



FOR LEASE
2424 WEST 23RD ST

146,304 SF
ERIE, PA

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



NEW LED LIGHTS



**FRESH EXTERIOR
PAINT**



**IMMEDIATE
ACCESS TO I-79**



**POTENTIAL FOR
ADDITIONAL
DOCKS**

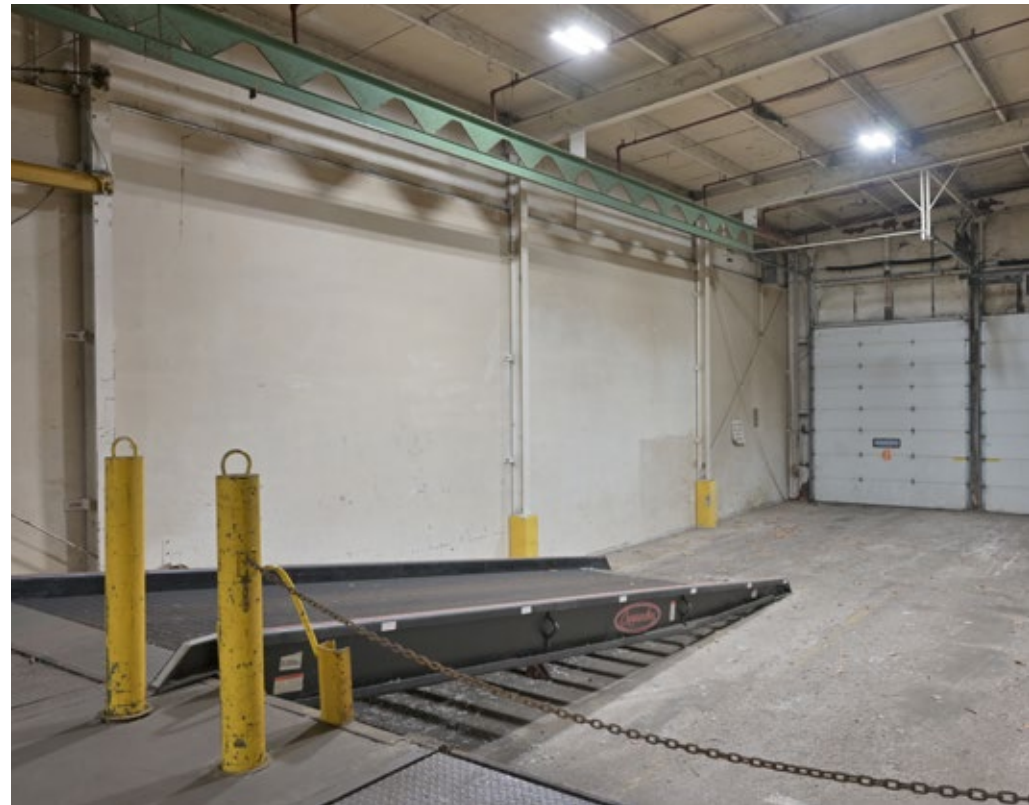


**ADJACENT TO
CSXT RAIL LINE**

PROPERTY DETAILS

2424 WEST 23RD ST | ERIE, PA

AVAILABLE SPACE	146,304 SF
WAREHOUSE SPACE	19,847 SF
OFFICE SPACE	+/- 122,469 SF
SHOP SPACE	+/- 3,988 SF
MINIMUM DIVISIBLE	+/- 3,988 SF
DRIVE-INS	2
CLEAR HEIGHTS	16' - 30'
WALLS	Steel Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1954
YEAR RENOVATED	2021
POWER	12,470 Volts 4,000 Amps 480V 3-Phase
FIRE SUPPRESSION	100% Wet Ordinary Hazard Type 1 & 2
PARKING	Approx. 500 Surface Spaces
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

