

FOR SALE

# 25,929± SF INDUSTRIAL FACILITY

1040 W. 12th Street | Erie, PA 16502



**OFFERED AT:**  
**\$425,000**

## PROPERTY HIGHLIGHTS

- 25,929± SF Industrial Facility Near Downtown Erie Along One Of Erie's Major East-West Corridors
- Just 1 Mile To I-79 & 7 Miles To I-90
- 21,082± SF Warehouse / Industrial Area (81%)
- 2 Truck Docks – 1 Dock Including Exterior Leveler
- 10' x 10' Drive-In Overhead Door & 1-Ton Jib Crane
- 10' - 15' Ceilings & 600 Amp, 220/440V, 3 Phase Service
- 4,847± SF Upper Level Office Space (19%)
- Existing Wet Sprinkler System & Freight Elevator
- Situated On 2 Parcels Totaling 0.59± Acres With Truck Dock & Parking Along W. 12th & W. 11th Streets
- Excellent Visibility With 20,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Zoned Heavy Manufacturing (M-2) & Medium Density Residential (R-2)
- Zoning Permits: Auto Repair & Sales, Light & Heavy Manufacturing, Warehousing, Vehicle Storage, Office, Commercial Recreation, Pet Grooming, Animal Care, Personal Self-Storage & More
- Interactive Floor Plan:  
<https://visithome.ai/CRRHJpiFUZkdvmxMuXCkNT?mu=ft>

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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

