

I-83 COMMERCE CENTER

Elm Drive | Shrewsbury, PA 17349

±611,040 SF Available



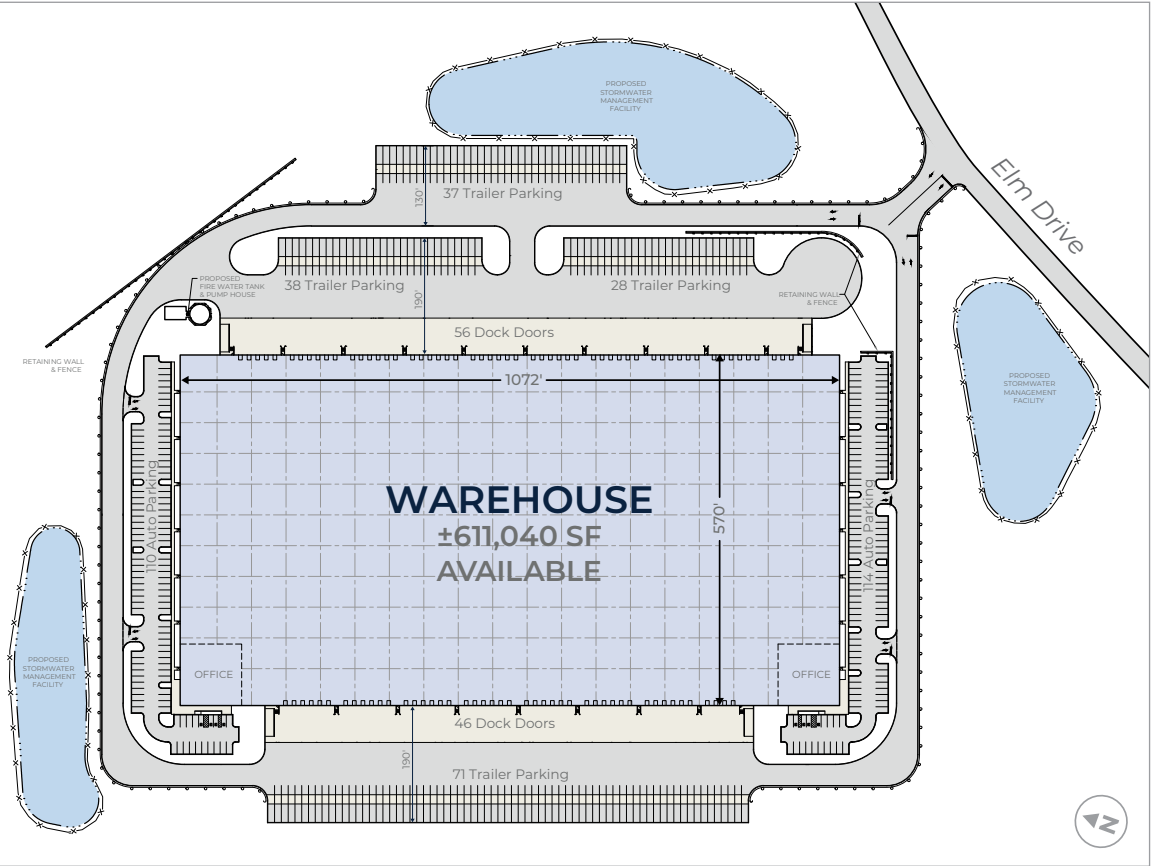
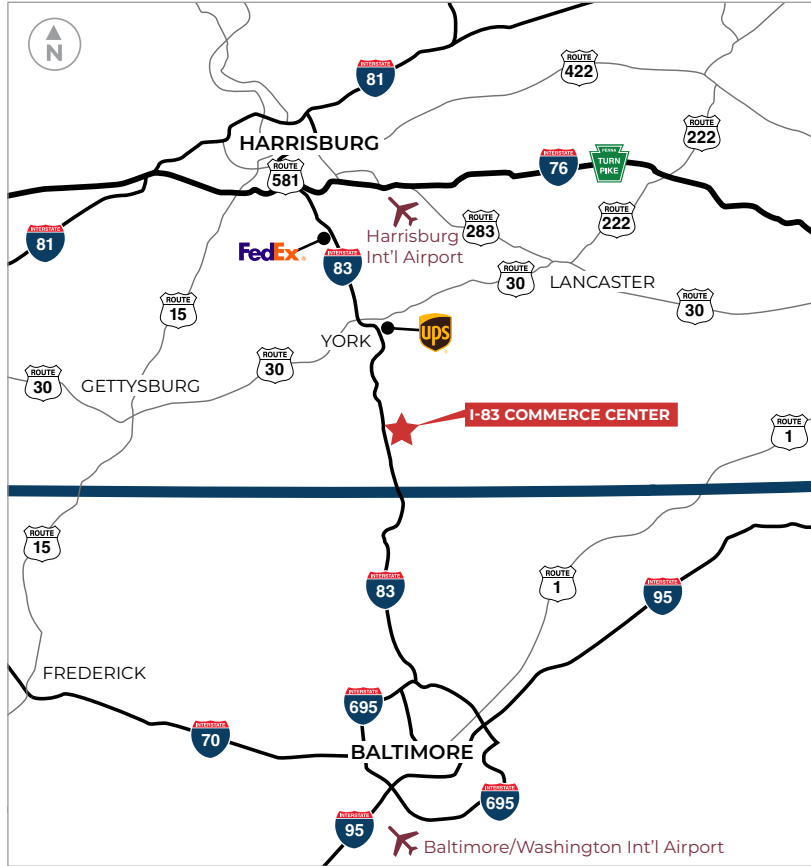
I-83 Commerce Center is a Class A, new construction, cross-dock facility in highly desirable York County in Central Pennsylvania. One of the I-81/I-78 industrial corridors strongest labor pockets, this project offers direct access to Interstate 83 via the newly constructed highway exit ramps and overpass onto Elm Drive and will serve as a staple point to Central PA's most critical highway networks, demand drivers, and population base. This project is designed with best-in-class building specifications including full building circulation, cross-dock and substantial car and trailer parking to accommodate a wide range of tenant requirements.



