Swatara Exchange

Paxton Street at Interstate 83
Harrisburg, PA 17111

ST. JOHN PROPERTIES

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

SJPI.COM/PENNSYLVANIA | 717.564.0980

About Swatara Exchange

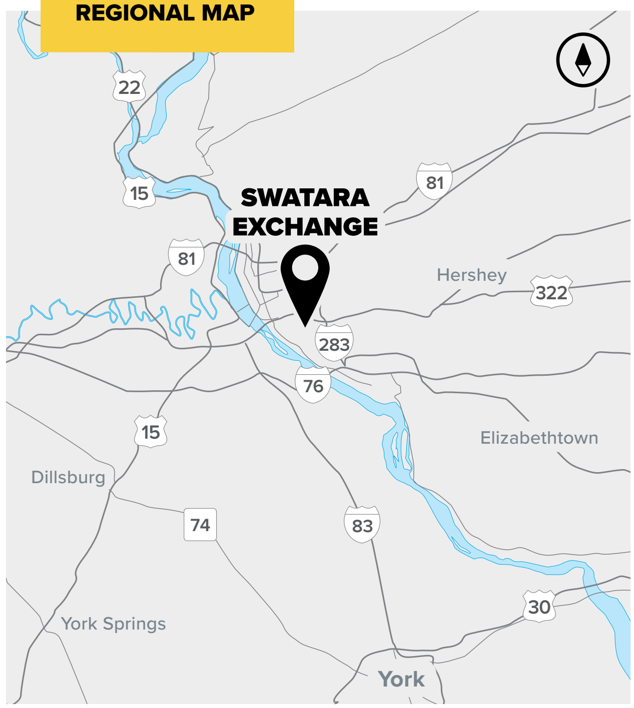
Swatara Exchange is a 60-acre mixed-use business community located at Paxton Street and I-83 in Dauphin County, Pennsylvania.

Upon completion, Swatara Exchange will be comprised of 15 buildings, totaling more than 557,800 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 348,600 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** to learn more.

REGIONAL MAP



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** to learn more.

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

25+ MILLION
Square Footage Owned & Managed

$5.5+ BILLION
Real Estate Investment Value

135+
Green, LEED-Certified Buildings

2,700+
Clients Across the Country

275+
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
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	10,534 SF	
Pad Sites		
2nd & Charles	56,349 SF	5.46± AC
Applebee's	7,026 SF	
BassPro Shops	219,269 SF	
Conveinence Store	6,000 SF	2.03± AC
Restaurant	3,198 SF	1.12± AC

To learn more, visit: **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


HARRISBURG STREET (PA ROUTE 441)
KEYSTONE WAY
49 KEYSTONE WAY
48,120 SF
LOADING ZONE
47 KEYSTONE WAY
44,160 SF
57 ENTERPRISE DRIVE
56,160 SF
LOADING ZONE
55 ENTERPRISE DRIVE
47,160 SF
ENTERPRISE DRIVE
Bass Pro Shops

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	


PAXTON STREET
MALL ROAD
41 KEYSTONE WAY
13,600 SF
KEYSTONE WAY
KEYSTONE WAY

Retail & Pad Sites

High Visibility with Signage Opportunities

The retail component of Swatara Exchange can support more than 348,600 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: 16,000+ vehicles/day	
Interstate 83 at Paxton Street: 90,000+ vehicles/day	