O. 814.453.2000 x101 \ C. 814.460.2000  
[sbauer@sherrybauerrealestate.com](mailto:sbauer@sherrybauerrealestate.com)

# SBRE



**For Sale** | 1040 W. 12th Street | Erie, PA 16502

W 11TH ST

RASPBERRY ST

0795 AC

0795 AC

0795 AC

1553 AC

2500 AC

1023 AC

2083 AC

1562 AC

1562 AC

0682 AC

16030051012600

0682 AC

0517 AC

0517 AC

0585 AC

0954 AC

0913 AC

2765 AC

2424 AC

16030051013600

3826 AC

16030

19,000 AADT

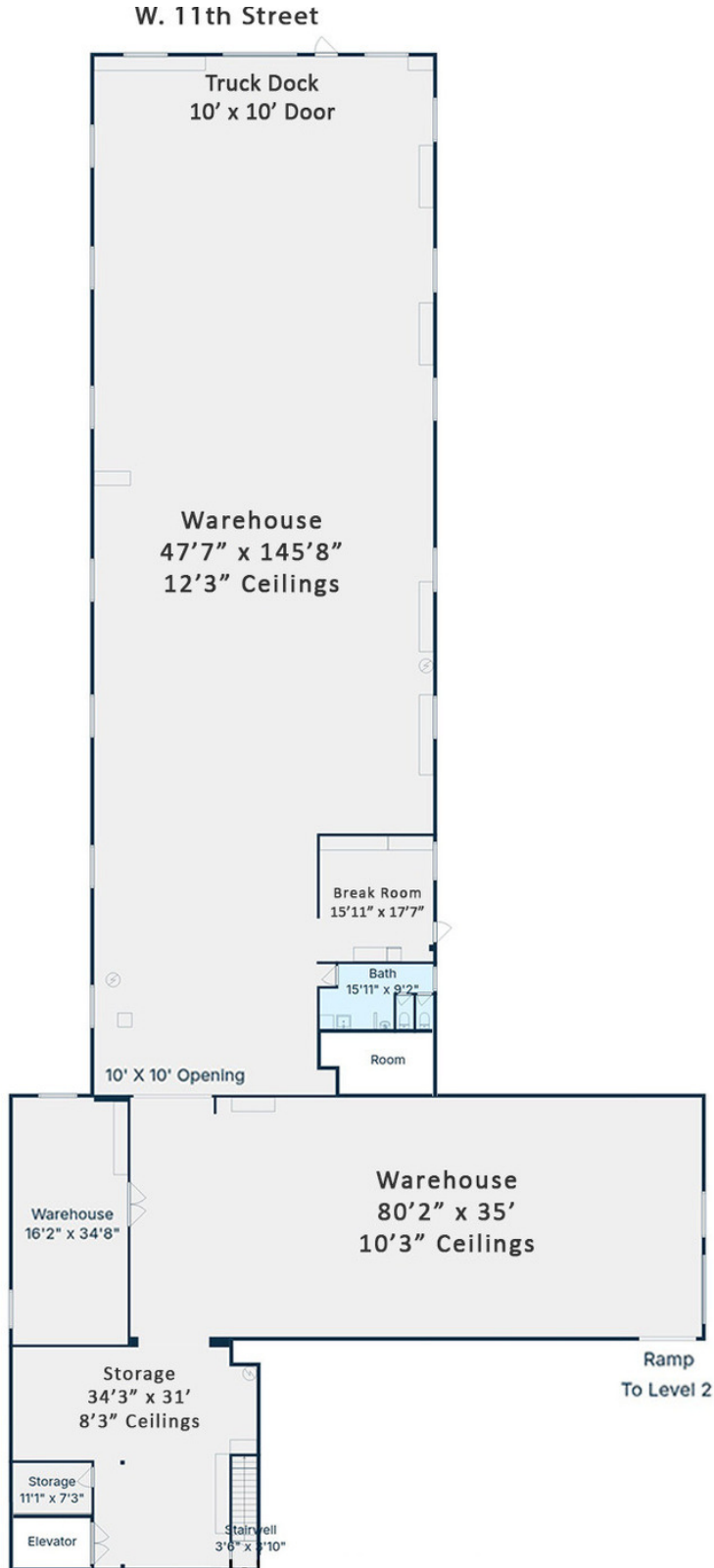
W 12TH ST

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# 25,929± SF INDUSTRIAL FACILITY

**For Sale** | 1040 W. 12th Street | Erie, PA 16502



## Floor Plan: Level 1 Street Level Off W. 11th Street

**1040 W. 12th Street  
Erie, PA 16502**

[Interactive Floor Plan](#)

25,929± SF Gross External Area  
25,490± Gross Internal Area

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

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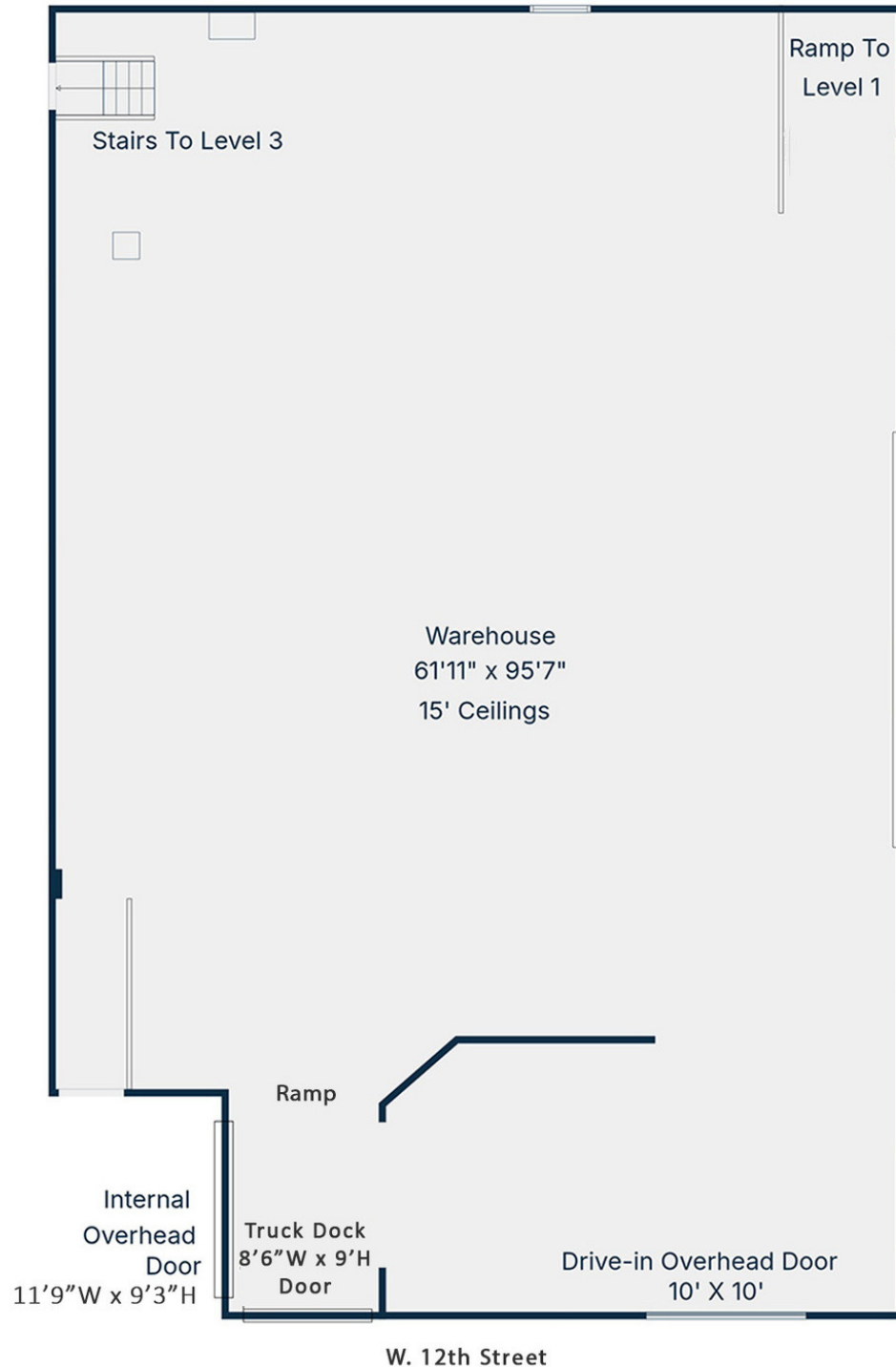
P. 814.453.2000