I-83 COMMERCE CENTER | MASTER PLAN

ELM DRIVE | SHREWSBURY, PA

PROPERTY OVERVIEW



611,040 SF Available



I-83 interchange allows for immediate access to park



40' clear



Premier infill location



Office build-to-suit



166 Spaces for Trailer Parking



Best-in-class building specifications



50 minutes to Port of Baltimore



242 Spaces for Car Parking

Development



MICHAEL ALDERMAN

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Leasing



GERARD J. BLINEBURY, JR.

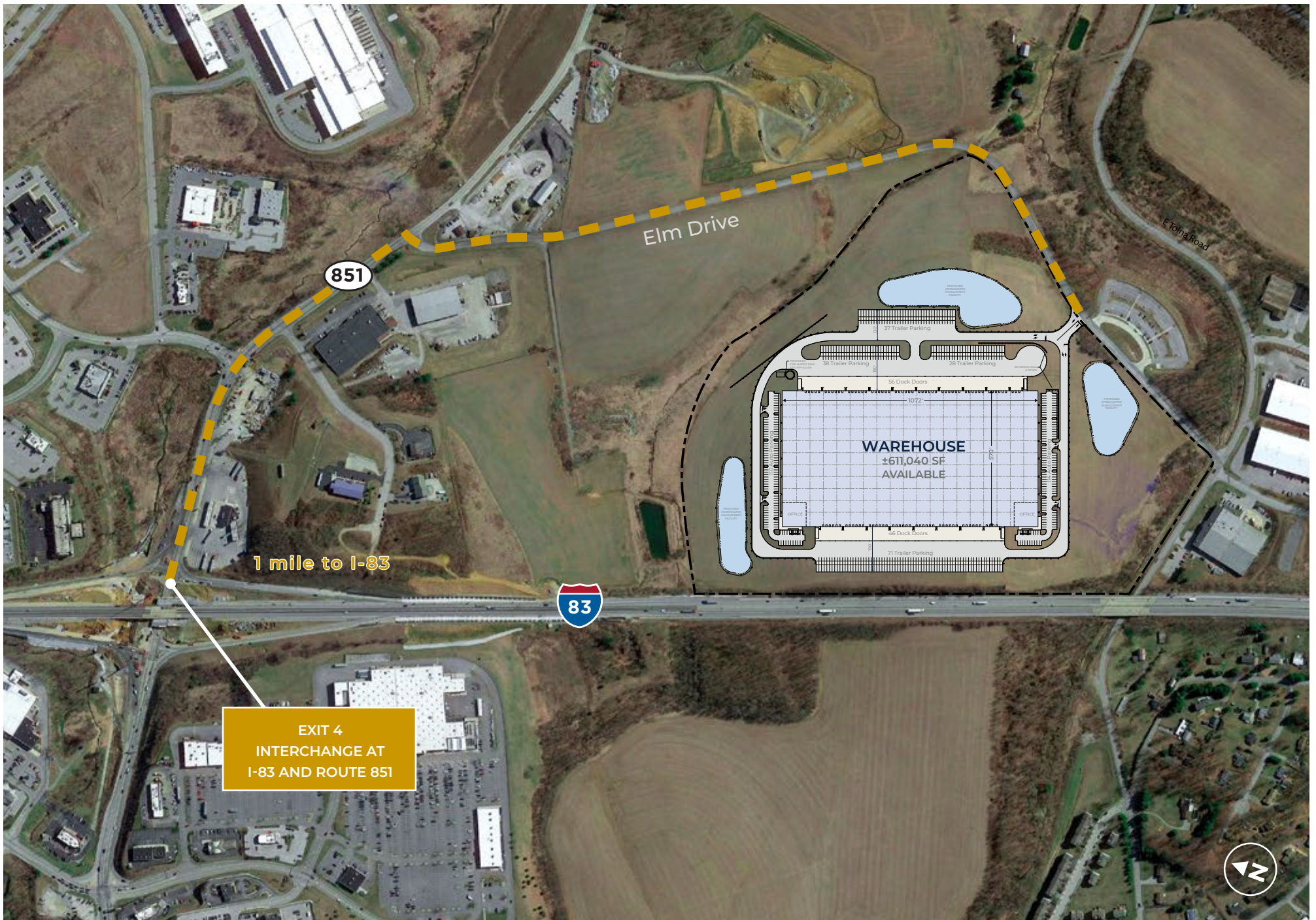
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I-83 COMMERCE CENTER | MASTER PLAN

