

PRIME INDUSTRIAL LAND

0 Robison Road | Erie, Pennsylvania 16509

FOR SALE / LEASE



Baldwin Brothers, Inc.

2540 Village Common Drive, Erie, Pennsylvania 16506

P: 814.454.4541 | Baldwinbros.com

FOR MORE INFORMATION PLEASE CONTACT

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OFFERING SUMMARY

LOCATION

0 Robison Road
Erie, Pennsylvania 16509



OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$50,000 / Year

PROPERTY SUMMARY

Lot Size:	±14.32 Acres
Type:	Vacant Land
Zoning:	IND (Industrial)
Frontage:	869'
Utilities:	Public (Available)
Township:	Summit

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	665	21,419	84,724
Households:	313	9,506	36,343
Average HH Income:	\$76,031	\$98,347	\$90,240



PROPERTY HIGHLIGHTS

- > **Prime ±14.32-acre industrial development site**, located on Robison Road near the Baldwin Business Park
- > **Convenient access to major interstate routes**, just 0.7 miles from I-90 at Exit 24 and 2.7 miles from I-79
- > **Ideal for distribution, logistics, or manufacturing**, featuring over 14 acres of land and 869 feet of frontage, offering flexibility for development
- > **Surrounded by national businesses**, including Lord, Parker, Frito-Lay, and more

MARKET AERIAL