F. 814.453.2001

[www.sherrybauerrealestate.com](http://www.sherrybauerrealestate.com)

# 25,929± SF INDUSTRIAL FACILITY

**For Sale** | 1040 W. 12th Street | Erie, PA 16502



**Floor Plan: Level 2**  
**Street Level Off W. 12th Street**

**1040 W. 12th Street**  
**Erie, PA 16502**

25,929± SF Gross External Area  
25,490± Gross Internal Area

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

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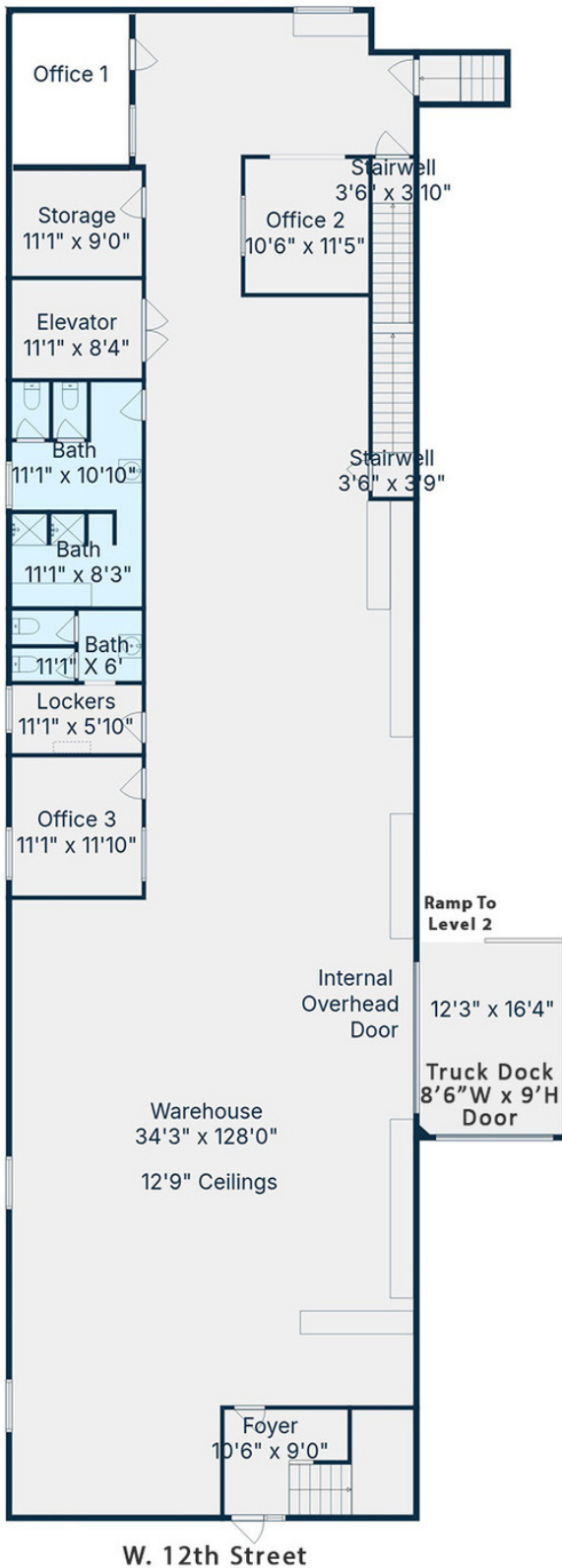
F. 814.453.2001

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# 25,929± SF INDUSTRIAL FACILITY