ELM DRIVE | SHREWSBURY, PA

AREA INFORMATION



DRIVE TIMES

Interstate 83

1 mi. 2 min.

Interstate 76

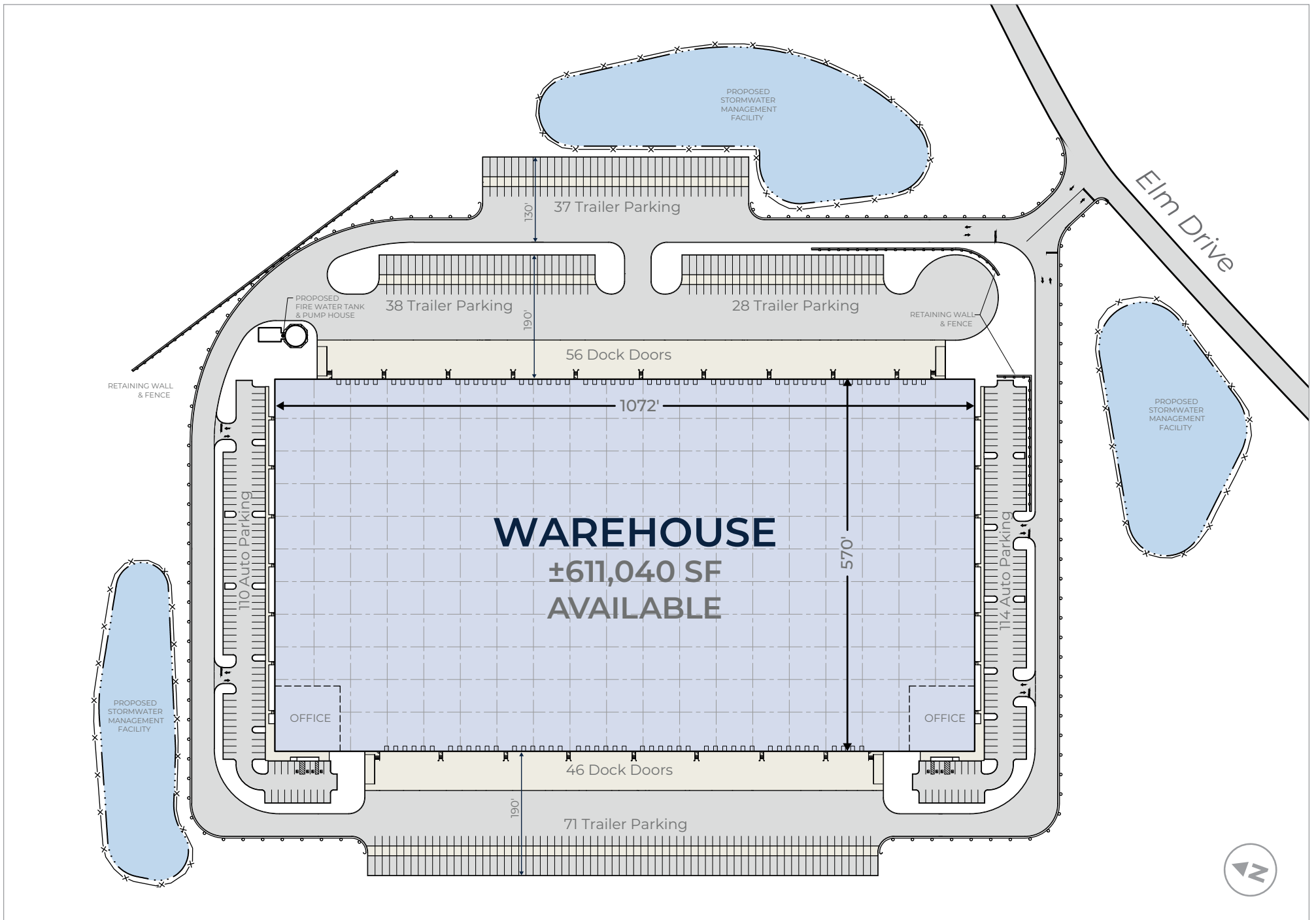
36.5 mi. 34 min.

Interstate 695

27.5 mi. 26 min.

Interstate 95

44.4 mi. 42 min.



CONTACT

DEVELOPMENT



LEASING



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