Demographics

	3 Miles	5 Miles	7 Miles
Population	90,345	190,743	291,564
Avg. Household Income	$86,748	$97,659	$109,973

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	10,534 SF	

Pad Sites		
2nd & Charles	56,349 SF	5.46± AC
Applebee's	7,026 SF	
BassPro Shops	219,269 SF	
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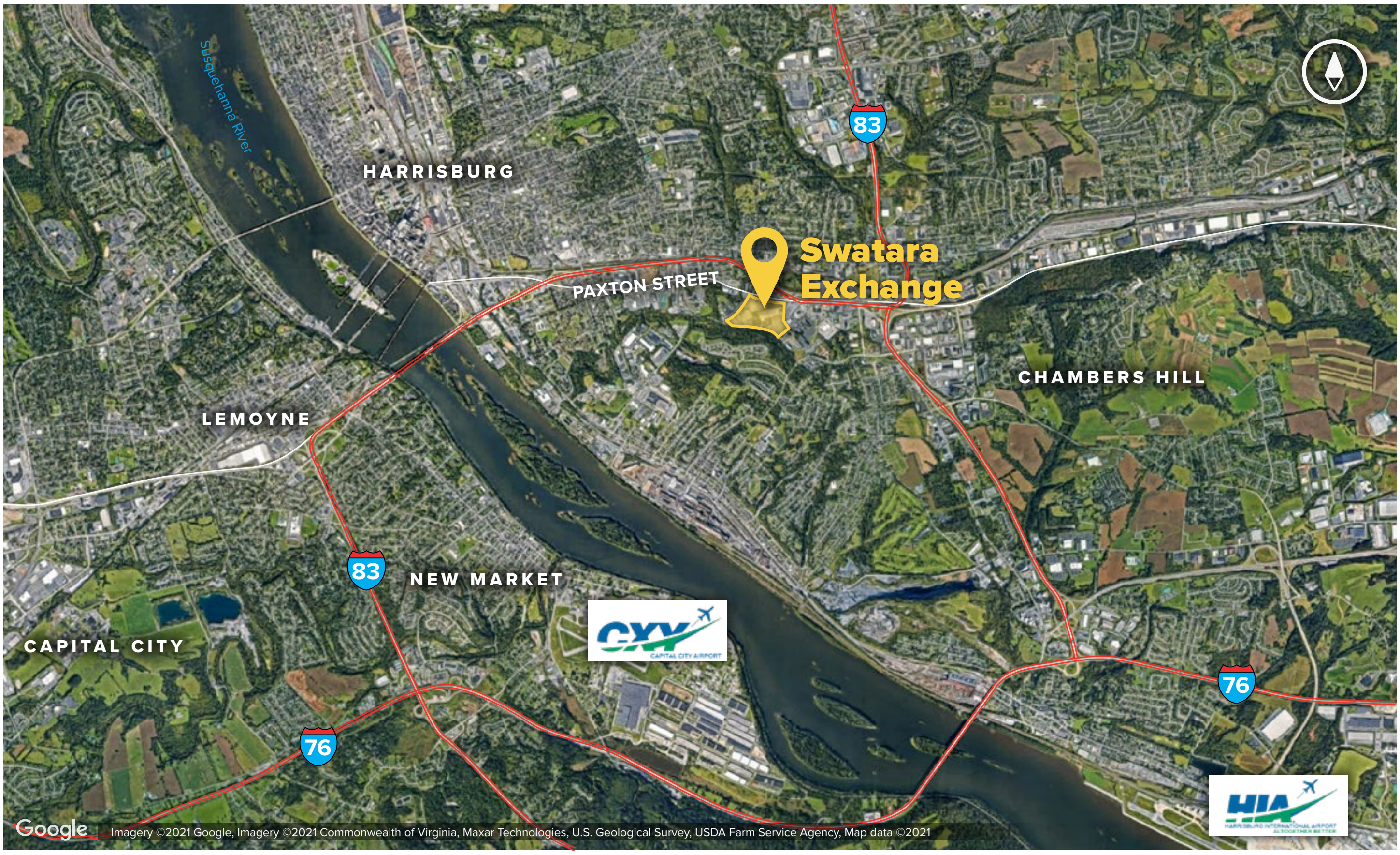
Restaurant	3,198 SF	1.12± AC


MALL ROAD
2ND & CHARLES
KEYSTONE WAY
16,000+
VEHICLES/DAY
C-STORE
6,000 SF
2.03 AC±
1.12 AC±
RESTAURANT
3,198 SF
PAXTON STREET
HARRISBURG STREET (PA ROUTE 441)
DRIVE-THRU
43 KEYSTONE
9,425 SF
45 KEYSTONE
9,425 SF
DRIVE-THRU
Applebee's
51 ENTERPRISE
9,465 SF
53 ENTERPRISE DR
18,000 SF LEASED
3411 PAXTON ST
10,534 SF
ENTERPRISE DRIVE
Bass Pro Shops
PROPOSED I-83
INTERCHANGE



Contact Us

For additional information or to schedule a tour, contact:

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Connect with us **@stjohnprop**

USGBC MEMBER