



CASE STUDY

ADAPTIVE REUSE:
FORMER QUARRY TO
STRATEGIC LOGISTICS HUB

2224 PAXTON ST HARRISBURG, PA

Once a dormant and overgrown quarry highly visible from I-83, the ± 11.57 -acre site at 2224 Paxton Street had long been considered a community eyesore. Today, it's a fully operational Industrial Outdoor Storage (IOS) facility supporting JB Hunt's Intermodal logistics operations. This case study outlines how Landmark Commercial Realty, under the leadership of Jason Grace, CCIM, SIOR, transformed a challenging site into a high-performing logistics asset—revitalizing a critical corridor in Swatara Township and unlocking long-term regional value.

THE VISION

Early in the process, Landmark conducted an in-depth zoning analysis to confirm the site's by-right uses. Swatara Township zoning permitted IOS operations such as trailer parking, staging, and maintenance—providing the foundation for a targeted user strategy. This proactive due diligence minimized entitlement risks and accelerated the project's feasibility timeline.

Landmark identified JB Hunt, which had existing Intermodal operations in the region and a facility on Sycamore Street, as the strategic match. For JB Hunt, this site provided the opportunity to consolidate operations, reduce redundancy, and invest in long-term regional growth.

The project also aligned with Landmark's broader strategy: having previously brokered the sale of a nearby dealership to Enterprise Rent-A-Car, they helped spark investment momentum along the Paxton Street/I-83 corridor—repositioning it as a high-functioning logistics and service zone.



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RESULTS & DISCUSSION

The successful transformation of 2224 Paxton Street reflects the power of vision-led development.

Led by Jason Grace, the project delivered a functional IOS facility for JB Hunt, infrastructure enhancements for the community, and economic momentum for Swatara Township.

It also reinforces Landmark's role in shaping a revitalized logistics corridor with long-term value.



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BARRIERS

While the site's 600 feet of frontage along I-83 offered prime visibility and access, it also introduced complex challenges. PennDOT's I-83 expansion project triggered an eminent domain acquisition, altering the parcel's layout and reducing usable land. This required reconfiguring access points, setbacks, and site circulation without compromising the operational functionality needed for a logistics user.

The site's condition as a former quarry posed significant geotechnical hurdles. Compaction, drainage, and surface grading required extensive reengineering. Landmark, in collaboration with BL Companies and ECI Group, responded with creative solutions—revised grading plans, stormwater management systems, and upgraded security measures—all tailored to meet JB Hunt's rigorous operational needs.

Navigating these physical and regulatory challenges was essential to maintaining project viability and tenant confidence.

TRANSFORMATION

Through strategic planning, stakeholder collaboration, and adaptive site design, Landmark converted a neglected parcel into a modern IOS hub. The corridor now benefits from improved infrastructure, enhanced tax revenue, and a stronger logistics presence. Jason Grace's leadership and coordination were critical in delivering a solution that supports economic development and ongoing investment in the region.

MID 2023

SITE
CONTROL
SECURED

LATE 2023

ENTITLEMENTS
&
PLANNING

DEC 2023

TOWNSHIP
PLAN
APPROVAL

MID 2024

GROUND-
BREAKING &
IMPROVEMENTS

Q1 2025

J.B. HUNT
OPERATIONAL

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