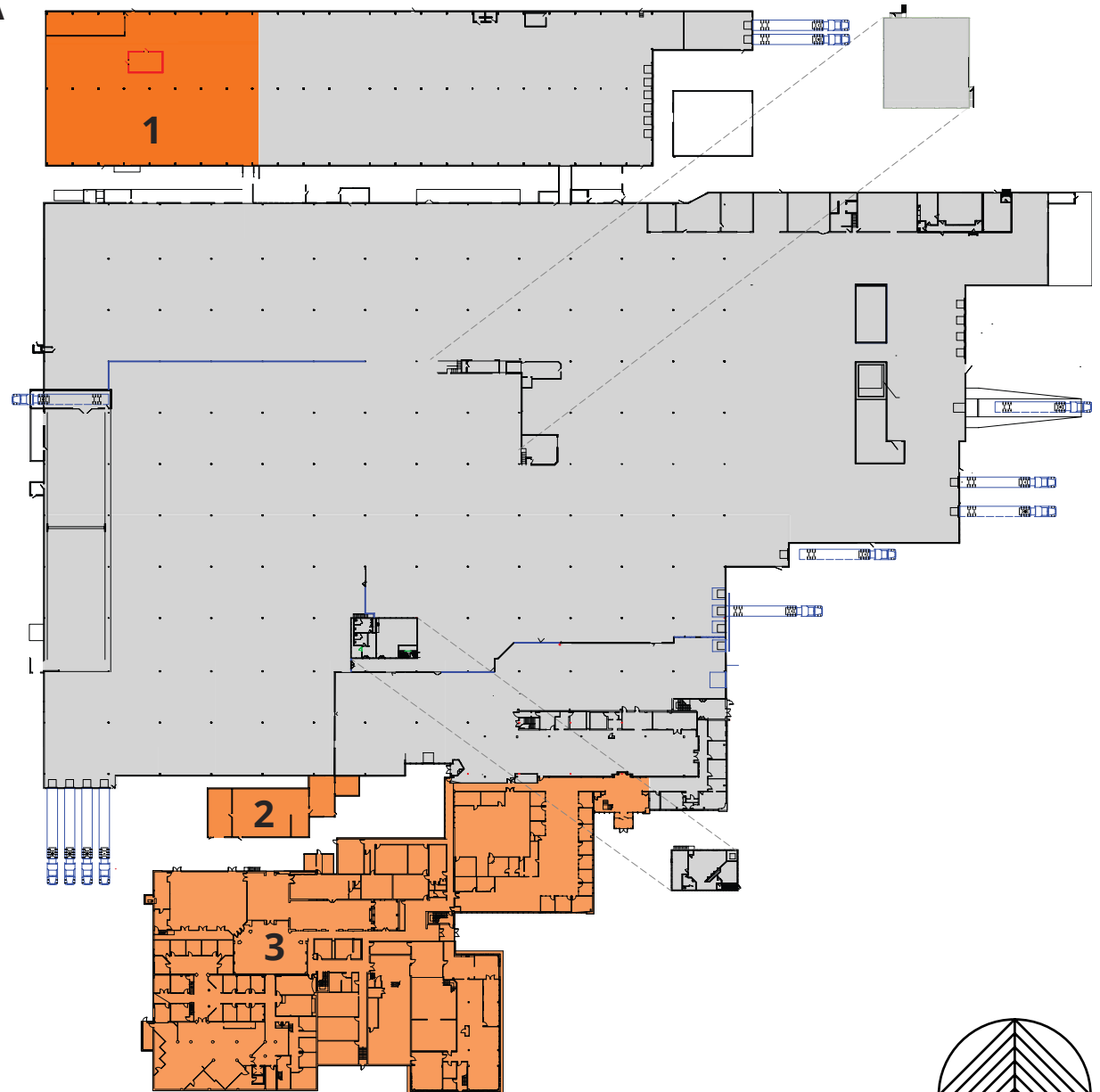


FLOOR PLAN

2424 WEST 23RD ST | ERIE, PA

[VIEW A VIDEO OF THIS PROPERTY](#)

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	19,847 SF
2	SHOP	3,988 SF
3	OFFICE	122,469 SF
TOTAL		146,304 SF



SECOND AND THIRD FLOOR OFFICES ARE NOT PICTURED

LOCATION MAP

2424 WEST 23RD ST | ERIE, PA

I-79

1 MILE

CLEVELAND, OH

100 MILES

BUFFALO, NY

105 MILES

PITTSBURGH, PA

125 MILES

