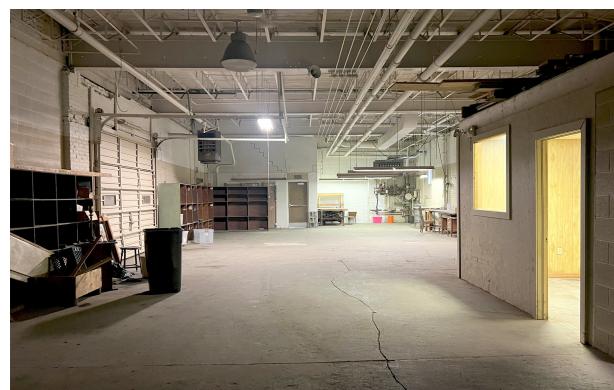
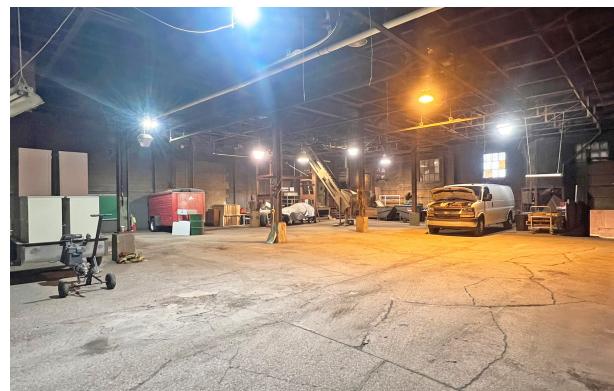


