

FOR LEASE

17,882± SF INDUSTRIAL BUILDING

2455 Avonia Road | Fairview, PA 16415



OFFERED AT:
\$12.50 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 17,882± SF Industrial Building For Lease
- 2,690± SF Modern Office Area (15%): 5 Private Offices, Conference Room, 2 Restrooms & Break Room
- 15,192± SF Warehouse (85%): 2 Work Rooms / Offices, Break Room, Locker Room & Restroom
- Gas Forced Air Heat Throughout & Central Electric Air Conditioning In Office Area
- 11' To 16'5" Clear Ceiling Height
- Four 1-Ton & One ½ Ton Cranes
- 120/240/400V, 3 Phase Service & Dry Sprinkler System
- 1 Truck Dock (8'W x 8'9"H Overhead Door)
- 2 Drive-In Overhead Doors (14'W x 12'H & 10' x 10')
- Built In 1961 & Recently Renovated - Floor Plan Available
- Abundant Parking & Outdoor Storage Area
- On 8.29± Acres Zoned I-1, Light Industrial
- Well & Septic System
- 5 Minutes (2.9 Miles) To I-90 & 12 Minutes (7.3 Miles) To I-79
- Offered At \$12.50/SF/YR – NNN
NNN Estimated At \$1.85/SF/YR Based On 2025