**For Sale** | 1040 W. 12th Street | Erie, PA 16502



## Floor Plan: Level 3 Street Level Off W. 12th Street

**1040 W. 12th Street  
Erie, PA 16502**

25,929± SF Gross External Area  
25,490± Gross Internal Area

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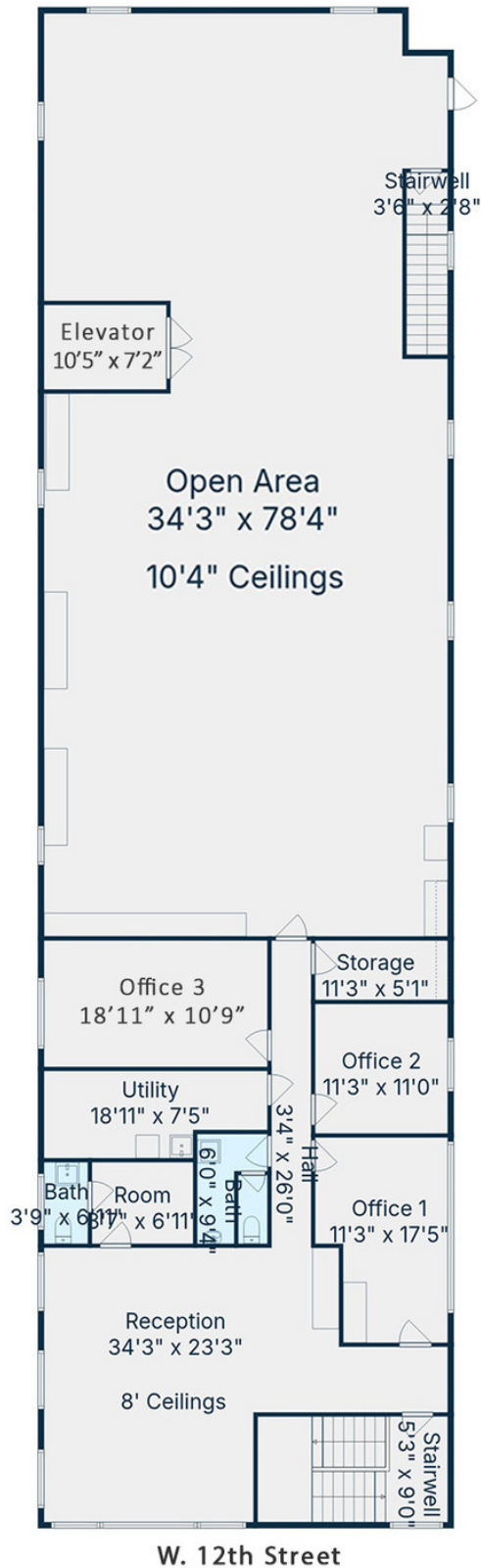
P. 814.453.2000

F. 814.453.2001

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# 25,929± SF INDUSTRIAL FACILITY

**For Sale** | 1040 W. 12th Street | Erie, PA 16502



## Floor Plan: Level 4 Upper Level Off W. 12th Street

**1040 W. 12th Street  
Erie, PA 16502**

25,929± SF Gross External Area  
25,490± Gross Internal Area

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**Address: 1040 W 12 ST****Owner: STERILIZER REFURBISHING SERVICES INC****Parcel: 16030051013600****Parcel Profile****Address** 1040 | W | 12 | ST**Street Status** PAVED**School District** CITY OF ERIE SCHOOL**Acreage** 0.3826**Classification** I**Land Use Code** HEAVY INDUSTRIAL**Legal Description** 1040 W 12 ST 101 X 165**Square Feet** 19134**Topo** LEVEL**Utility** ALL PUBLIC**Zoning** Please contact your municipal zoning officer**Deed Book** 2010**Deed Page** 000344**2026 Tax Values****Land Value / Taxable** 83,300 / 83,300.00**Building Value / Taxable** 200,300 / 200,300.00**Total Value / Taxable** 283,600 / 283,600.00**Clean & Green** Inactive**Homestead Status** Inactive**Farmstead Status** Inactive**Lerta Amount** 0**Lerta Expiration Year** 0**Commercial Data****Card 1** WAREHOUSE

Business Living Area - 19134

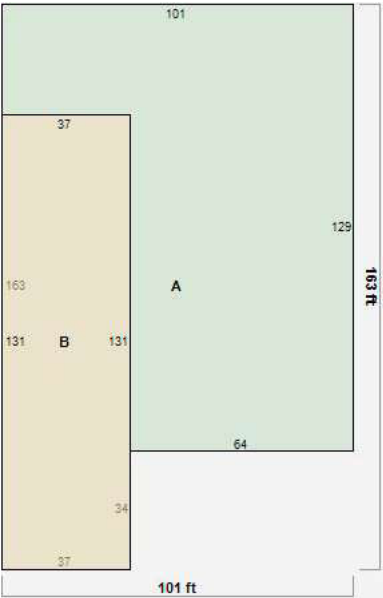
Year Built - 1979

Improvement Name - KONDU CORP

Value - 200260

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
1/7/2010	STERILIZER REFURBISHING SERVICES INC	STERILIZER REFURBISHING SERVICES INC	LAND & BUILDING		2010 / 000344	CORRECTIVE DEED
12/31/2008	ERIE ALUMINUM COMPANY LLC	STERILIZER REFURBISHING SERVICES INC	LAND & BUILDING		1537 / 2515	DEED
8/7/2007	KONDU CORP	ERIE ALUMINUM COMPANY LLC	LAND & BUILDING		1437 / 1732	SHERIFF'S DED
3/31/1945					0455 / 0117	

