

FOR LEASE

100,192 SF Available

53 Commerce Drive, Mechanicsburg, PA 17050



340,869 SF

Modern Distribution
Facility

I-81 & I-76

Quick Access

**STRONG LABOR
FORCE**

Location

AVAILABLE

Q3 2024



KBCADVISORS

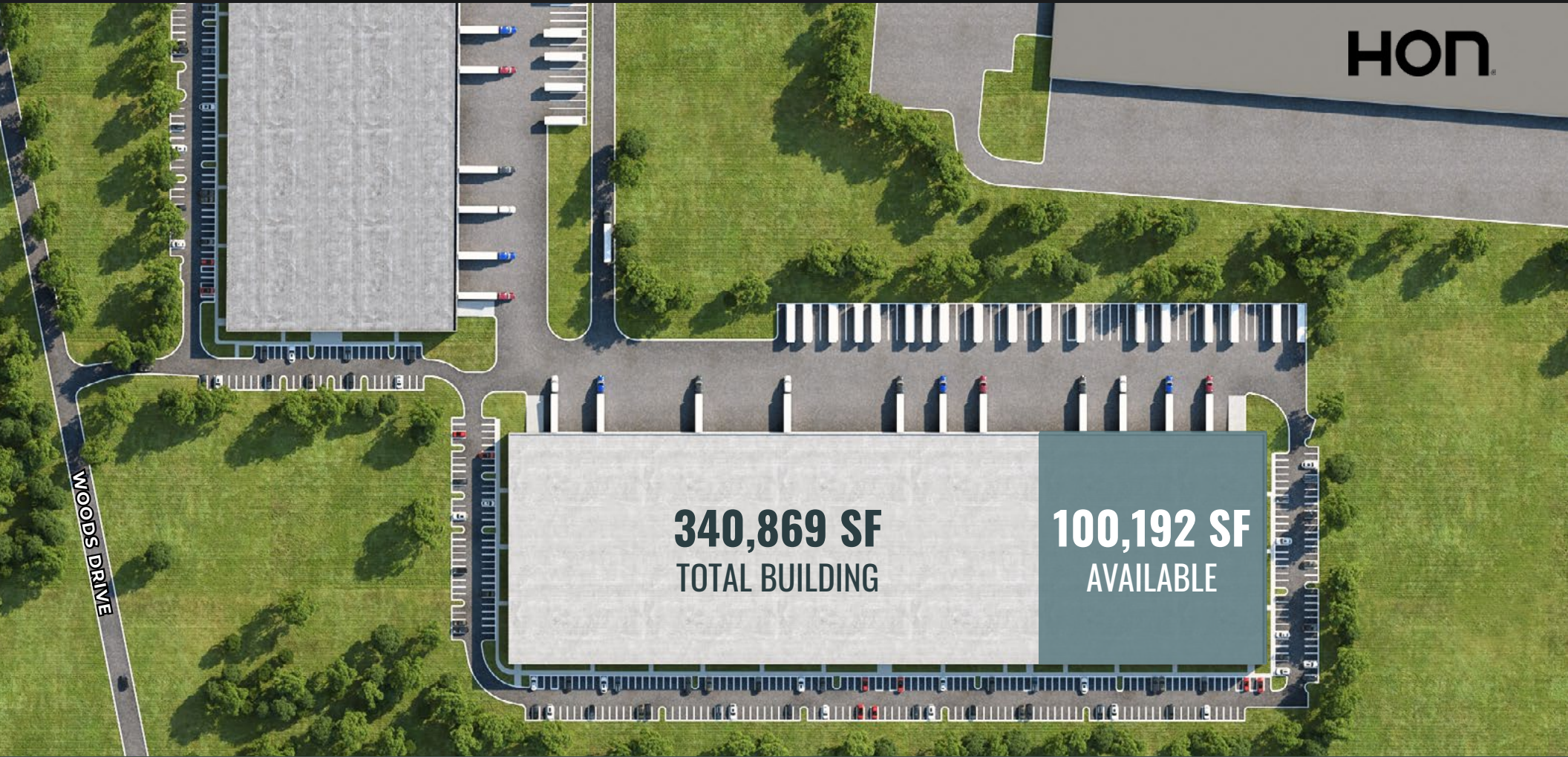
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Property Advantages



