

13,872± SF INDUSTRIAL FACILITY ON
9± ACRES PLUS 1,276± SF GARAGE

For Lease | 7171 W. Ridge Road | Fairview, PA 16415



OFFERING SUMMARY

Lease Rate:	\$11.95/SF/YR - NNN
Estimated NNN:	\$1.53/SF/YR
Main Building:	13,872 SF
Year Built (Main):	2000
Garage:	1,276 SF
Year Built (Garage):	1950
Lot Size:	9.02 Acres
Year Built:	2000
Zoning:	B-2 & R-3
Traffic Count:	11,000
Tax ID#:	21-065-093.0-001.00

PROPERTY HIGHLIGHTS

- 13,872± SF Industrial Facility Plus 1,276± SF Garage
- Situated On 9± Acres With ±100 Parking Spaces
- 271' Frontage Along W. Ridge Road / Route 20 A High Traffic Corridor With 11,000 Average Daily Traffic (PennDOT 2024 Count Year)
- Zoned B-2 (Highway Commercial) & R-3 (Suburban Multi District)
- 8,500± SF Warehouse & 5,372± SF Office – Built In 2000
- 6 Drive-In Overhead Doors (14' W x 14'H Or 15'6"H) Offering Drive-Thru Capacity
- 14' To 17' Clear Ceilings & 200 Amp, 240V Electrical Service
- 120± SF Shop Office With Window
- 472± SF Mezzanine For Storage & 2 Storage / Utility Rooms
- Floor Drains, Gas Heat & Public Utilities
- 5,372± SF Fully Climate Controlled Office Area Featuring 11 Offices With Windows, Reception, Open Workspace / Waiting Area With Kitchenette, Conference Room, Break Room With Kitchenette, 2 Storage Rooms / Interior Offices, IT Room & 2 Restrooms
- Additional 1,276± SF Garage With 3 Drive-In Overhead Doors – Built In 1950
- Interactive Floor Plan: <https://visithome.ai/ELCCpvMxynjrInKqAADMqR?mu=ft>

FOR MORE INFORMATION PLEASE CONTACT

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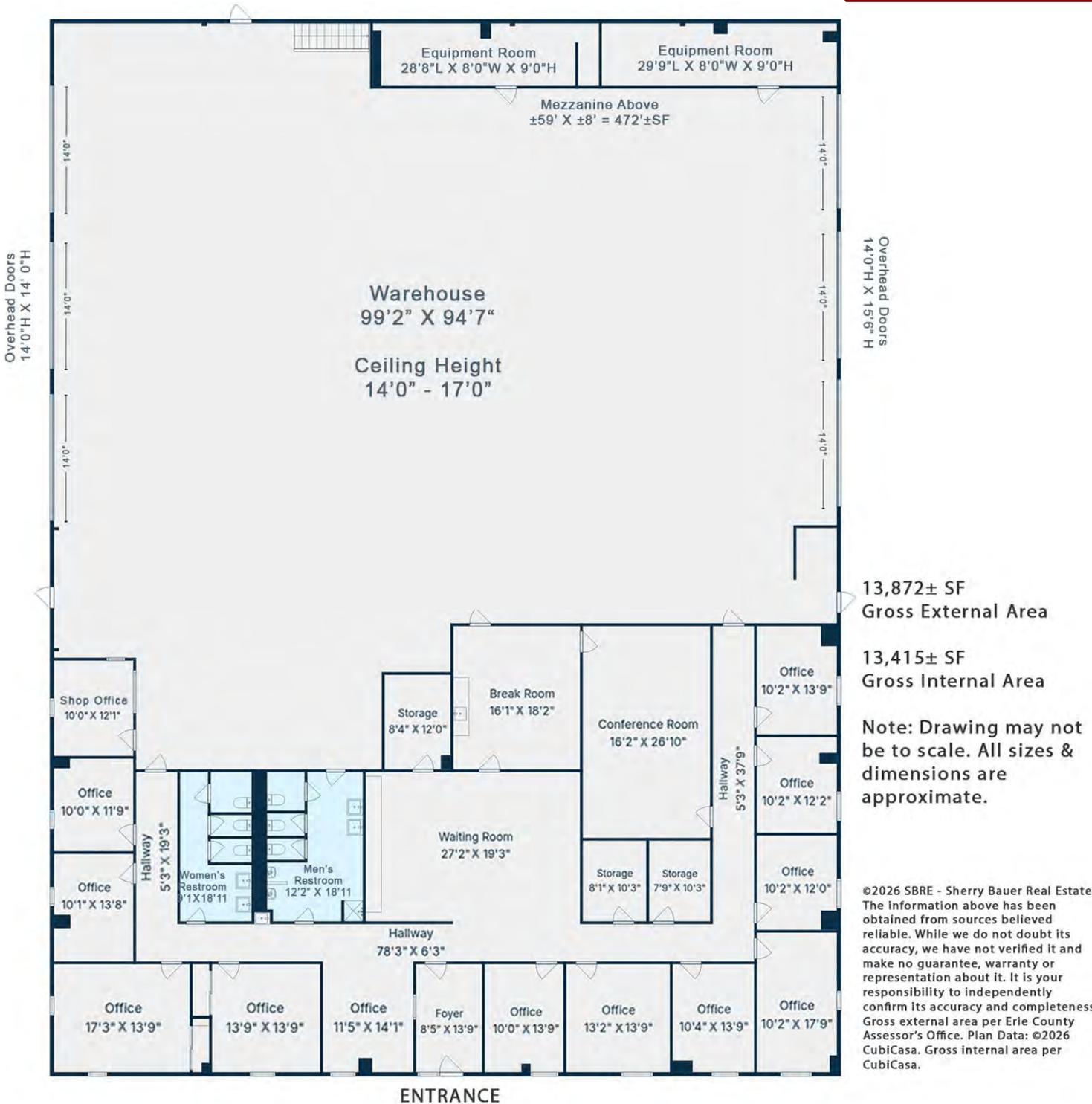
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13,872± SF
Gross External Area

