

AVAILABLE
FOR LEASE

8,010± SF WAREHOUSE & OFFICE

2333 W. 50th Street | Erie, PA 16506

OFFERED AT:

\$12.95/SF/YR

NNN



HIGHLIGHTS:

Warehouse Features:

- 5,287± SF Clear Span Warehouse
- 14'9" To 16'2" Ceilings
- Overhead Door (12'W x 14'H)
- Loading Dock With Levelers (8'W x 8'10"H)
- 200 AMP, 3-Phase Power
- Shop Office & Restroom With Shower

Office Features:

- Completely Renovated 2,723± SF Office
- Reception / Lobby
- Six (6) Private Offices – 4 Window Offices
- Two (2) Restrooms & Fully Equipped Break Room

Zoned I-1, Light Industrial

Located In Grandview Business Park

Just 1.7 Miles From I-79 & 6.1 Miles From I-90

3D Virtual Tour: <https://my.matterport.com/show/?m=ovWsYjYqzcG>

Tenant Pays \$12.95/SF/YR Base Rent + CAM + Utilities
(CAM Estimated At \$2.14/SF Based On 2025)



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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

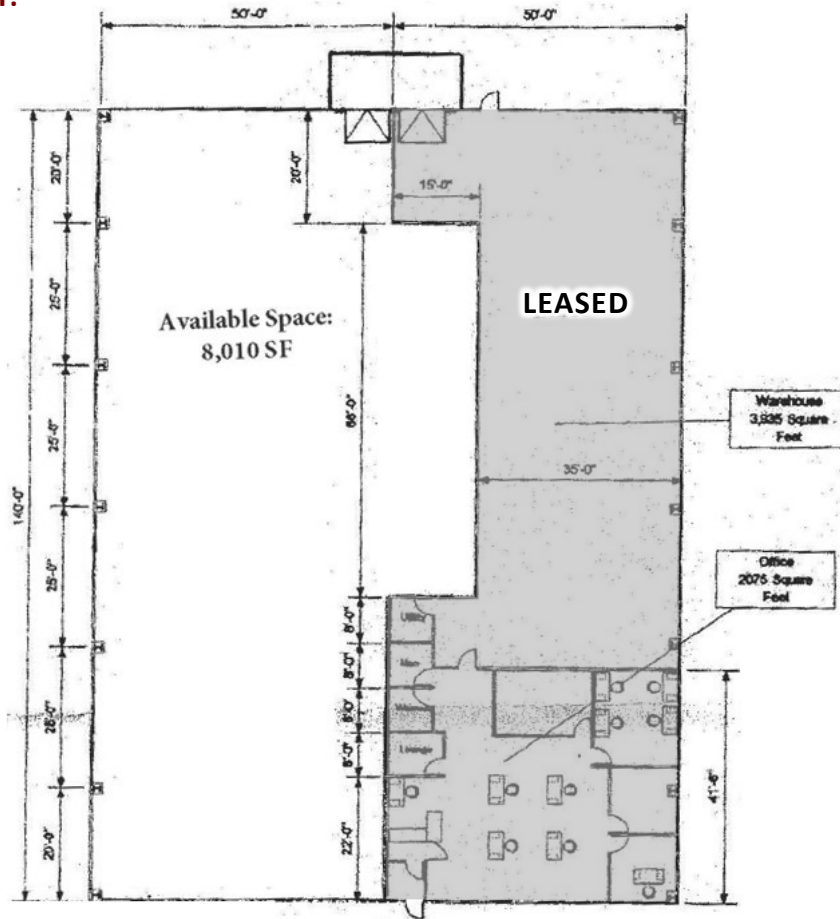
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SBRE

8,010± SF WAREHOUSE & OFFICE

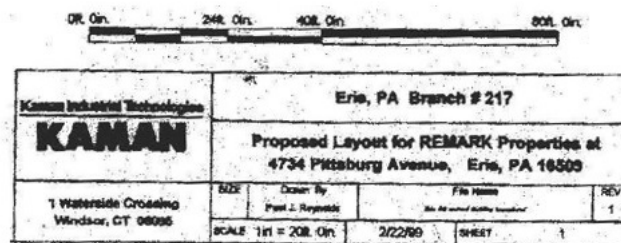
LAYOUT:



8,010 Square Feet Total
34 % Office
66 % Warehouse
11 - Employees



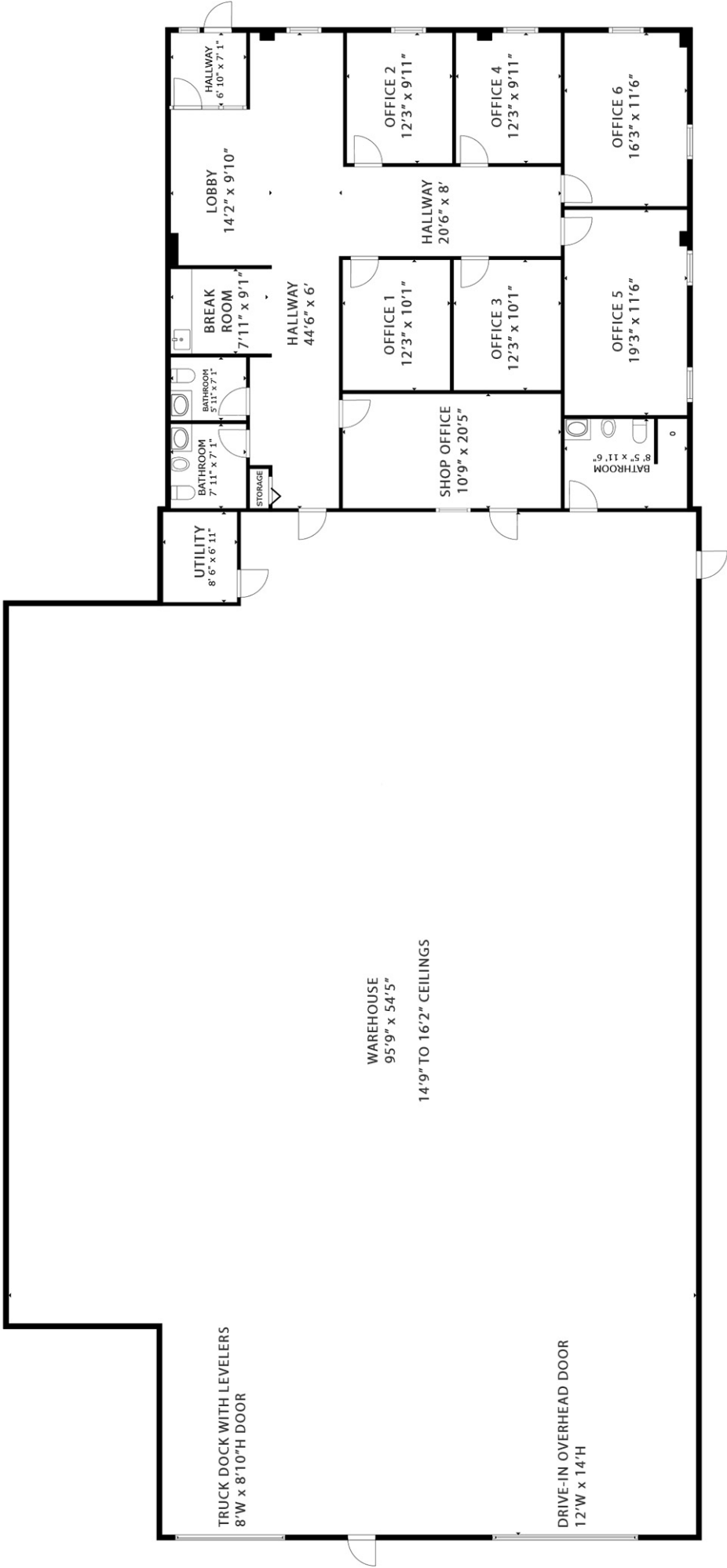
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Floor Plan

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Erie, PA 16506



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8,010± SF Rentable Area (Per Plans)
7,925± SF Gross Internal Area (Per Matterport)

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.