340,869 SF
Total Building

100,192 SF
Available Space

2017
Year Built

320'
Building Depth

±2,400 SF
Office Space

36'
Clear Height

50' x 54'
Column Spacing

1
Drive-In
Door

17
Loading
Dock Doors

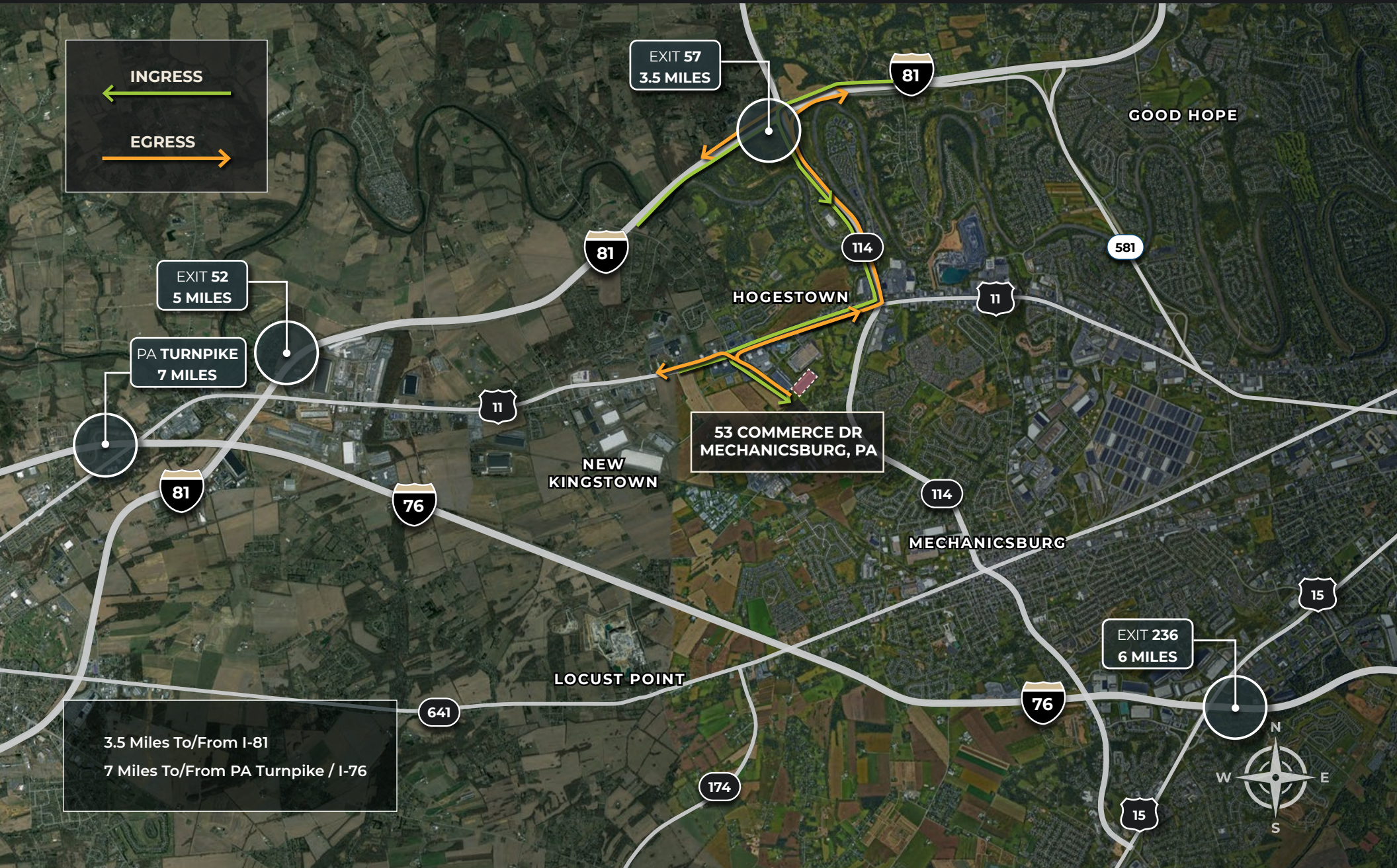
52
Trailer
Spaces

1:1,800 SF
Parking
Ratio

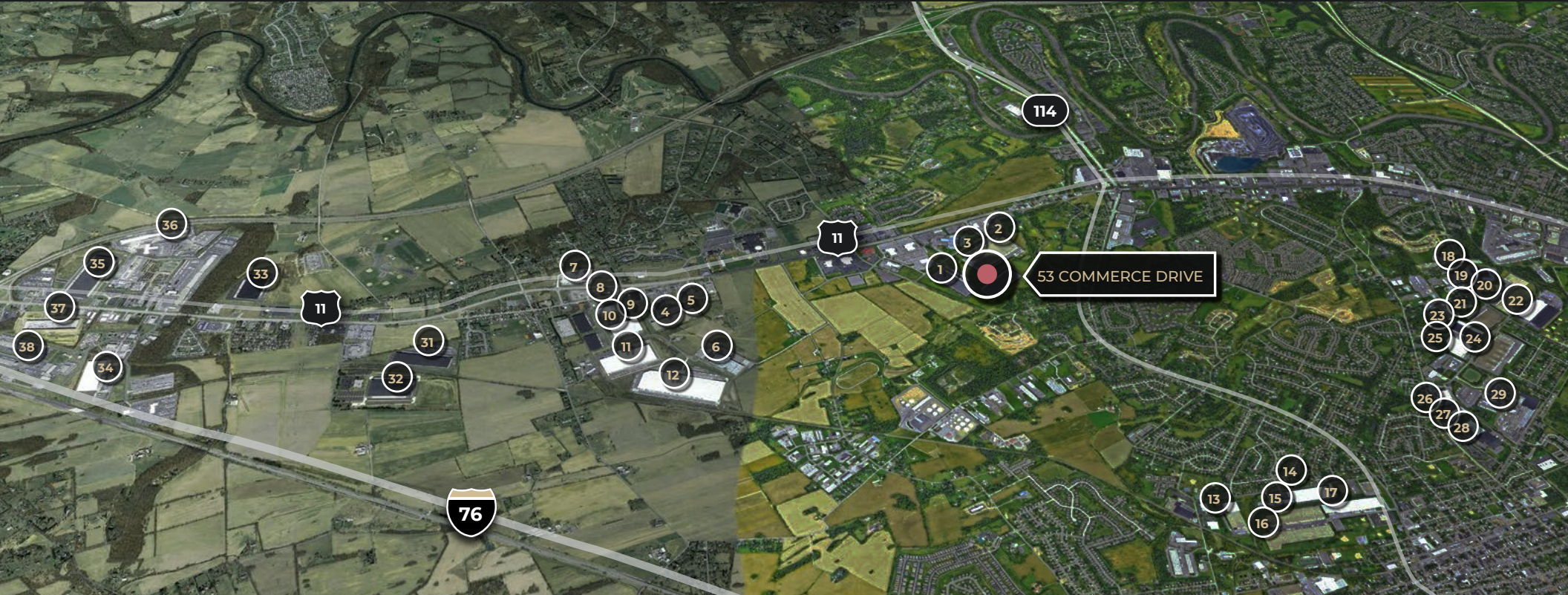
ESFR