13,415± SF
Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate.

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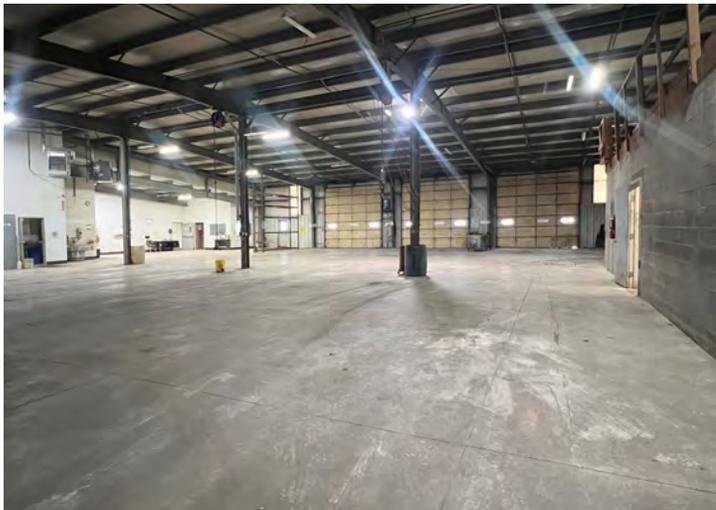
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Section 704 B-2 HIGHWAY COMMERCIAL DISTRICT

A. Permitted Uses

1. Regional retail or professional service businesses, banks and offices.
2. Chain restaurants, hotels/motels, taverns, bowling alleys and other similar places of business and public amusement.
3. Personal service businesses including barber and beauty shops, custom tailor shops, laundry agencies, self-service laundries, hand laundries, shoe repair, dry cleaning, pressing or tailoring shops in which only non-explosive and non-inflammable solvents and materials are used.
4. Bakery, candy, pastry, confectionery or ice cream retail sales with minor manufacturing permitted for sales on the premises only, provided that not more than 10 persons are employed during any one shift in such business.
5. Drive-in uses for the above Section 704 A.1. through 4. uses, including theaters and automobile fuel/vehicle service stations.
6. Outdoor recreation and commercial uses.

7. Automobile sales, service and/or rental.

8. Automobile repair garages when conducted entirely within a building and when not less than 100 feet 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 and 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.

9. Automobile fuel stations and other drive-in uses are permitted provided:

a. No street entrance or exit for vehicles shall be located:

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

(2) Within 75 feet of a lot in a Residential District.

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

c. The width of any entrance driveway leading from the public street to such service station or other drive-in use shall not exceed 30 feet at its intersection with the curb line or edge of pavement.

d. No two driveways leading from a public street to such service station or other drive-in use shall be within 25 feet of each other at their intersection with the curb or street line.

e. Parking and vehicle access shall be so arranged that there will be no need for motorists to back over sidewalks or into streets.

10. Shopping areas composed of integrated center retail sales and services and amusement centers including plazas, malls and office parks.