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

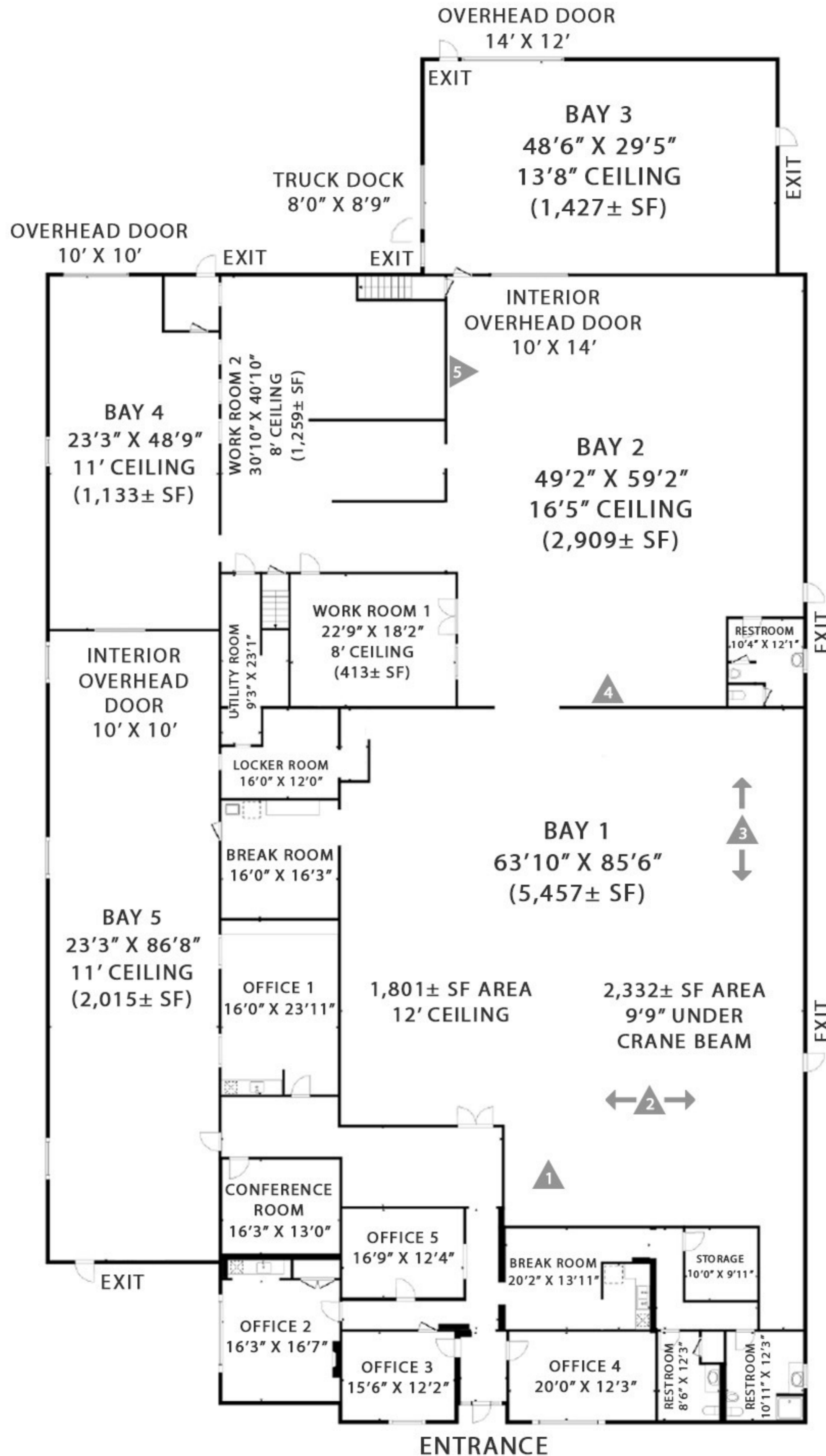
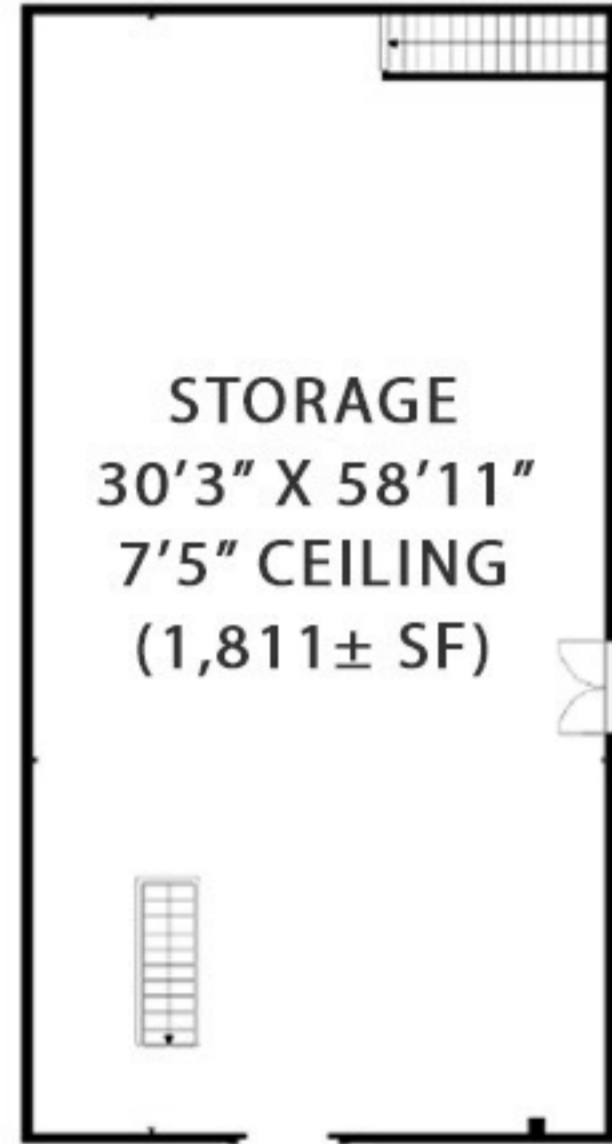
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SBRE

**Floor Plan
Main Building**

**2455 Avonia Road
Fairview, PA 16415**

Mezzanine
Above Work Rooms 1 & 2



17,882± SF Gross External Area
17,219± SF Gross Internal Area
Additional 1,811± SF Mezzanine

Crane Legend

- ▲1 1-TON JIB CRANE
±7'4" UNDER HOOK
- ▲2 1/2-TON MONORAIL CRANE
±32'L RAIL - ±8'3" UNDER HOOK
- ▲3 1-TON BRIDGE CRANE
±21'W X 32'L RAIL - ±8'2" UNDER HOOK
- ▲4 1-TON JIB CRANE
±10' UNDER HOOK
- ▲5 1-TON JIB CRANE
±7'3" UNDER HOOK

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

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completeness. Plan Data: ©2026 Matterport. Gross External
Area per property owner. Gross Internal Area per Matterport.

