



INDUSTRIAL WAREHOUSE SPACE FOR SUBLEASE

53 COMMERCE DRIVE | MECHANICSBURG, PA



WWW.LANDMARKCR.COM
(717) 731.1990







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 



**53 COMMERCE DR
MECHANICSBURG, PA**

**INDUSTRIAL WAREHOUSE SPACE
AVAILABLE**

PROPERTY AERIAL



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

RYAN MURRAY
SENIOR ASSOCIATE
E: RMURRAY@LANDMARKCR.COM
C: 717.571.4978



LANDMARKCR.COM

3



53 COMMERCE DR MECHANICSBURG, PA

INDUSTRIAL WAREHOUSE SPACE
AVAILABLE

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)



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

RYAN MURRAY
SENIOR ASSOCIATE
E: RMURRAY@LANDMARKCR.COM
C: 717.571.4978

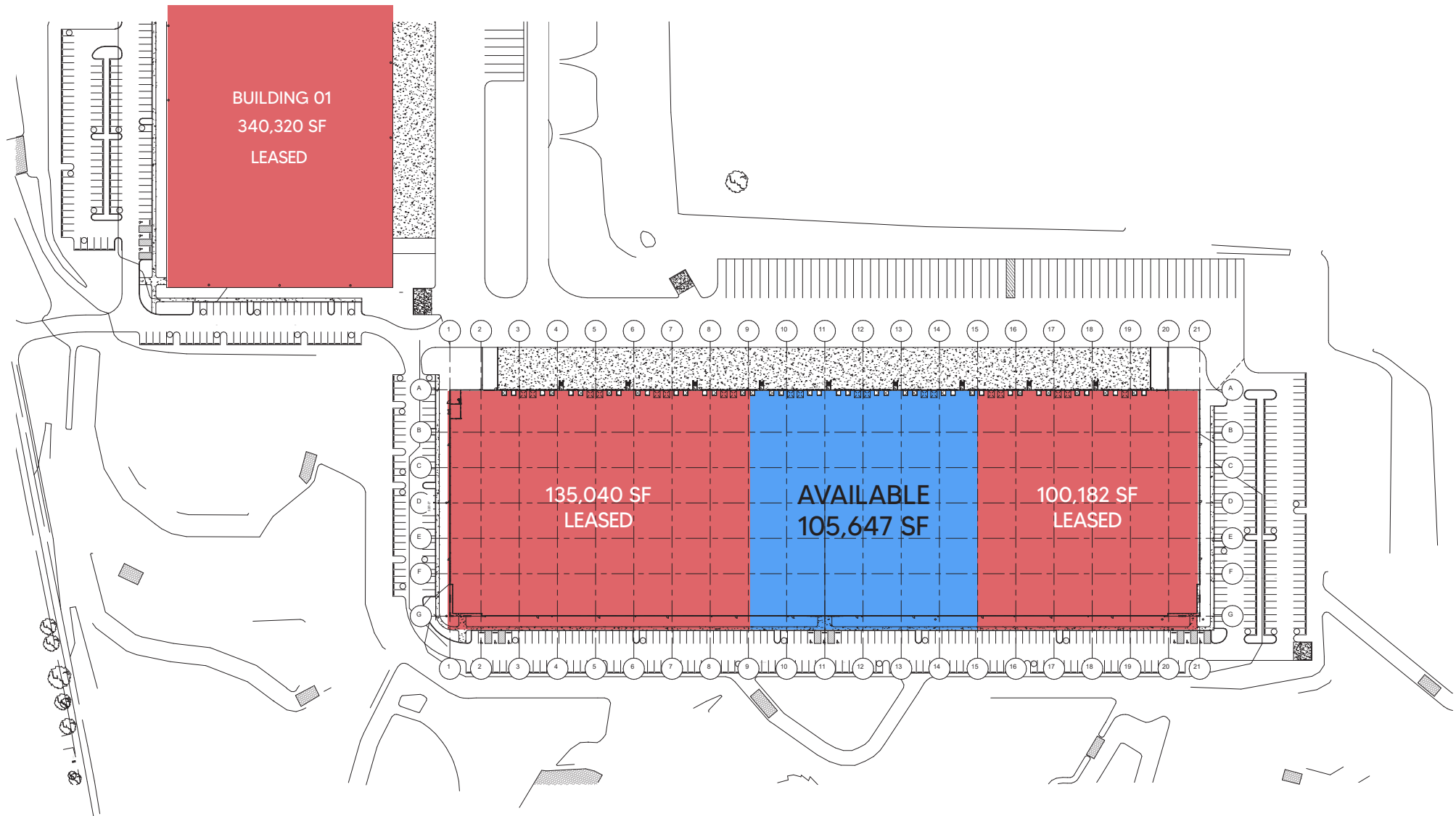


LANDMARKCR.COM

INTERIOR PHOTOS



FLOORPLAN





53 COMMERCE DR
MECHANICSBURG, PA

INDUSTRIAL WAREHOUSE SPACE
AVAILABLE

LOCATION AERIAL



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

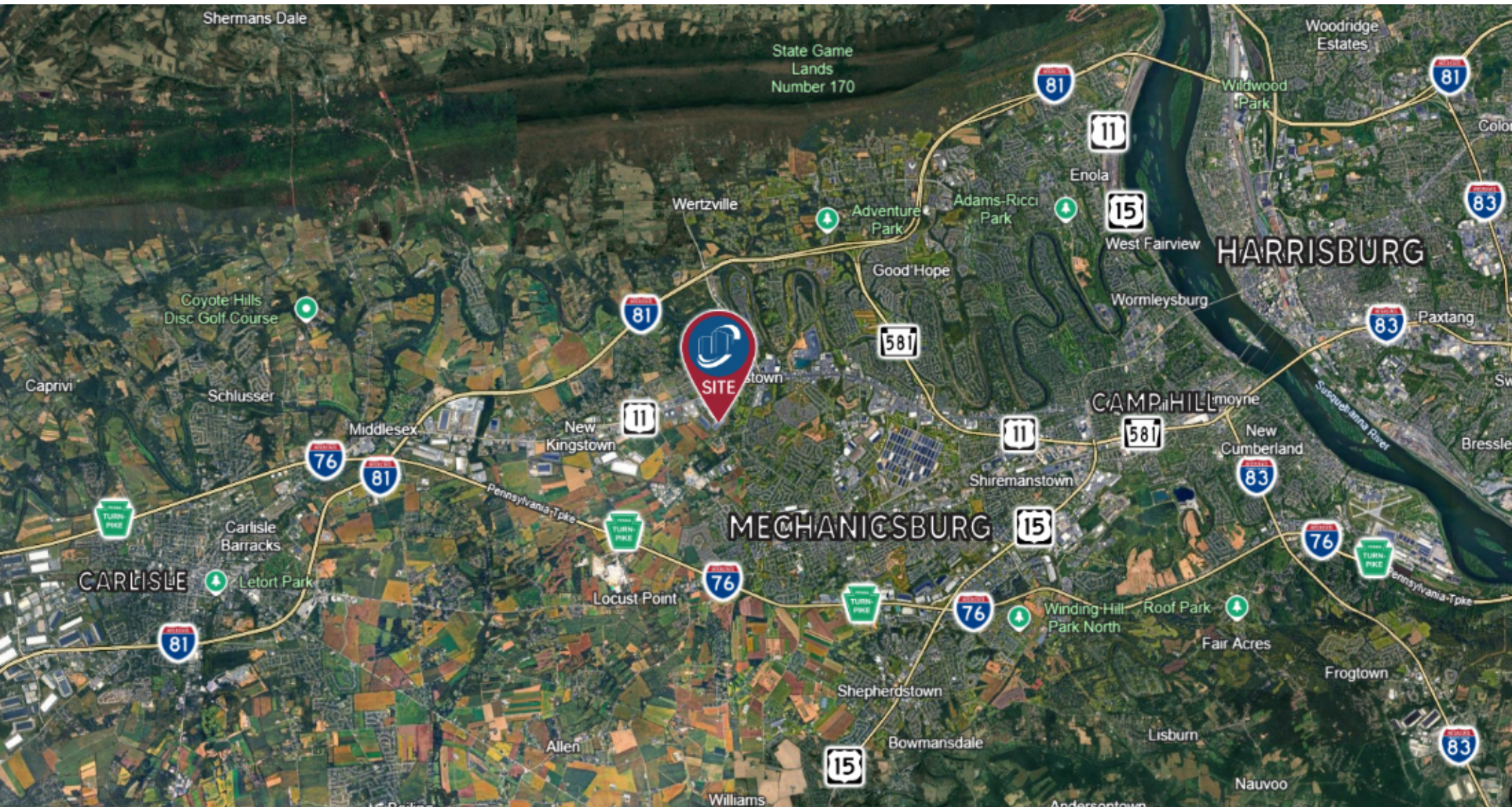
JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