11. Bed and Breakfast Inn shall be permitted with the following restrictions:

a. The minimum lot size shall be 20,000 square feet.

b. The Inn must meet the definition of the term set forth in Section 401, article 4.

c. The Inn must meet all the requirements of the Pennsylvania Construction Code.

d. Minimum one parking space per guest room, plus two spaces for the single family dwelling and one space for each employee.

e. The parcel must have safe and adequate vehicular entrance and exit.

f. Must obtain an annual occupancy permit.

g. A breakfast meal shall only be provided to Inn guests and residents.

h. Shall comply with supplementary regulations 824 signs.

12. Transient Residence shall be permitted in a pre-existing non-conforming dwelling as a Special Exception by the Zoning Hearing Board with the following restrictions:

a. The minimum lot size shall be 20,000 square feet.

b. The Transient Residence must meet the definition of the term set forth in Section 401, article 4.

c. The Transient Residence must meet all the requirements of the Pennsylvania Construction Code.

d. Minimum of two parking spaces plus one additional space for each guest room. One recreational vehicle shall be permitted in a designated parking area.

e. The parcel must have safe and adequate vehicular entrance and exit and shall not allow for on-street parking.

f. A Short-Term Rental permit is required annually that shall be subject to all the restrictions listed in this section.

g. Property owner/maintenance company must reside locally and be available during any rental hours.

h. Property owner must provide general liability insurance in the amount of \$500,000.

i. Property owner must provide a require current Pennsylvania tax id number.

B. Accessory Uses

1. Signs. See Supplementary Regulations, Section 824.

2. Other accessory uses, on the same lot with and, customarily incidental to a permitted principal use.

3. Individual Wind Turbines – see Section 829 setback requirements.

4. Outdoor storage areas. Shall not exceed more than 25% of the lot area and shall be completely enclosed with a sight obscuring screen at least eight feet in height either with a chain-link fence with filler strips or sight obscuring evergreen hedge. All storage shall be at least 15 feet from a property boundary. All storage areas must be to the side or rear of the building.

C. Lot and Area Requirements

1. Minimum lot area - 20,000 square feet except in the

a. Village Area, which has a minimum of 10,000 square feet

b. Integrated center - one acre. Lot and area and construction requirements must be determined on the basis of the entire regional or integrated

shopping area. These determinations shall include the following construction and design requirements.

(1) Access (ingress and egress) shall be provided in accordance with the Pennsylvania Department of Transportation requirements and permit flow and turning movements with a minimum of traffic interruption.

(2) Parking design including spacing, driving aisles and turning areas shall be well defined and permit maximum use of movement.

(3) Lane separations, traffic directions and pedestrian access shall be well defined.

(4) Building identification signs (marquees and canopies, etc.)

(5) Plans for integrated centers, showing the location and design of all facilities, shall be submitted to the Planning Commission and Board of Supervisors for review and approval prior to the issuance of a zoning permit.

2. Minimum lot width - 100 feet.
 - a. Village Area - 80 feet.
3. Minimum front yard - 50 feet.
 - a. Village Area - 25 feet.
4. Minimum side yard.
 - a. Adjoining Residential Districts - 20 feet.
 - b. Adjoining all other Zoning Districts - 10 feet.
 - c. Accessory use - 10 feet
5. Minimum rear yards.
 - a. Adjoining Residential Districts - 40 feet.
 - b. Adjoining all other Zoning Districts - 20 feet.
 - c. Accessory use - 10 feet.

6. Maximum building height - three stories or 40 feet.
 - a. Accessory use 40 feet.
7. Maximum building lot coverage - 50 percent.
8. Minimum lot depth - 175 feet.
 - a. Village Area - 125 feet.
9. Maximum lot depth to width ratio -three to one.
 - a. Village Area - three to one.

D. Off-Street Parking and Loading Requirements

1. Parking requirements:

- a. One space for each 125 square feet of sales or service floor area and one space for each employee on maximum work shift.
- b. Restaurants or other places serving beverages, food or refreshments: one space for each three seats and one space for each employee on maximum work shift.
- c. Motor vehicle sales rooms, garages, repair shops: one space for each 500 square feet of floor space.
- d. Drive-in uses: ten spaces.
- e. Recreational uses: one space for each 300 square feet of gross lot area.
- f. Bowling alleys and pool halls: five spaces per alley or table.
- g. Bed and Breakfasts, hotels and motels: one space per guest sleeping unit (Bed and Breakfast - one space for each resident) and one space for each employee on maximum work shift.