FOR SALE

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>

©2025 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

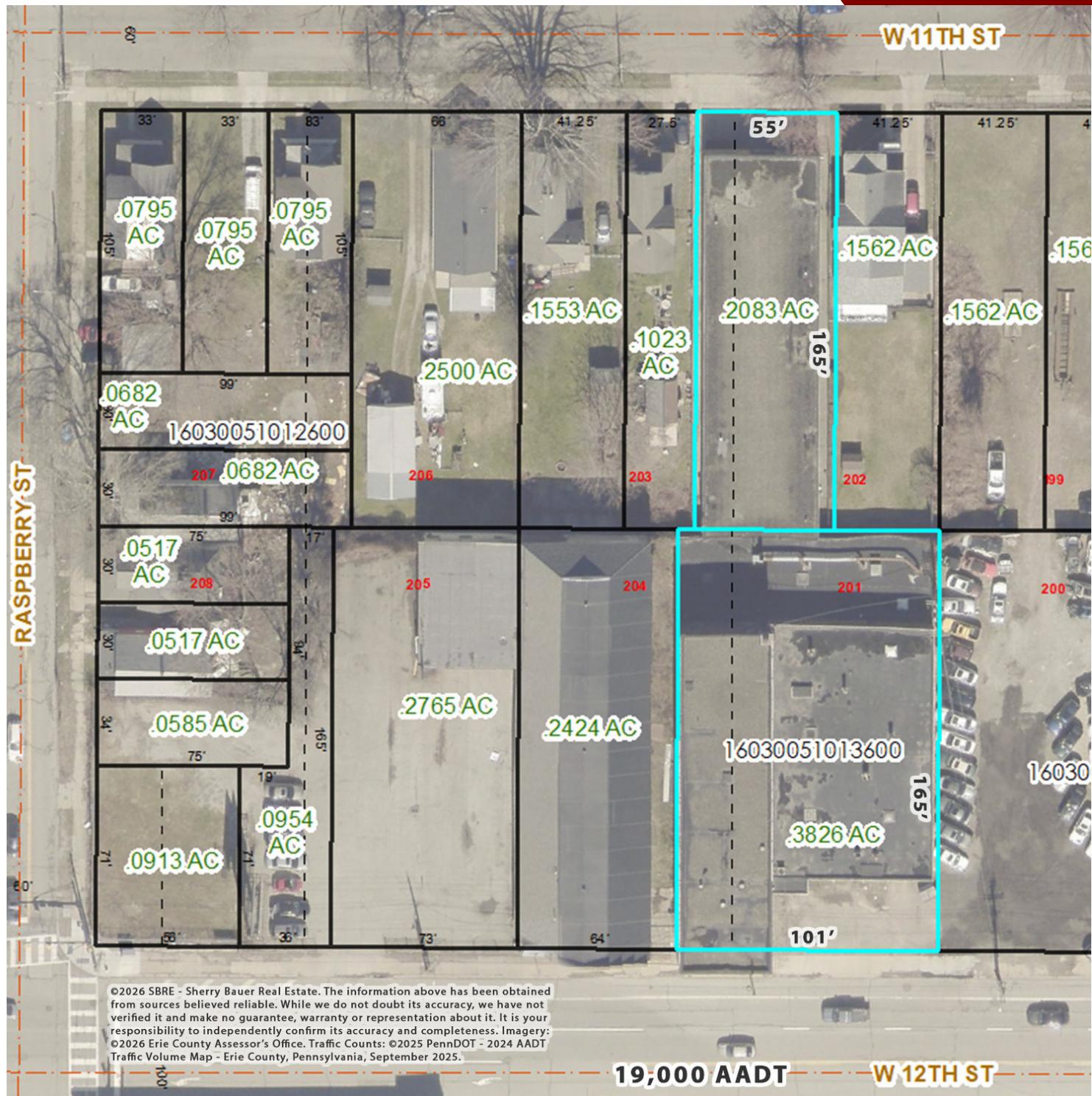
SBRE

25,929± SF INDUSTRIAL FACILITY

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

SBRE

SHERRY BAUER REAL ESTATE SERVICES



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

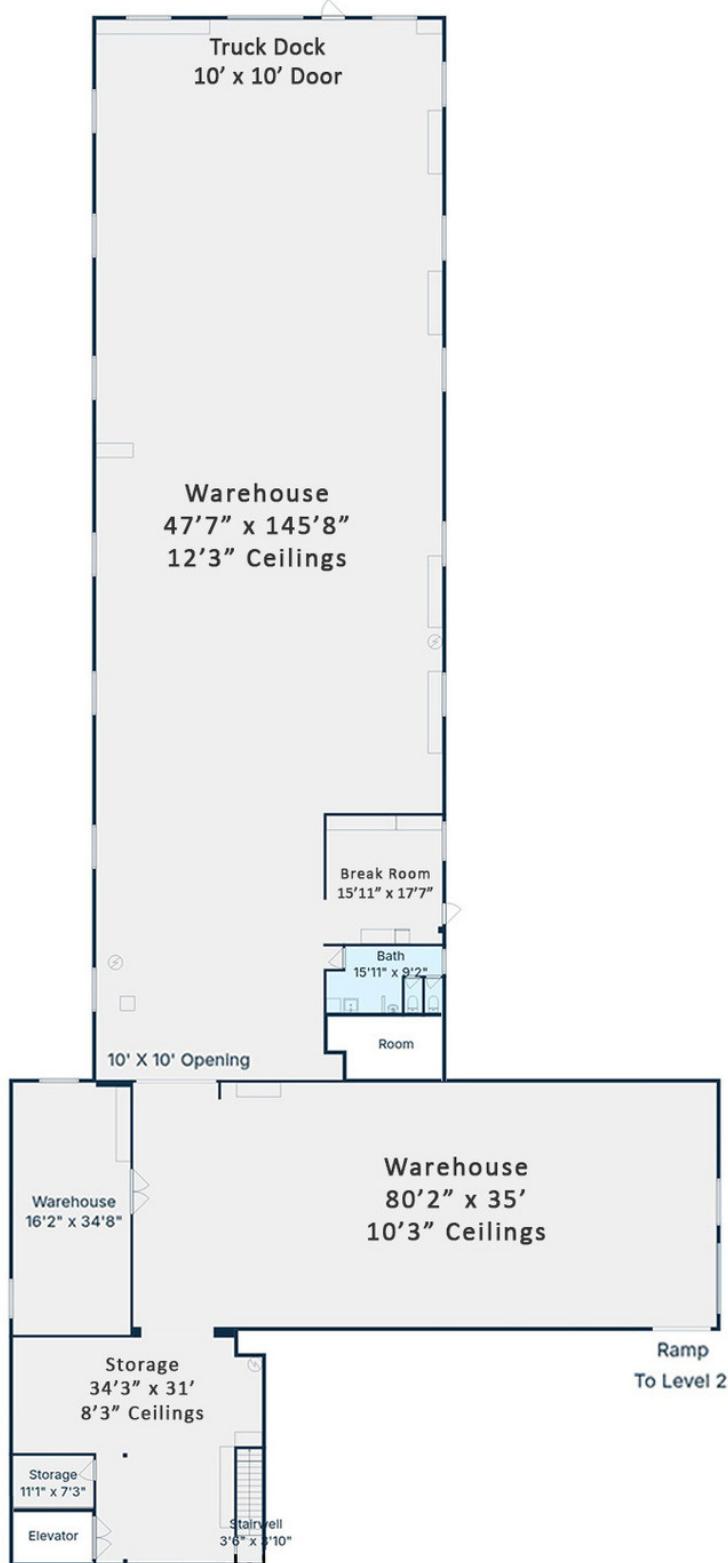
www.sherrybauerrealestate.com

25,929± SF INDUSTRIAL FACILITY

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

SBRE
SHERRY BAUER REAL ESTATE SERVICES

W. 11th Street



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.

©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Gross external area per Erie County Assessor's Office. Plan Data: ©2026 CubiCasa. Gross internal area per CubiCasa.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

25,929± SF INDUSTRIAL FACILITY