Parcel Sketches  
Commercial Card 1



A	MAIN	14287 square feet
B	MAIN	4847 square feet



## Parcel Images



**Please note:** this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

## Annual Taxes

### Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2025	1874.60	3720.83	5617.69	0	11213.12
2024	1874.60	3720.83	5617.69	0	11213.12
2023	1690.26	3720.83	5377.85	0	10788.94
2022	1690.26	3720.83	5248.73	0	10659.82
2021	1690.26	3720.83	5025.11	0	10436.20
2020	1619.36	3720.83	4878.74	0	10218.93
2019	1619.36	3303.94	4878.74	0	9802.04
2018	1534.28	3301.10	4761.62	0	9597.00
2017	1534.28	3303.94	4737.94	0	9576.16
2016	1463.38	3303.94	4714.37	0	9481.69
2015	1398.15	3303.94	4714.37	0	9416.46
2014	1398.15	3077.06	4714.37	0	9189.58
2013	1398.15	3077.06	4714.37	0	9189.58
2012	1631.69	3533.07	10120.54	0	15285.30
2011	1631.69	3088.07	4801.36	0	9521.12
2010	1631.69	3088.07	4603.43	0	9323.19
2009	1469.87	3088.07	4603.43	0	9161.37
2008	1402.44	3088.07	4603.43	0	9093.94
2007	1335.02	3088.07	4603.43	0	9026.52
2006	1335.02	2753.64	4603.43	0	8692.09
2005	1262.20	2618.79	4428.12	0	8309.11
2004	1262.20	2618.79	4428.12	0	8309.11
2003	1240.62	2672.73	4428.12	0	8341.47



**Address: W 11 ST****Owner: STERILIZER REFURBISHING SERVICES INC****Parcel: 16030051011800****Parcel Profile****Address** 0 | W | 11 | ST**Street Status** PAVED**School District** CITY OF ERIE SCHOOL**Acreage** 0.2083**Classification** I**Land Use Code** HEAVY INDUSTRIAL**Legal Description** W 11 ST NS 55 X 165**Square Feet** 6795**Topo** LEVEL**Utility** ALL PUBLIC**Zoning** Please contact your municipal zoning officer**Deed Book** 2010**Deed Page** 000344**2026 Tax Values****Land Value / Taxable** 18,200 / 18,200.00**Building Value / Taxable** 76,300 / 76,300.00**Total Value / Taxable** 94,500 / 94,500.00**Clean & Green** Inactive**Homestead Status** Inactive**Farmstead Status** Inactive**Lerta Amount** 0**Lerta Expiration Year** 0**Commercial Data****Card 1** WAREHOUSE

Business Living Area - 6795

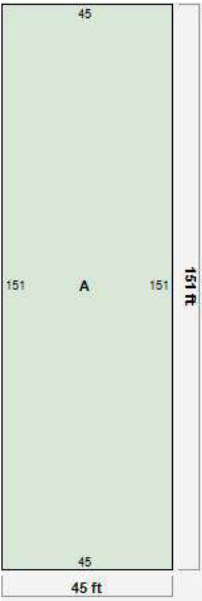
Year Built - 1964

Improvement Name - KONDU CORP

Value - 76300

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
1/7/2010	STERILIZER REFURBISHING SERVICES INC	STERILIZER REFURBISHING SERVICES INC	LAND & BUILDING		2010 / 000344	CORRECTIVE DEED
12/31/2008	ERIE ALUMINUM COMPANY LLC	STERILIZER REFURBISHING SERVICES INC	LAND & BUILDING		1537 / 2515	DEED
10/10/2008	ERIE ALUMINUM COMPANY LLC	ERIE ALUMINUM COMPANY LLC	LAND & BUILDING		1525 / 0141	DEED
8/7/2007	KONDU CORP	ERIE ALUMINUM COMPANY LLC	LAND & BUILDING		1437 / 1732	SHERIFF'S DED
1/1/1973					0881 / 0184	

Parcel Sketches  
Commercial Card 1



A      MAIN      6795 square feet



## Parcel Images



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## Annual Taxes

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Year	County	City/Township	School	Library	Total
2025	624.65	1239.84	1871.90	0	3736.39
2024	624.65	1239.84	1871.90	0	3736.39
2023	563.22	1239.84	1791.98	0	3595.04
2022	563.22	1239.84	1748.96	0	3552.02
2021	563.22	1239.84	1674.45	0	3477.51
2020	539.60	1239.84	1625.67	0	3405.11
2019	539.60	1100.93	1625.67	0	3266.20
2018	511.25	1099.98	1586.65	0	3197.88
2017	511.25	1100.93	1578.75	0	3190.93
2016	487.62	1100.93	1570.90	0	3159.45
2015	465.89	1100.93	1570.90	0	3137.72
2014	465.89	1025.33	1570.90	0	3062.12
2013	465.89	1025.33	1570.90	0	3062.12
2012	543.90	1177.69	3373.52	0	5095.11
2011	543.90	1029.36	1600.45	0	3173.71
2010	543.90	1029.36	1534.48	0	3107.74
2009	489.96	1029.36	1534.48	0	3053.80
2008	467.48	1029.36	1534.48	0	3031.32

# COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 1040 W. 12th Street and 0 W. 11th Street, Erie, PA 16502  
 2 (16-030-051.0-136.00 & 16-030-051.0-118.00)  
 3 **OWNER** Sterilizer Refurbishing Services, Inc.

