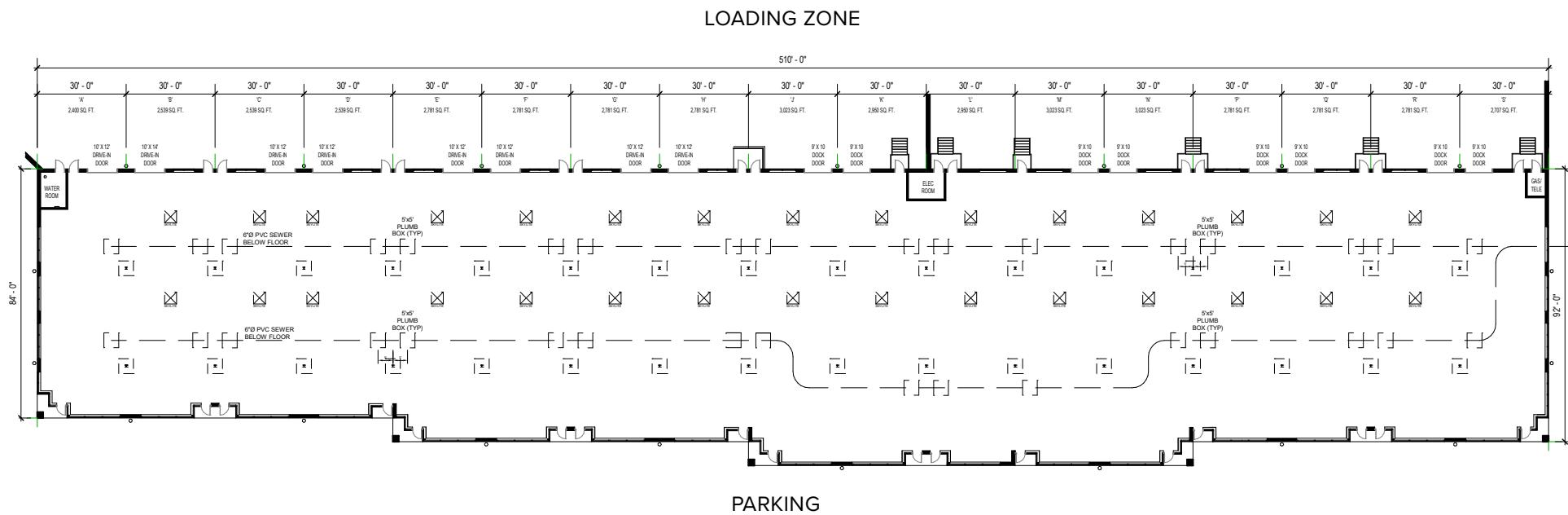


**Total SF Available:**

2,400 up to 47,160 SF

New multi-use business/flex shell, LEED designed, 18 ft. clear, dock and drive-in loading

**Note:** This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





## 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





## Contact Us

For additional information or to schedule a tour, contact:

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### 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.

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