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1-Ton Jib Crane - ±7'4" Under Hook (Bay 1)



Half-Ton Monorail Crane - ±32'L Rail - ±8'3" Under Hook (Bay 1)



1-Ton Bridge Crane ±21'W x 32'L Rail System - ±8'2" Under Hook (Bay 1)



1-Ton Jib Crane - ±10'0" Under Hook (Bay 2)



1-Ton Jib Crane - ±7'3" Under Hook (Bay 2)



Bay 2: 2,909± SF Warehouse With ±16'5" Clear Ceiling Height

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17,882± SF INDUSTRIAL BUILDING

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2,690± SF Office Area (15%)



1 Of 5 Private Offices



3 Of 5 Private Offices Include Windows



Break Room
Additional Storage Room & 2 Restrooms



Break Room



Conference Room



2 Drive-In Overhead Doors (14'W x 12'H & 10'W x 10'H)



Truck Dock With 8'W x 8'9"H Overhead Door

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Bay 1: 5,457± SF With 1-Ton Jib Crane And 1-Ton & 1/2-Ton Monorail Cranes - 12' Clear Ceiling Height (9'9" Under Beam)



Bay 2: 2,909± SF With Two 1-Ton Jib Cranes (7'3" & 10' Under Hook) - 16'5" Clear Ceiling Height



Bay 3 - Shipping / Receiving: 1,427± SF With Raised Truck Dock & 14'W x 12'H Drive-In Overhead Door - 13'8" Clear Ceiling Height



Bay 4: 1,133± SF With 10' x 10' Drive-In Overhead Door & Additional 10' x 10' Internal Overhead Door To Bay 5 - 11' Clear Ceiling Height



Bay 5: 2,015± SF With 10' x 10' Internal Overhead Door To Bay 4 - 11' Clear Ceiling Height



1 Of 2 Work Rooms - Additional Break Room, Locker Room, Utility Room, Restroom & 1,811± SF Mezzanine Above Work Rooms

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Section 706

I-1 LIGHT INDUSTRIAL DISTRICT

A. Permitted Uses

Only those industrial, manufacturing, compounding, processing, packaging or treatment uses and processes from the following listing are permitted when they comply with all federal, State, County, local environmental and other statutes and regulations.

1. Wholesale, warehousing and storage.
2. Highway freight, transportation and warehousing.
3. Transportation terminals.
4. Distributing plants, beverages, bottling and/or distribution.
5. The manufacturing, compounding, processing/packaging, treatment and distribution of such products as bakery goods, candy, cosmetics, pharmaceutical, toiletries, food and kindred products.
6. Laboratories devoted to research, design, experimentation, processing and fabrication.
7. Utility, communication, communication towers, electric and gas company operations.
 - a. Communication towers must allow for a co-location antennae for public emergency services and public safety.
 - b. Must comply with Section 706 D. 6 a 1, 2, 3.
8. Radio and television facilities and operations, telephone exchange and transformer stations.
9. Carpenter, electrical, plumbing, welding, heating, or sheet metal shop, furniture upholstery shop, laundry and clothes cleaning establishments, printing shop or publishing plant.
10. Contractor equipment storage, building material supply and sales, but not including stone crushing or concrete/asphalt mixing and/or manufacturing.

11. Assembly, manufacturing, compounding, processing, packaging or treatment.

12. Office buildings and buildings used for research and development (R&D facilities).

13. Automobile repair garages shall be permitted as a special exception when conducted entirely in a building and when not less than 100' from a residential district. Vehicles located on the lot for service shall have current registration plate affixed and be serviced within a 30-day period.

a. Accident vehicles requiring more than 72 hours for service shall be stored in a screened area or an area not visible from any property boundary.

(1) Screen shall be of masonry wall, solid wooden fence, chain link fence with filler strips or compact evergreen hedge to be kept in repair at all times.

(2) Height shall be equal to or greater than vehicles parked but not less than six feet.

b. Automobile parts may be stored in an area of not more than 200 square feet in an area screened and not visible from any property boundary.

c. All storage areas must be 50 feet from any rear yard and 15 feet from any side yard.