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties  
 5 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing  
 6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 **Property Type:** ☒ Office ☐ Retail ☒ Industrial ☐ Multi-family ☐ Land ☐ Institutional  
 8 ☐ Hospitality ☐ Other: \_\_\_\_\_

9 **1. OWNER'S EXPERTISE** Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or  
 10 other areas related to the construction and conditions of the Property and its improvements, except as follows: \_\_\_\_\_  
 11

12 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? ☒ Yes ☐ No  
 13 If no, when did you last occupy the Property? \_\_\_\_\_  
 14

15 **3. DESCRIPTION**  
 16 (A) Land Area: 0.5909 Acres (0.3826 West 12th St. / 0.2083 West 11th St.)  
 17 (B) Dimensions: \_\_\_\_\_  
 18 (C) Shape: \_\_\_\_\_  
 19 (D) Building Square Footage: 25,929

20 **4. PHYSICAL CONDITION**  
 21 (A) Age of Property: 1940s Additions: 1960s  
 22 (B) Roof  
 23 1. Age of roof(s): \_\_\_\_\_ ☒ Unknown  
 24 2. Type of roof(s): Rubber  
 25 3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No  
 26 4. Has the roof ever leaked during your ownership? ☐ Yes ☐ No  
 27 5. Do you know of any problems with the roof, gutters, or downspouts? ☒ Yes ☐ No  
 28 Explain any yes answers you give in this section: Drainage system installed to fix leak and new surface.  
 29 \_\_\_\_\_  
 30

31 (C) Structural Items, Basements and Crawl Spaces  
 32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No  
 33 2. Does the Property have a sump pump? ☐ Yes ☒ No  
 34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?  
 35 ☒ Yes ☐ No  
 36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or  
 37 other structural components? ☒ Yes ☐ No  
 38 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the  
 39 date and person by whom any repairs were done, if known: Drainage being rerouted and wall being repaired.  
 40 \_\_\_\_\_  
 41

42 (D) Mechanical Systems  
 43 1. Type of heating: ☐ Forced Air ☐ Hot Water ☐ Steam ☒ Radiant  
 44 ☐ Other: \_\_\_\_\_  
 45 2. Type of heating fuel: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane (on-site) ☐ Central Plant  
 46 ☐ Other types of heating systems or combinations: \_\_\_\_\_  
 47 3. Are there any chimneys? ☐ Yes ☒ No If yes, how many? \_\_\_\_\_  
 48 Are they working? ☐ Yes ☒ No When were they last cleaned? \_\_\_\_\_  
 49 4. List any buildings (or are as in any buildings) that are not heated: \_\_\_\_\_  
 50 5. Type of water heater: ☐ Electric ☒ Gas ☐ Oil Capacity: \_\_\_\_\_  
 51 ☐ Other: \_\_\_\_\_

52 **Buyer Initials:** \_\_\_\_\_

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**Owner Initials:** SRS



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10/04

- 53 6. Type of plumbing: ☒ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Unknown  
 54 ☐ Other: \_\_\_\_\_  
 55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐ Yes ☒ No  
 56 If yes, explain: \_\_\_\_\_  
 57  
 58 8. Type of air conditioning: ☐ Central Electric ☐ Central Gas ☐ Wall ☒ None Capacity: \_\_\_\_\_  
 59 List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_  
 60  
 61 9. Type of electric service: 600 AMP ☐ 220 Volt ☒ 3-phase ☐ 1-phase ☐ KVA: \_\_\_\_\_  
 62 ☒ Other: 440  
 63 Transformers: \_\_\_\_\_ Type: \_\_\_\_\_  
 64 Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☐ No  
 65 If yes, explain: \_\_\_\_\_  
 66 10. Are you aware of any problems with any item in this section that has not already been disclosed? ☐ Yes ☐ No  
 67 If yes, explain: \_\_\_\_\_  
 68  
 69

70 (E) Site Improvements

- 71 1. Are you aware of any problems with storm-water drainage? ☐ Yes ☒ No  
 72 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or  
 73 retaining walls on the Property? ☐ Yes ☒ No  
 74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and  
 75 the date and person by whom any repairs were done, if known: \_\_\_\_\_  
 76  
 77

78 (F) Other Equipment

- 79 1. Exterior Signs: ☒ Yes ☐ No How many? 1 Number Illuminated: \_\_\_\_\_  
 80 2. Elevators: ☒ Yes ☐ No How many? 1 ☐ Cable ☐ Hydraulic rail  
 81 Working order? ☐ Yes ☐ No Certified through (date) **Cert. Through 2/28/2017 / Uncertain - Not in use**  
 82 Date last serviced **Safety inspection 02/24/2015**  
 83 3. Skylights: ☒ Yes ☐ No How many? 7  
 84 4. Overhead Doors: ☒ Yes ☐ No How many? 1 Size: \_\_\_\_\_  
 85 5. Loading Docks: ☒ Yes ☐ No How many? 2 Levelers: ☒ Yes ☐ No  
 86 6. At grade doors: ☒ Yes ☐ No How many? 1  
 87 7. Are you aware of any problems with the equipment listed in this section? ☐ Yes ☒ No  
 88 If yes, explain: **One of 2 loading docks has a leveler.**  
 89

