



# Swatara Exchange

Paxton Street at Interstate 83  
Harrisburg, PA 17111



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

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# About Swatara Exchange

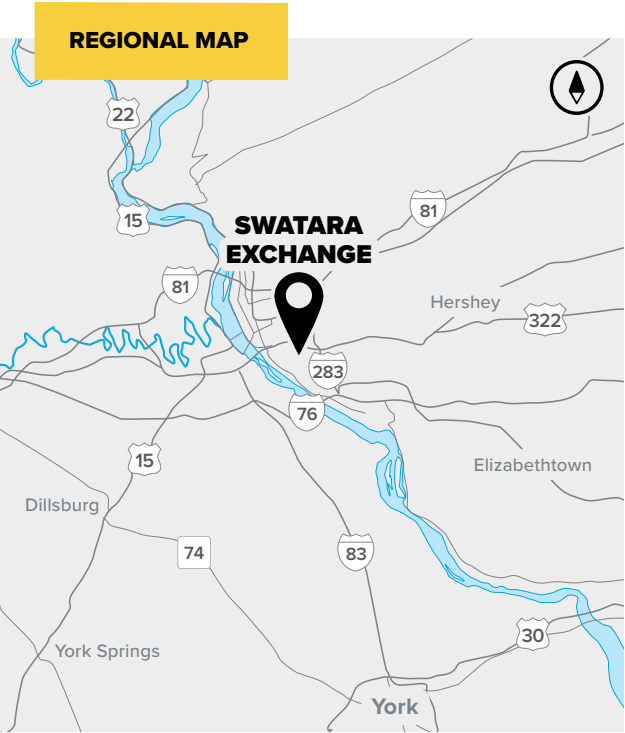
Swatara Exchange is a 60-acre mixed-use business community located at Paxton Street and I-83 in Dauphin County, Pennsylvania.

Upon completion, Swatara Exchange will be comprised of 15 buildings, totaling more than 558,000 square feet of office, flex/R&D and retail space. Tenant sizes from 1,340 square feet to 56,160 square feet of space offer businesses straight-forward, economical and high-utility space.

The retail component of Swatara Exchange can support more than 348,800 square feet of space, including inline merchant areas and pad sites featuring frontage and signage on Paxton Street.



Scan the QR code or visit [sjpi.com/swataraexchange](https://sjpi.com/swataraexchange) to learn more.



# About the St. John Properties

St. John Properties, Inc. is one of the nation’s largest and most successful privately held commercial real estate firms. Founded in 1971 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed and owns office, flex/research and development, warehouse, retail and multi-family space nationwide.

St. John Properties is a vertically-integrated real estate developer, and maintains an excellent credit history with no loan defaults. In 2018, the company was named The National Developer of the Year by NAIOP, the Commercial Real Estate Development Association.

Visit [sjpi.com/about](https://sjpi.com/about) to learn more.

 <b>2018</b> NATIONAL DEVELOPER OF THE YEAR	 <b>25+ MILLION</b> Square Footage Owned & Managed	 <b>\$5.5+ BILLION</b> Real Estate Investment Value
 <b>135+</b> Green, LEED-Certified Buildings	 <b>2,700+</b> Clients Across the Country	 <b>275+</b> Employees Across the Country

“We don’t just believe in a **commitment to excellence**. We practice it every day.”

Edward St. John, Founder & Chairman





Swatara Exchange  
SITE PLAN

Flex/R&D Buildings

47 Keystone Way	44,160 SF	FUTURE
49 Keystone Way	48,120 SF	FUTURE
55 Enterprise Drive	47,160 SF	
57 Enterprise Drive	56,160 SF	

Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,520 up to 56,160 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Loading	Dock or drive-in
Zoning	ML

Single-Story Office Buildings

41 Keystone Way	13,600 SF	FUTURE
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Single-Story Office Specifications

LEED	Designed
Suite Sizes	Up to 13,600 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Construction	Brick on block

Retail Space

43 Keystone Way	9,425 SF	FUTURE
45 Keystone Way	9,425 SF	FUTURE
51 Enterprise Drive	9,465 SF	
53 Enterprise Drive	18,000 SF	
3411 Paxton Street	10,725 SF	

Pad Sites

2nd & Charles	56,349 SF	5.46 AC
Applebee's	7,026 SF	
BassPro Shops	219,269 SF	
Convenience Store	6,000 SF	2.03 AC
Restaurant	3,198 SF	1.27 AC

To learn more, visit: [sjpi.com/swataraexchange](https://sjpi.com/swataraexchange)





# Flex/R&D

Direct-Entry, Flexible Space

Swatara Exchange will include four flex/R&D buildings, totaling 195,600 square feet of space. These buildings offer 30-foot-wide column spacing, 18-foot clear ceiling heights, and dock or drive-in loading for maximum flexibility.

Flex/R&D Buildings		
47 Keystone Way	44,160 SF	FUTURE
49 Keystone Way	48,120 SF	FUTURE
55 Enterprise Drive	47,160 SF	
57 Enterprise Drive	56,160 SF	
Flex/R&D Specifications		
LEED	Designed	
Suite Sizes	2,520 up to 56,160 SF	
Ceiling Height	18 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
Construction	Brick on block	
Loading	Dock or drive-in	
Zoning	ML	







# Single-Story Office

## Direct-Entry Office

Single-story office buildings offer direct-entry with 24/7 tenant access. Suites feature 10 ft. ceiling heights with free, on-site parking at a ratio of 5 spaces per 1,000 square feet.