Sprinkler
System

T-5
Lighting

I-81 & I-76 Immediate Access



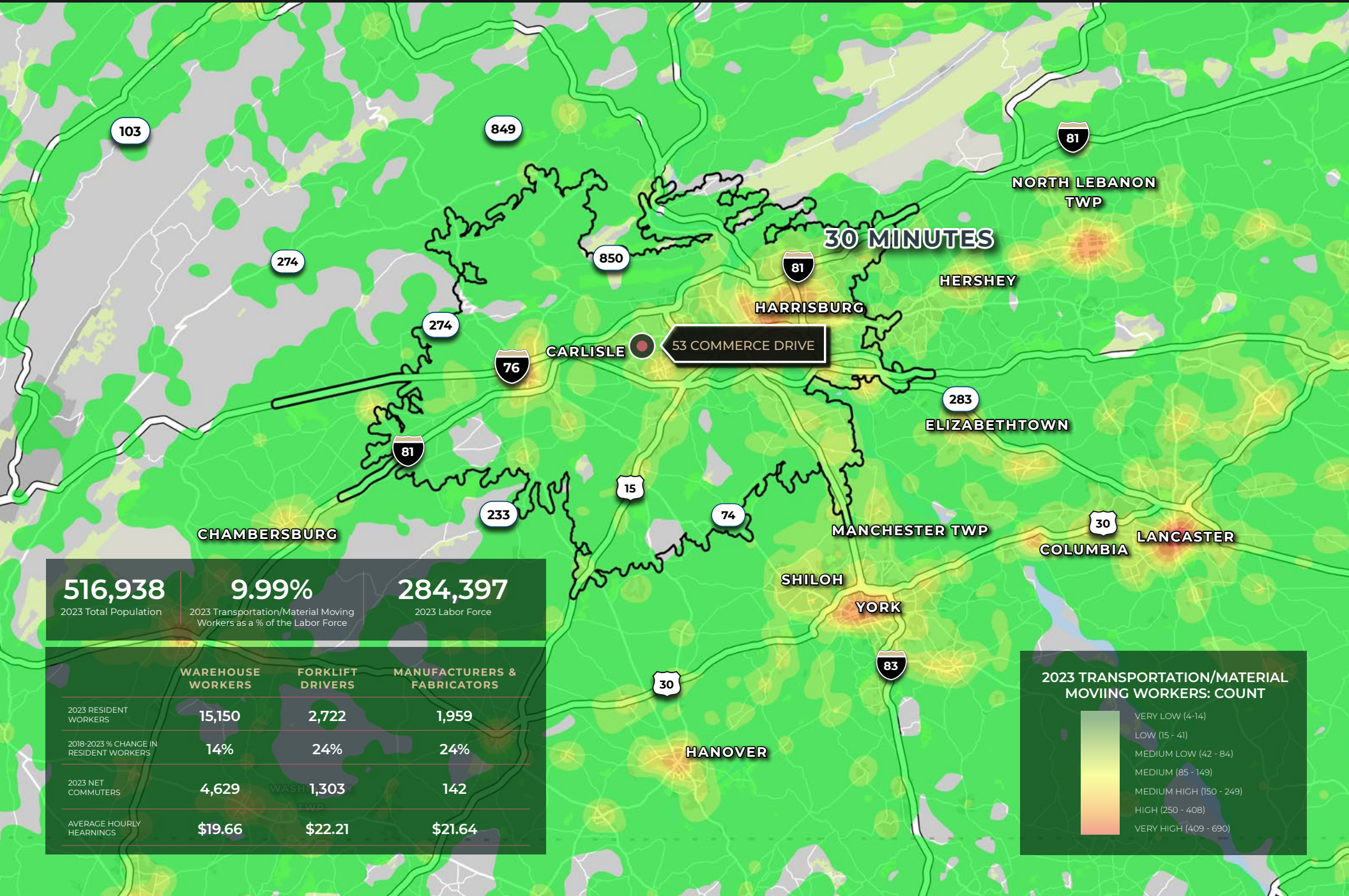
Corporate Neighbors



1	DHL	8	NAPA Auto Parts	15	XPO Logistics	22	Nestle USA	29	SuperValu
2	The HON Company	9	Hafele	16	Woodstream	23	Kane	30	Georgia Pacific
3	Hormel Foods	10	WEG Electronics	17	DHL Supply	24	Store Supply	32	Bed Bath & Beyond
4	American Wire Group	11	Andersen Windows	18	DHL Supply	25	Ceva Logistics	33	Amazon
5	Classical Wire & Cable	12	Whirlpool Corp	19	DHL Express	26	DHC USA		
6	Fry Communications	13	Fisher Auto Parts	20	Moran Logistics	27	Nestle Purina		
7	Crete Carrier	14	Fry Communications	21	Titan-Brands	28	Universal Intermodal		



