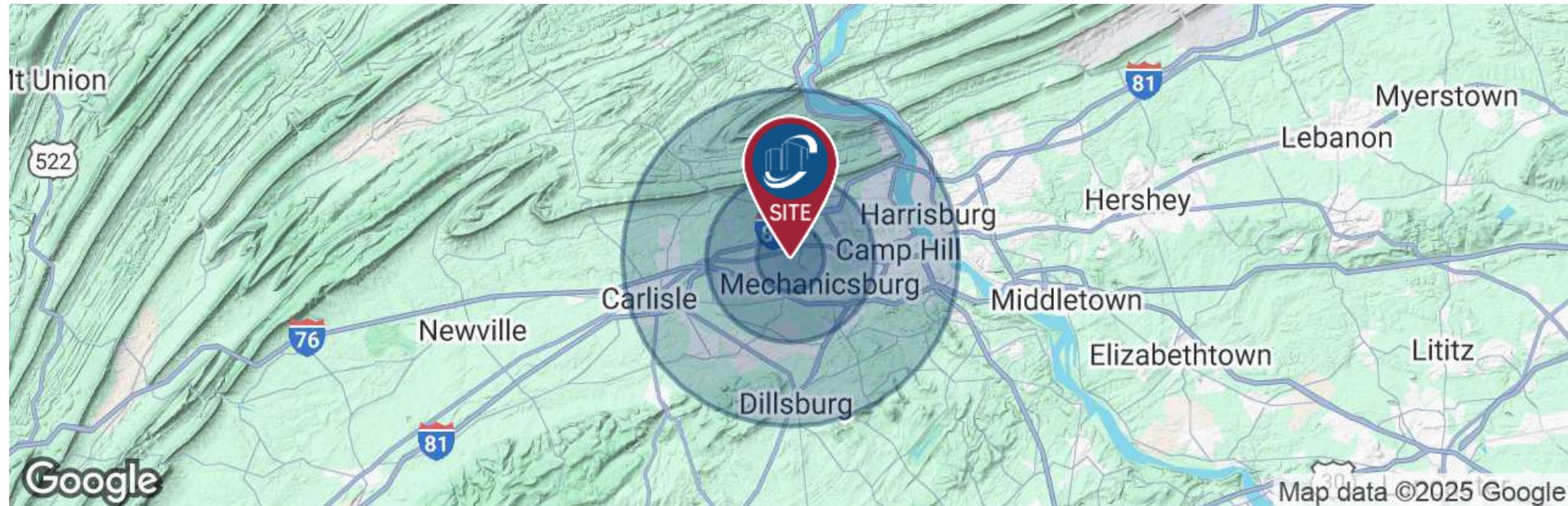
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DEMOGRAPHICS



	2 MILES	5 MILES	10 MILES
Total households	6,310	34,452	117,046
Total persons per hh	2.6	2.4	2.5
Average hh income	\$135,637	\$124,982	\$111,432
Average house value	\$398,501	\$345,486	\$308,149
Total population	16,188	84,238	289,291
Median age	42	43	42



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