2. Loading requirements: one loading unit for each 3,000 square feet of sales floor area.

Section 702 R-3 SUBURBAN MULTI DISTRICT

A. Permitted Uses

1. Single-family detached dwellings.
2. Group residence facilities.
3. Multiple-family dwellings.
4. Parks, playgrounds and other publicly owned and/or operated, and subdivision association owned and/or operated recreational uses.
5. Educational, religious and philanthropic uses may be permitted as a special exception by the Zoning Hearing Board provided:
 - a. Applicant must comply with the Fairview Township Performance Standards Ordinance.
 - b. Applicant must have an approved Land Development Plan that shows setbacks, screening or visual buffers to protect from noise and light and safe vehicular entrance and exits.
 - c. Applicant must comply with all local, State and Federal regulations.
6. Municipal or civic buildings, public libraries and museums, and fire and police stations.
7. Group homes, independent and assisted living residences, skilled nursing care homes, and resident hospitals may be permitted as a special exception by the Zoning Hearing Board provided:

a. Appropriate registrations and certifications from the approval agency or agencies shall be submitted with the application for permit, and any change in such information shall be forwarded to the Zoning Officer within 30 days.

b. All residents of the home or facility shall be residents of Fairview Township.

c. The illumination of parking areas and buildings and the display of signs are placed in a manner minimizing the disturbance to the adjacent lots and street right-of-way.

d. Persons receiving treatment under Article III (Involuntary Examination & Treatment) and/or Article IV (Determinations affecting those charged with a crime, or under sentence) of the Mental Health Procedures Act shall not be eligible for residing in the facility.

e. Intellectually disabled individuals shall be certified by Erie County mental retardation authorities as capable of residing in the facility.

f. Building Setbacks

(1) front yard - 50 feet along township roads
- 100 feet along state roads

(2) side yard - 100 feet

(3) rear yard - 100 feet

g. maximum building height - 40 feet

8. Private clubs, lodges and recreational buildings and/or facilities.

B. Accessory Uses

1. Private garages or parking areas.
2. Household pets.
3. No-impact Home-Based Business.
4. Home gardening without the sale of products (non-commercial).
5. Signs. See Supplementary Regulations, Section 824.

- 6. Individual Wind Turbines – see Section 829 setback requirements.
- 7. Other accessory uses customarily incidental to a permitted principal use.

C. Lot and Area Requirements

1. Minimum lot area.

- a. Single-family detached dwellings – 24,000 square feet.
- b. Multiple-family dwellings.

(1) Other permitted principal uses – 20,000 square feet for the first multifamily unit, then 6,500 square feet for each additional multifamily unit. A maximum of four multifamily units per acre but not more than four multifamily units per lot of record.

- c. Other permitted principal uses: one (1) acre except for any of the above uses permitted, as a special exception, shall be limited to a minimum of one acre.
- d. Corner lot must be 20 percent larger in both subsection a & b

2. Minimum lot width.

- a. Single-family detached dwellings - 120 feet.
- b. Multiple-family dwellings - 135 feet.
- c. Other permitted principal uses - 135 feet.

3. Minimum front yard - 35 feet.

4. Minimum side yard.

- a. Principal use.

(1) Single-family and multiple-family (not more than 2 units) – 24 feet total, 10 feet minimum one side.

(2) Multiple-family (more than 2 units) - 50 feet total, 20 feet minimum one side.

(3) Other - 50 feet total, 20 feet minimum one side.

b. Accessory use - five feet.

c. Street side on corner lot - 35 feet minimum on street sides

5. Minimum rear yard.

a. Principal use - 40 feet.

b. Accessory use - five feet.

6. Maximum building height - three stories or 40 feet.

a. Accessory use 40 feet.

7. Maximum building lot coverage.

a. Principal use - 35 percent of total lot area.

b. Accessory use - 40 percent of rear and side yard area.

8. Minimum lot depth

a. single family 200 feet.

b. multi-family 150 feet.

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

D. Off-Street Parking Requirements

1. A minimum of two off-street parking spaces per family dwelling unit.

2. Section 702 A.3. uses: one additional parking space for every two dwelling units.

3. Section 702 A.2. uses: one space per 2,000 square feet of building area plus 2 spaces per the maximum number of regular staff and residents at any time.

4. Section 702 A.4, 5 and 6 uses: one space for each three seats of assembly use and one space for each employee on maximum work shift.

5. Section 702 A.7. uses: one space for every two beds and one space for each employee on maximum work shift.