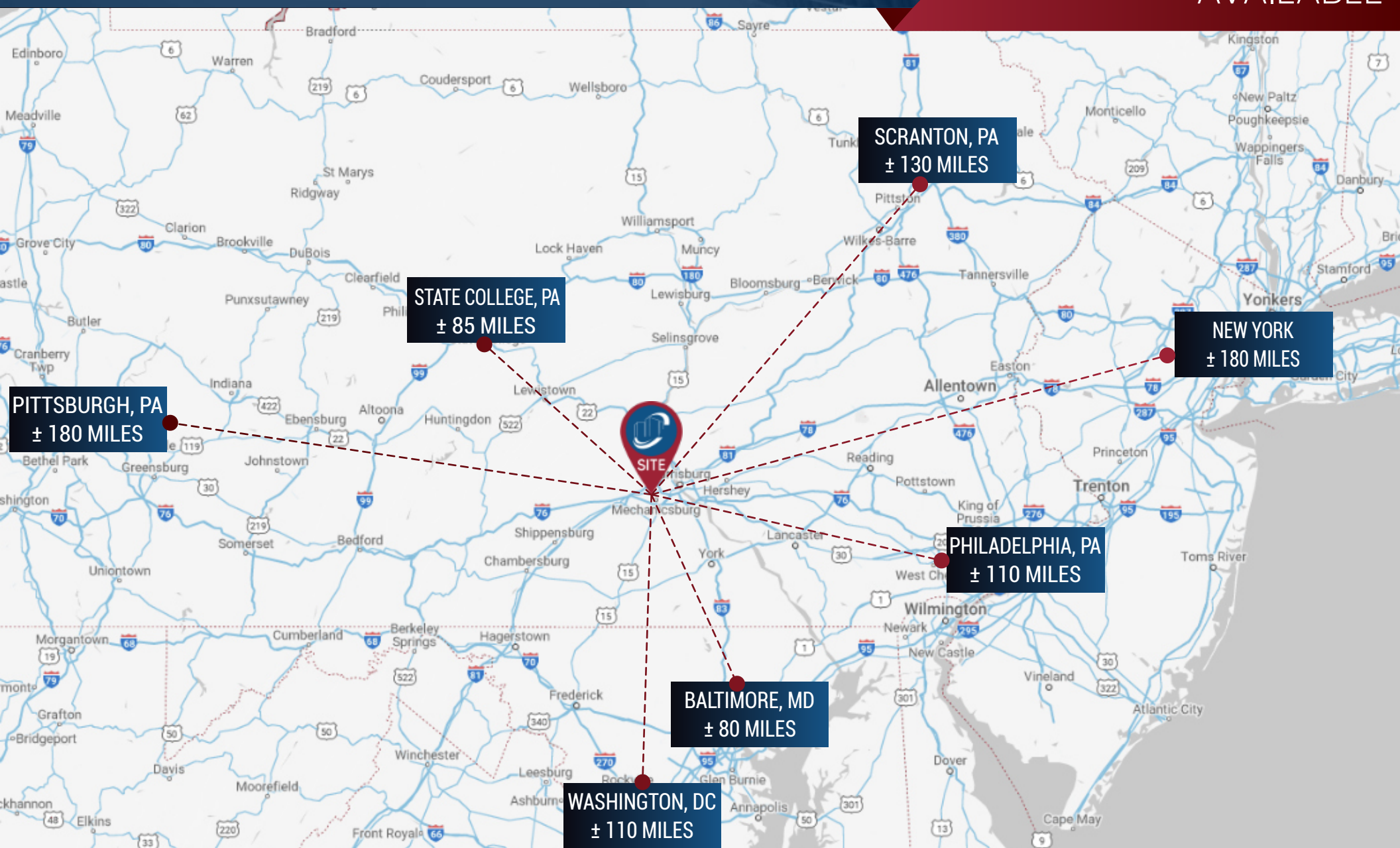
RYAN MURRAY
SENIOR ASSOCIATE
E: RMURRAY@LANDMARKCR.COM
C: 717.571.4978



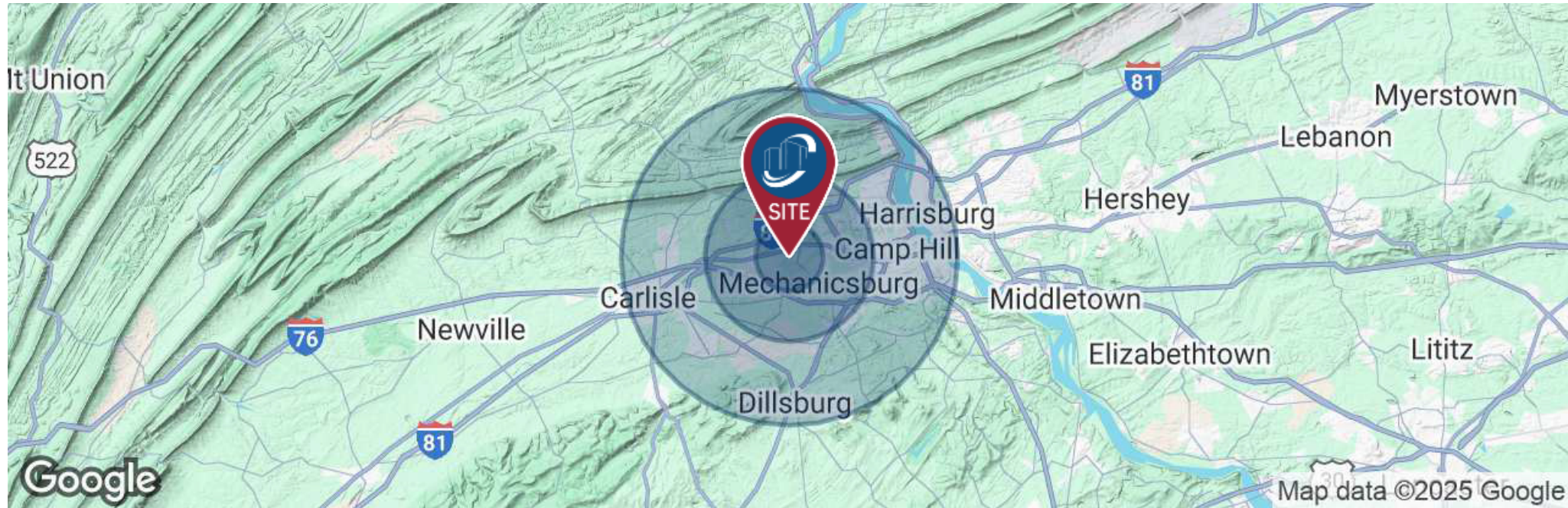
LANDMARKCR.COM

REGIONAL AERIAL





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



**53 COMMERCE DR
MECHANICSBURG, PA**

**INDUSTRIAL WAREHOUSE SPACE
AVAILABLE**

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the part including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at to increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.



INDUSTRIAL WAREHOUSE SPACE AVAILABLE FOR SUBLEASE

For More Information Contact:

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

RYAN MURRAY
SENIOR ASSOCIATE
E: RMURRAY@LANDMARKCR.COM
C: 717.571.4978

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765