B. Accessory Uses

The following accessory uses shall be permitted in the Light Industrial District provided the buildings and accessory buildings and uses comply with all requirements of other districts in which they are normally permitted under this ordinance.

1. On site cafeterias or restaurants specifically designed and only for use by those employees and management of permitted uses in the Light Industrial District.

2. On site recreational health facility, auditoriums, meeting rooms or other buildings only for the mutual use of the permitted uses located within the district, for meetings, programs, displays recreation and other such uses as the users of the district may deem necessary. These facilities shall be prohibited for use by organizations, clubs and fraternities not specifically associated with businesses in the district.

3. Signs. See Supplementary Regulations, Section 824.
4. Individual Wind Turbines – see Section 829 setback requirements.
5. Other accessory uses customarily incidental to a permitted principal use.

C. Special Exception Accessory Uses

The following accessory uses shall be permitted in the Light Industrial District as special exceptions provided the buildings and accessory buildings and uses comply with all requirements of other districts in which they are normally permitted and meet the requirements of this section.

1. Outdoor recreational facilities designed and intended for use by employees and management of those permitted uses within the district. These facilities and associated uses shall comply with all requirements of this Section in respect to front yard, side yard and rear yard clearances. These facilities, if lighted, must meet the requirements set forth in the Fairview Township Subdivision and Land Development Ordinance and Performance Standards Ordinance regarding glare.

2. All heliports shall be licensed by the Pennsylvania Department of Transportation, Bureau of Aviation, and shall meet minimum requirements specified by the Federal Aviation Administration or other governing agency.

D. Lot and Area Requirements

1. Minimum lot area - one acre.
2. Minimum lot width - 135 feet.
3. Minimum front yard.
 - a. 50 feet along Township streets.
 - b. 75 feet along State roads.
4. Minimum side yard.
 - a. 25 feet.
 - b. 100 feet adjacent to a Residential District.

c. Accessory use setback is the height of the structure but no less than 25 feet.

5. Minimum rear yard.

a. 50 feet.

b. 100 feet adjacent to a Residential District.

c. Accessory use setback is the height of the structure but no less than 25 feet.

6. Maximum building height - 50 feet with the following exceptions:

Chimneys, water tanks, communication towers and antennae, individual wind turbine, ventilators and other similar structures, whether or not accessory to building or appurtenant thereto may be erected to a height exceeding 50 feet provided they are in compliance with the applicable federal regulations relative to objects affecting navigable air space.

7. Any such structures whose height at any point will exceed 100 feet shall only be permitted as a special exception by the Zoning Hearing Board with the following restrictions:

a. The structures must be in operation and not vacated for more than 6 months.

b. The applicant must supply Fairview Township with a bond or suitable form of financial surety for the removal of such structure.

c. The minimum setback to all property boundaries shall be the height of the structure, plus 30 percent.

8. Maximum building lot coverage - 50 percent.

9. Maximum lot depth to width ratio -three to one.

10. Minimum lot depth - 250 feet.

11. No street entrance or exit for vehicles and no portion of equipment shall be located:

a. Within 200 feet of a street entrance or exit of any school, park or playground conducted and/or attended by children.

b. Within 75 feet of an adjacent lot in a Residential District.

12. No equipment above the surface of ground shall be parked or stored closer than 25 feet to any property line.

13. The width of any entrance driveway leading from the public street to such use shall not exceed 130 feet at its intersection with the curb line or edge of pavement, and grade level shall be maintained for a distance of 100 feet into the lot.

14. No two driveways leading from a public street to such use shall be within 50 feet of each other at their intersection with the curb or street line.

15. Parking and vehicle access shall be so arranged that there will be no need for the motorist to back over a sidewalk or into a street.

E. Off-Street Parking

Space for off-street parking of employees, customers and visitors shall be required in the following manner and in accordance with other sections of this Zoning Ordinance governing off-street parking.

1. Off-street parking space herein may be interpreted to be an accessory use and shall conform to all requirements as to side yard and rear yard clearance and shall provide one parking space for every 800 square feet of interior floor area.

2. All parking spaces provided in the district shall be located on the same parcel with the permitted use it is intended to serve.

