

FOR LEASE

# 12,101± SF WAREHOUSE

2225 Colonial Avenue, Suite 100 | Erie, PA 16506



**OFFERED AT:**  
\$5.25/SF + CAM

## PROPERTY HIGHLIGHTS

- 12,101± SF Industrial Space Including Truck Dock With Leveler
- 10,200± SF Bay With 15'5" Ceilings & 192± SF Office
- 1,901± SF Bay With 11'6" Ceilings
- Floor Plan Available
- 3 Phase, 480V, 120/240V, 120/220V Service
- Wet Sprinkler System, Gas Heat & Shared Restrooms
- Part Of A 149,000+ SF Industrial Complex On 9+ Acres
- Zoned I-2, Heavy Manufacturing
- 2.5 Miles (6 Minutes) From I-79  
7.3 Miles (11 Minutes) From I-90
- Offered At \$5.25/SF/YR + CAM
- CAM Estimated at \$1.90/SF/YR & Includes Utilities, Taxes, Insurance, Landscaping & Snow Removal
- Utility Surcharge May Apply Based On Use
- Tenant Pays Approximately \$7,210/Month
- Will Sub-Divide To 10,200± SF

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## FOR MORE INFORMATION PLEASE CONTACT

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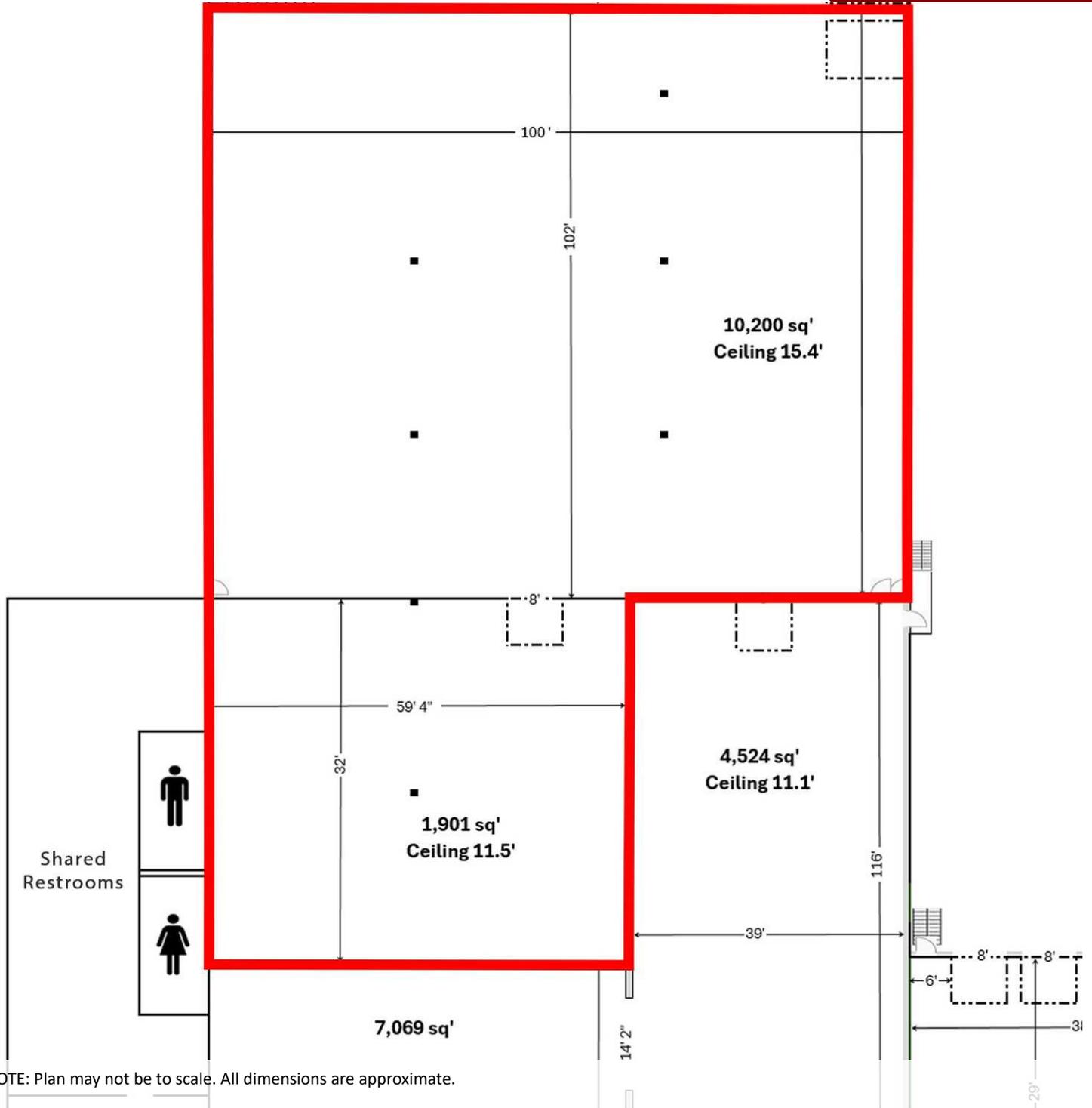
**Sherry Bauer**  
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