Labor Reach



516,938

2023 Total Population

9.99%

2023 Transportation/Material Moving Workers as a % of the Labor Force

284,397

2023 Labor Force

WAREHOUSE WORKERS

FORKLIFT DRIVERS

MANUFACTURERS & FABRICATORS

2023 RESIDENT WORKERS

15,150

2,722

1,959

2018-2023 % CHANGE IN RESIDENT WORKERS

14%

24%

24%

2023 NET COMMUTERS

4,629

1,303

142

AVERAGE HOURLY HEARNINGS

\$19.66

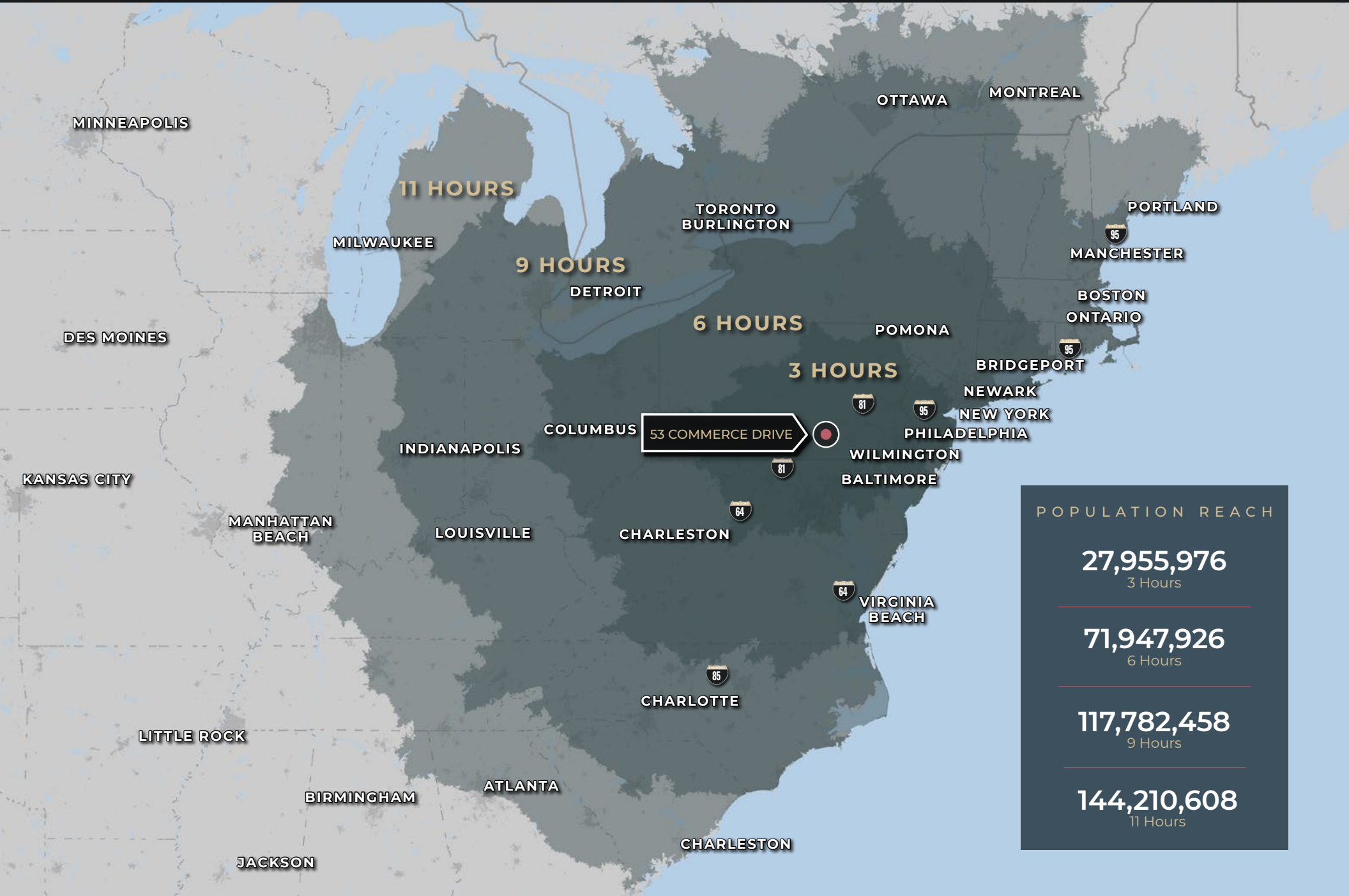
\$22.21

\$21.64

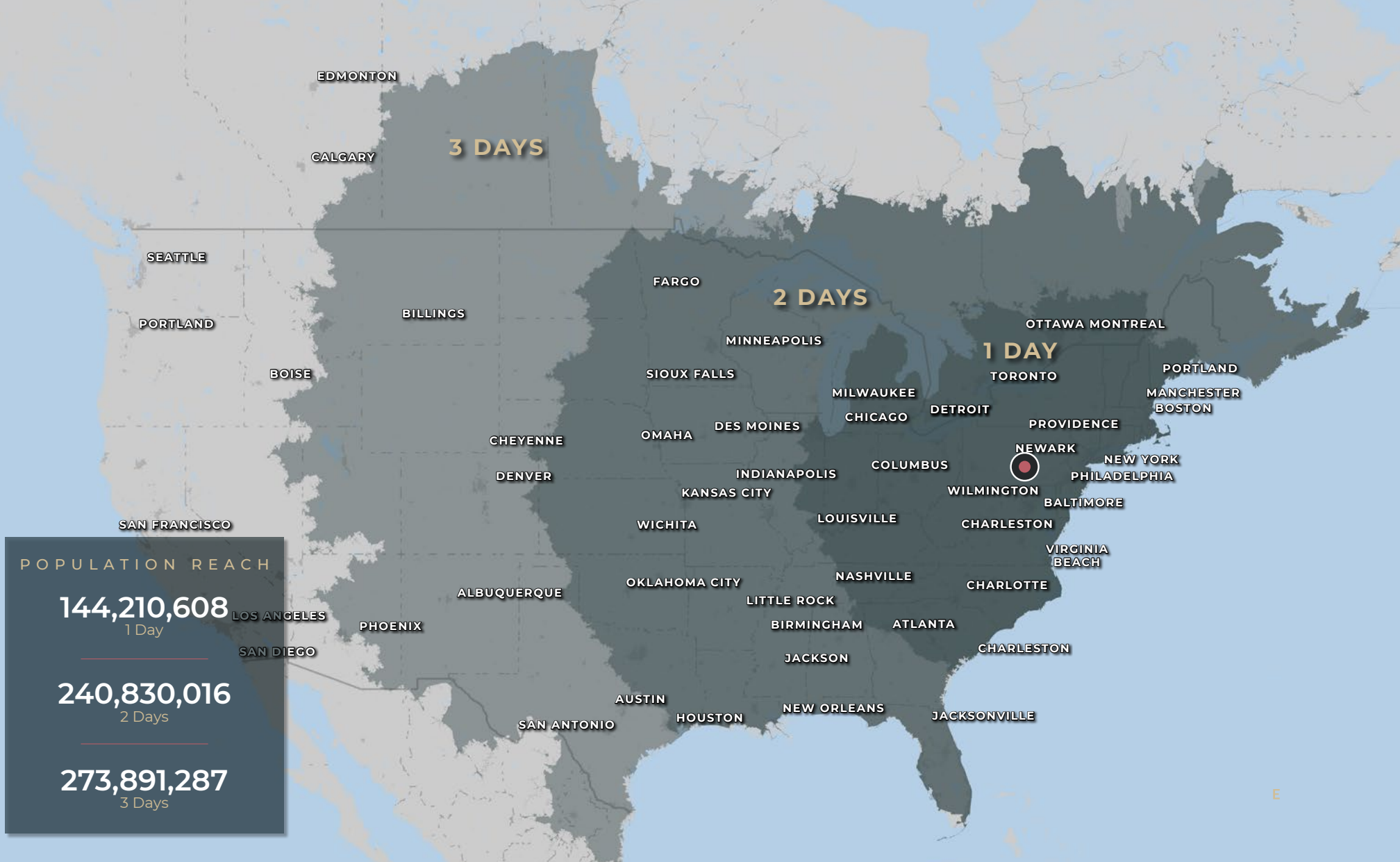
2023 TRANSPORTATION/MATERIAL MOVING WORKERS: COUNT



1 Day Population Reach



POPULATION REACH	
27,955,976	3 Hours
71,947,926	6 Hours
117,782,458	9 Hours
144,210,608	11 Hours



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