Single-Story Office Buildings		
41 Keystone Way	13,600 SF	FUTURE
Single-Story Office Specifications		
LEED	Designed	
Suite Sizes	Up to 13,600 SF	
Ceiling Height	10 ft. clear minimum	
Parking	5 spaces per 1,000 SF	
Construction	Brick on block	







# Retail & Pad Sites

High Visibility with Signage Opportunities

The retail component of Swatara Exchange can support more than 348,800 square feet of space, including inline merchant areas and pad sites featuring frontage and signage on Paxton Street.

- ▶ Direct visibility and access off Paxton Street, with traffic lights and new turn lanes
- ▶ Direct access from future I-83 interchange at Paxton Street
- ▶ Attractive main street style retail design

Traffic Counts (MDOT)

Paxton Street at Mall Road:	18,463 vehicles/day
Interstate 83 at Paxton Street:	103,317 vehicles/day

Demographics

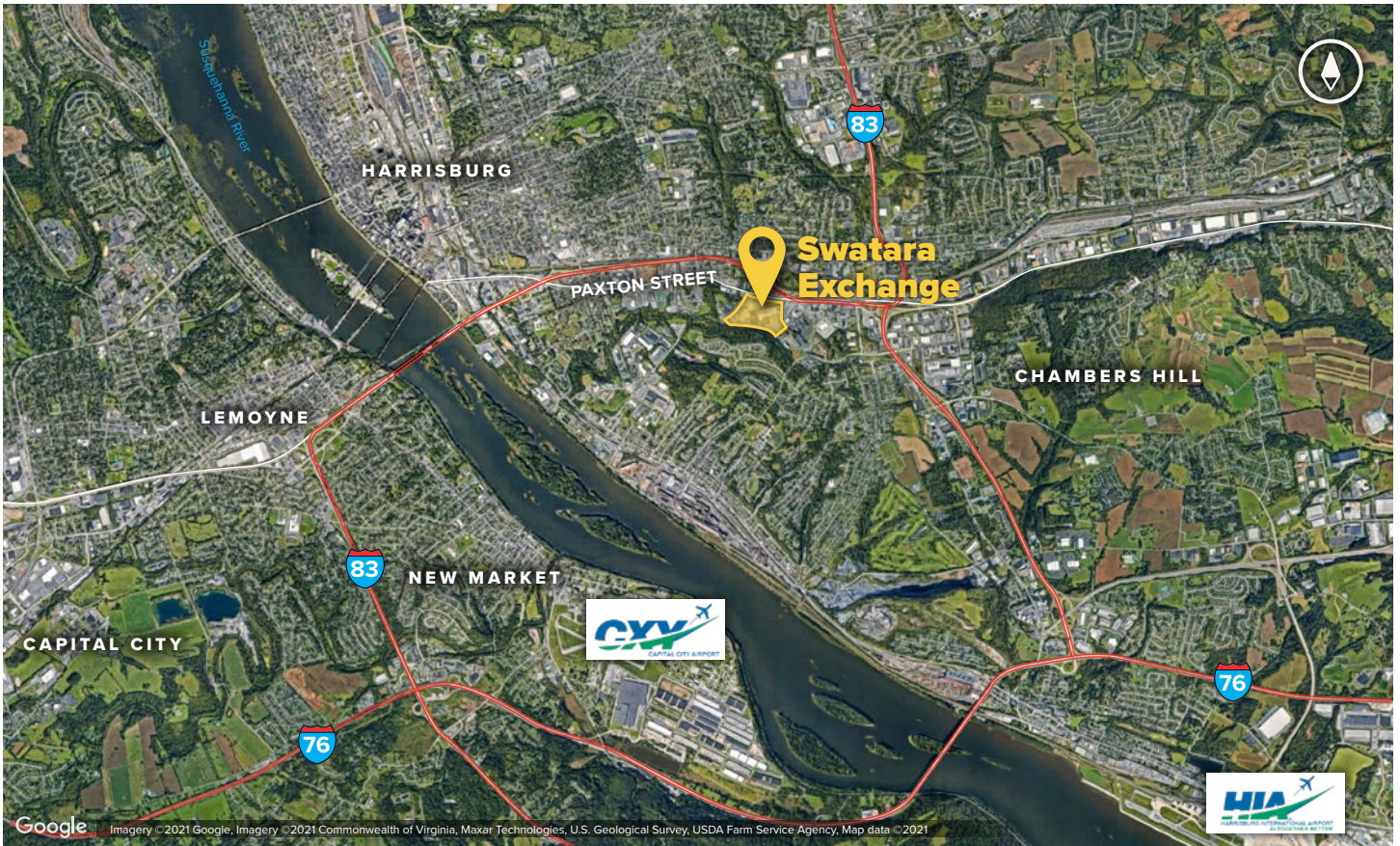
	1 Mile	3 Miles	5 Miles
Population	9,733	88,023	187,820
Avg. Household Income	\$83,492	\$72,325	\$84,971

Inline Retail Buildings			
43 Keystone Way	9,425 SF	FUTURE	
45 Keystone Way	9,425 SF	FUTURE	
51 Enterprise Drive	9,465 SF		
53 Enterprise Drive	18,000 SF		
3411 Paxton Street	10,725 SF		

Pad Sites			
2nd & Charles	56,349 SF	5.46 AC	
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Convenience Store	6,000 SF	2.03 AC	
Restaurant	3,198 SF	1.27 AC	







# Contact Us

For additional information or to schedule a tour, contact:

## FLEX/R&D AND OFFICE SPACE:

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Regional Partner

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Vice President, Retail Leasing

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**717.564.0980 | SJPI.COM/PENNSYLVANIA**

## About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multi-family space nationwide.

Connect with us @stjohnprop



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