



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