90 (G) Fire Damage

- 91 1. To your knowledge, was there ever a fire on the Property? ☐ Yes ☒ No  
 92 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? ☐ Yes ☒ No  
 93 If yes, explain location and extent of damage: \_\_\_\_\_

94 (H) Are you aware of any problems with water and sewer lines servicing the Property? ☐ Yes ☒ No

95 If yes, explain: \_\_\_\_\_  
 96

97 (I) Alarm/Safety Systems

- 98 1. Fire: ☐ Yes ☒ No In working order? ☐ Yes ☐ No  
 99 If yes, connected to: Fire Department ☐ Yes ☐ No Monitoring Service: ☐ Yes ☐ No  
 100 2. Fire extinguishers: ☐ Yes ☒ No  
 101 3. Smoke: ☒ Yes ☐ No In working order? ☒ Yes ☐ No  
 102 4. Sprinkler: ☒ Yes ☐ No Inspected/certified? ☐ Yes ☒ No  
 103 ☒ Wet ☐ Dry Flow rate: **Last in service ±2008 by former owner**  
 104 5. Security: ☒ Yes ☐ No In working order? ☒ Yes ☐ No  
 105 If yes, connected to: Police Department ☐ Yes ☒ No Monitoring Service ☐ Yes ☒ No  
 106 6. Are there any areas of the Property that are not serviced by the systems in this section? ☐ Yes ☒ No  
 107 If yes, explain: \_\_\_\_\_  
 108

109 Buyer Initials: \_\_\_\_\_

CPI Page 2 of 7

Owner Initials: SRS



5. ENVIRONMENTAL

(A) Soil Conditions

1. Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No  
If yes, were soil compaction tests done? ☐ Yes ☐ No If yes, by whom? \_\_\_\_\_
2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? ☐ Yes ☒ No
3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section: \_\_\_\_\_

(B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?  
Asbestos material: ☐ Yes ☒ No  
Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No  
Discoloring of soil or vegetation: ☐ Yes ☒ No  
Oil sheen in wet areas: ☐ Yes ☒ No  
Contamination of well or other water supply: ☐ Yes ☒ No  
Proximity to current or former waste disposal sites: ☐ Yes ☒ No  
Proximity to current or former commercial or industrial facilities: ☒ Yes ☐ No  
Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No  
Radon levels above 4 pico curies per liter: ☐ Yes ☒ No  
Use of lead-based paint: ☐ Yes ☒ No

**Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No  
If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No  
If yes, list all available reports and records: \_\_\_\_\_

2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground  
Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground  
Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No  
If no, identify any unregistered storage tanks: \_\_\_\_\_  
Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☐ No  
Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☒ No  
Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No Explain: \_\_\_\_\_

Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property? ☐ Yes ☒ No

If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☐ No  
Explain: \_\_\_\_\_

4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☒ No  
Explain any yes answers you give in this section: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

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(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? ☐ Yes ☒ No
2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
3. Is the Property currently under contract by a licensed pest control company? ☐ Yes ☒ No
4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? ☒ Yes ☐ No

Explain any yes answers you give in this section: **Mouse treatment 08/2024**

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No
2. Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No
3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? ☐ Yes ☒ No

Explain any yes answers you give in this section:

6. UTILITIES

(A) Water

1. What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property  
☐ Other:
2. If the Property's source of water is not public:  
When was the water last tested?  
What was the result of the test?  
Is the pumping system in working order? ☐ Yes ☐ No  
If no, explain:
3. Is there a softener, filter, or other purification system? ☐ Yes ☒ No  
If yes, is the system: ☐ Leased ☐ Owned
4. Are you aware of any problems related to the water service? ☐ Yes ☒ No  
If yes, explain:

(B) Sewer/Septic

1. What is the type of sewage system? ☒ Public Sewer ☐ Community Sewer ☐ On-site (or Individual) sewage system  
If on-site, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown  
☐ Other (specify):
2. Is there a septic tank on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown  
☐ Other (specify):
3. When was the on-site sewage disposal system last serviced?
4. Is there a sewage pump? ☐ Yes ☒ No  
If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No  
If yes, explain:

(C) Other Utilities

The Property is serviced by the following: ☒ Natural Gas ☒ Electricity ☒ Telephone  
☐ Other:

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? ☒ Yes ☐ No  
If yes, type:
- (B) Are ISDN lines included with the sale of the Property? ☐ Yes ☒ No
- (C) Is the Property equipped with satellite dishes? ☐ Yes ☒ No  
If yes, how many?  
Location:
- (D) Is the Property equipped forcable TV? ☐ Yes ☒ No  
If yes, number of hook-ups:  
Location:
- (E) Are there fiber optics available to the Property? ☐ Yes ☒ No Is the building wired for fiber optics? ☐ Yes ☒ No  
Does the Property have T1 or other capability? ☐ Yes ☒ No

Buyer Initials: \_\_\_\_\_

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Owner Initials: SRS

**8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

**(A) Compliance, Building Codes & OSHA**

1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? ☐ Yes ☒ No
2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☒ No
3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☒ No
4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☒ No
5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☒ No

Explain any yes answers you give in this section: \_\_\_\_\_

**(B) Condemnation or Street Widening**

1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?

☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

**(C) Zoning**

1. The Property is currently zoned **M-2** by the (county, ZIP) **Erie 16502**
2. Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
3. Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

- (D) Is there an occupancy permit for the Property?** ☐ Yes ☒ No

- (E) Is there a Labor and Industry Certificate for the Property?** ☐ Yes ☒ No

If yes, Certificate Number is: \_\_\_\_\_

- (F) Is the Property a designated historic or archeological site?** ☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

**9. LEGAL/TITLE ISSUES**

- (A) Are you aware of any encroachments or boundary line disputes regarding the Property? ☐ Yes ☒ No
- (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No
- (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (H) Are you aware of any insurance claims filed relating to the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section: \_\_\_\_\_

**10. RESIDENTIAL UNITS**

- (A) Is there a residential dwelling unit located on the Property?** ☐ Yes ☒ No

If yes, number of residential dwelling units: \_\_\_\_\_

**Note:** If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

**11. TENANCY ISSUES**

- (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☐ Yes ☒ No
- (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? ☐ Yes ☒ No
- (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☒ No
- (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? ☐ Yes ☒ No

**Buyer Initials:** \_\_\_\_\_

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**Owner Initials:** \_\_\_\_\_



- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☐ No
- (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.) ? ☐ Yes ☐ No
- (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? ☐ Yes ☒ No
- (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☒ No
- (I) Are you currently involved in any type of dispute with any tenant? ☐ Yes ☒ No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

## 12. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
- If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

## 13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☒ No
- Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
- (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No
- Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
- (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section:

## 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary:
- (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary:
- (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

Buyer Initials: \_\_\_\_\_

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Owner Initials: \_\_\_\_\_





343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's  
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real  
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN  
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate  
347 by a change in the condition of the Property following completion of this form.

348 OWNER <sup>Authentisign</sup> Sterilizer Refurbishing Services, Inc. DATE 01/09/2026  
Sterilizer Refurbishing Services, Inc.

349 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

350 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

352 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

353 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**204.11. M-2 Heavy Manufacturing District.**

**(a) Permitted uses.**

Accessory uses

Airports and heliports

Animal care

Asphalt products, manufacturing and storage

Auto repair shop

Auto sales

Chemical processing and production

Commercial recreation

Contractors yard

Corporate offices

Essential services

Gasoline service station (Sections 305.2, 305.4)

Heavy manufacturing (Section 305.39)

Landfill/solid waste transfer facility

Light manufacturing

Off-street parking lots (Sections 305.2, 305.3)

Personal self-storage facilities

Pet grooming

Power plants

Recycling and refuse reduction center

Signs/outdoor advertising

Supply yards

Truck terminals

Urban solar farms (Section 305.47)

Vehicle storage yard

Warehousing

**(b) Special exceptions.**

After hours club (Section 305.18)

Bottle club

Commercial/industrial wind energy systems (Section 305.45)

Dance club (Section 305.18)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

Any other manufacturing use not otherwise specified which is not objectionable to immediate neighbors because of noise, vibration, or emission of noxious gases, fumes or dust (Section 305.41)

**(c) Conditional uses.**

Scrap yards (Section 305.40)

Wind energy conversion systems (Section 305.44)

204.12.

Please see Section 206 for the Industrial Park District, IP.

**204.3. R-2 Medium Density Residential District.**

**(a) Permitted uses.**

Accessory dwelling unit (ADU)

Accessory uses and structures

Adult day care

Bed-and-breakfast (Section 305.14)

Cemeteries (Section 305.7)

Churches, places of worship (Section 305.12)

Community garage

Essential services

Family day-care home

Fire stations (Section 305.9)

Funeral homes

Group child-care home

Group homes

Home occupations

Market garden

Neighborhood center (Section 305.26)

Off-street parking lots (Sections 305.2, 305.3)

One-family dwellings

Parks and playgrounds, public (Section 205.3)

Personal care boarding homes for adults

Planned residential developments

Rooming/boarding homes

Short-term rental (Section 305.49)

Three- and four-family dwellings (Section 305.16)



Townhouses (Section 305.13)

Two-family dwellings

Urban garden

Utility substations (Section 305.11)

**(b) Special exceptions.**

Schools (Section 305.12)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)