3. Sufficient parking spaces for employees, customers and visitors shall be provided. Visitor-only parking shall be permitted to the front of the building but in all cases there shall be at least 50 feet from the front lines of parking lots to the street right-of-way. Parking to the front of the building shall not exceed 10 percent of the required spaces except for lots along "main thoroughfares" where this restriction shall not apply. All parking shall conform to Section 706 D.3., 4. and 5., Lot and Area Requirements, of this Ordinance.

4. Space also shall be provided for the parking of freight and delivery trucks during any time in which the off-street loading facilities prescribed in the Ordinance are insufficient to handle all such trucks waiting to use said facilities.

F. Off-Street Loading/Unloading and Storage

Space for off-street loading/unloading and storage shall be required in the following manner and in accordance with other sections of the Ordinance governing loading requirements.

1. Off-street loading/unloading and storage space shall herein be interpreted to be an accessory use and shall conform to all requirements as to front, side and rear yard clearances as specified in this Zoning Ordinance.

2. All loading/unloading and storage space shall be located on the same property with the permitted use it is intended to serve.

3. All open areas used for storage of any type shall be enclosed by a solid wall or fence. All such solid walls or fences shall be a minimum of seven and a maximum of 15 feet in height and in no case shall storage of materials be permitted to exceed the height of the fence. Storage shall be limited to materials in accordance with the standards of the Pennsylvania Department of Environmental Protection, the U.S. Environmental Protection Agency and State Fire Marshall regulations.

4. In no case shall storage spaces or loading/unloading facilities be permitted in the front of any main building.

5. All loading/unloading facilities shall be located a minimum of 300 feet from any Residential District boundary if operated at any time between the hours of 6:00 p.m. and 7:00 a.m.

6. Sufficient area shall be provided for loading/unloading and storage of motor vehicles used in the conduct of the business or industrial activity.

7. Loading requirements: one unit for every 10,000 square feet of building area.

G. Landscaping Standards

The following landscaping standards shall be adhered to:

1. All earthen areas may be at the owner's option and shall be protected from erosion.

2. Landscaped yard areas may include the use of flagpoles, screens, terraces, fountains, pools and other water arrangements, and various types of trees and

shrubs. All trees, plants and shrubs shall be varieties that are adaptable to the local soil and climate condition and which blend with existing natural growth.

a. The use of shrubs, additional trees, (evergreen, deciduous and small flowering) annuals, perennials, spring flowering bulbs, and ground covers may be at the owner's option.

b. The owner is encouraged to keep as many of the existing trees on the site as possible.

c. The owner may elect to treat portions of the site as natural landscaping by encouraging the growth of native plants. Plants which can become a nuisance (Japanese Honeysuckle, Multiflora Rose, Autumn Olive, or non-native invasive species) shall not be planted or maintained on the site.

3. All landscaped areas shall be perpetually maintained and in good condition at all times.

4. Landscaping devices shall not obscure the site distances in a manner that may create a traffic hazard. No trees shall be placed within 10 feet of any street right-of-way.

H. Utility Standards

1. Electrical and telephone service may be brought into the site where overhead service may be permitted.

2. Any Light Industrial District site shall be provided with an adequate water supply for both industrial and fire protection use. Water permit, or water survey if not public, required.

3. Any Light Industrial District site shall be provided with adequate sanitary sewage collection and treatment facilities, if applicable, in accordance with the requirements of the Pennsylvania Department of Environmental Protection and the Erie County Department of Health. Sewer permit, or septic permit if not public, required.

I. Fire Protection Standards

1. Direct and unobstructed access to the perimeter of all buildings shall be provided for emergency vehicles as follows: for buildings under 50,000 square feet - 50% of the perimeter; buildings over 50,000 square feet but less than 100,000 square feet - 75%; and buildings larger than 100,000 square feet - 100%.

2. Any street or driveway shall be considered an access point if located not more than 50 feet from the building served.

3. All means of access must be constructed to sustain the weight of emergency vehicles and shall not be less than 18 feet in width.

4. A fire hydrant shall be constructed on any Industrial District site and connect such fire hydrant with such public water system where a public water main is available at a lot boundary or within 1,000 feet of the lot boundary.