



FOR LEASE
2424 WEST 23RD ST

371,790 SF
ERIE, PA

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

2424 WEST 23RD ST | ERIE, PA

AVAILABLE SPACE	+/- 371,790 SF
WAREHOUSE SPACE	+/- 245,333 SF
OFFICE SPACE	+/- 122,469 SF
SHOP SPACE	+/- 3,988 SF
MINIMUM DIVISIBLE	+/- 3,988 SF
DRIVE-INS	2
DOCK DOORS	5
CLEAR HEIGHTS	16' - 30'
WALLS	Steel Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1954 Renovated 2021
POWER	12,470 Volts 4,000 Amps 480V 3-Phase
FIRE SUPPRESSION	100% Wet Ordinary Hazard Type 1 & 2
PARKING	Ample
CRANES	Multiple Craneways Ranging from 1- to 15-ton Capacity
LAND AREA	27.38 Acres
ZONING	I-2: Heavy Industrial District
PARCEL ID	33049194003200 33049194003300

PROPERTY HIGHLIGHTS



PLANNED RENOVATIONS Q1 2024



IMMEDIATE ACCESS TO I-79



POTENTIAL FOR ADDITIONAL DOCKS

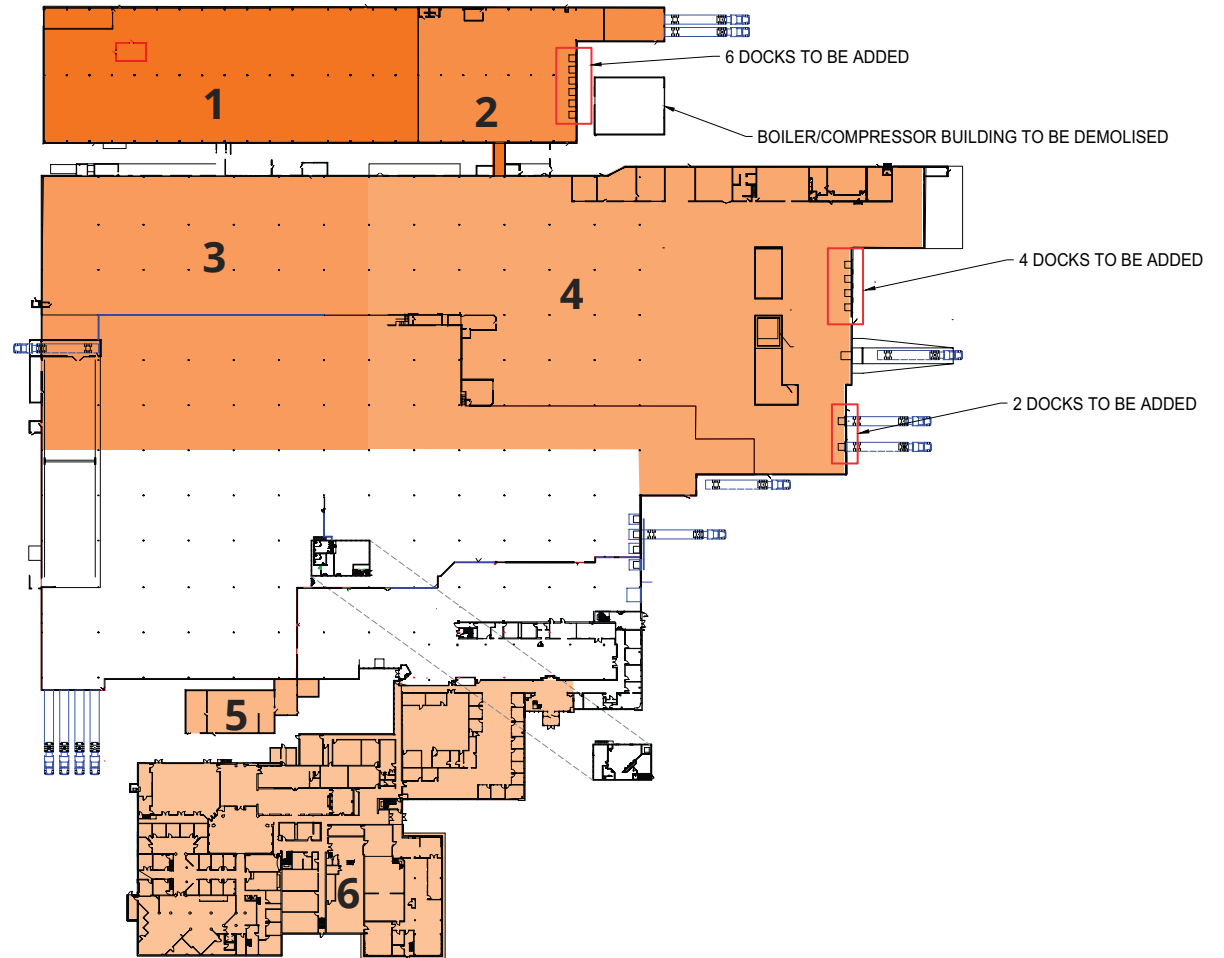


ADJACENT TO CSXT RAIL LINE



FLOOR PLAN

2424 WEST 23RD ST | ERIE, PA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	+/- 39,665 SF
2	AVAILABLE WAREHOUSE	+/- 19,149 SF
3	AVAILABLE WAREHOUSE	+/- 69,865 SF
4	AVAILABLE WAREHOUSE	+/- 116,654 SF
5	AVAILABLE SHOP	+/- 3,988 SF
6	AVAILABLE OFFICE	+/- 122,469 SF
TOTAL		+/- 371,790 SF



LOCATION MAP

2424 WEST 23RD ST | ERIE, PA

I-79

1 MILE

CLEVELAND, OH

100 MILES

BUFFALO, NY

105 MILES

PITTSBURGH, PA

125 MILES