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

SBRE
SHERRY BAUER REAL ESTATE SERVICES



**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.

©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Gross external area per Erie County Assessor's Office. Plan Data: ©2026 CubiCasa. Gross internal area per CubiCasa.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

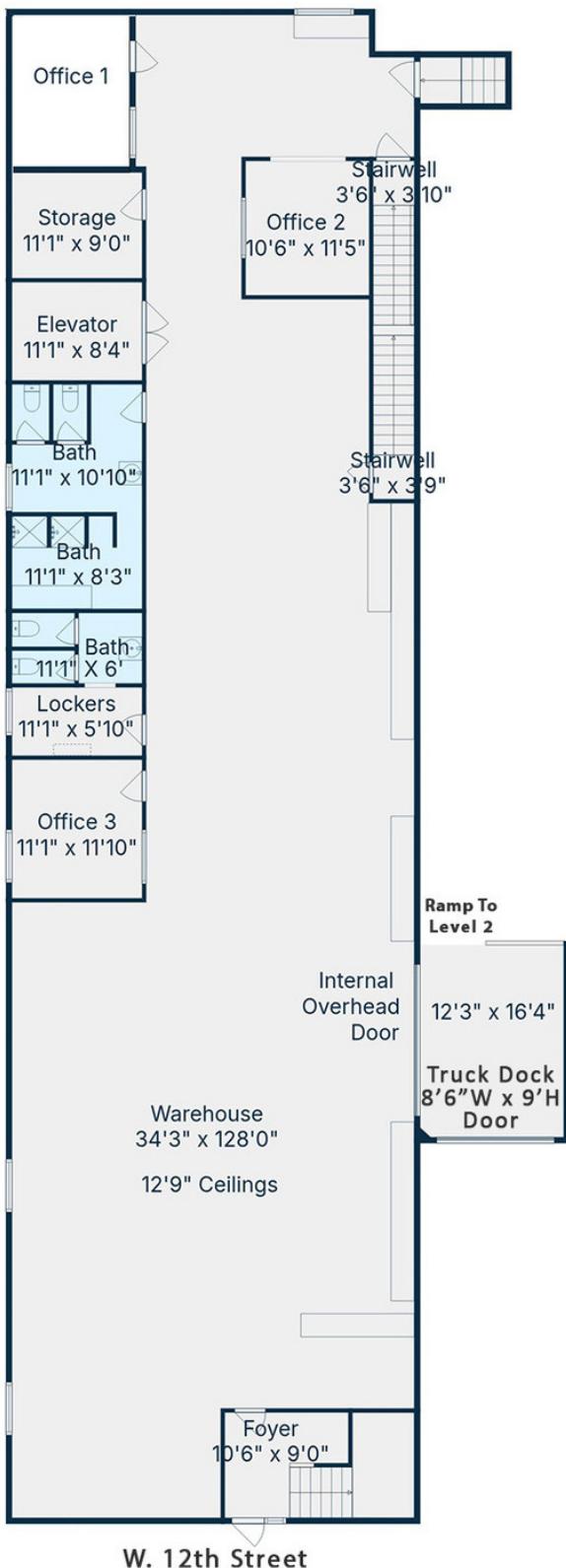
F. 814.453.2001

www.sherrybauerrealestate.com

25,929± SF INDUSTRIAL FACILITY

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

SBRE
SHERRY BAUER REAL ESTATE SERVICES



**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

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

©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Gross external area per Erie County Assessor's Office. Plan Data: ©2026 CubiCasa. Gross internal area per CubiCasa..

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

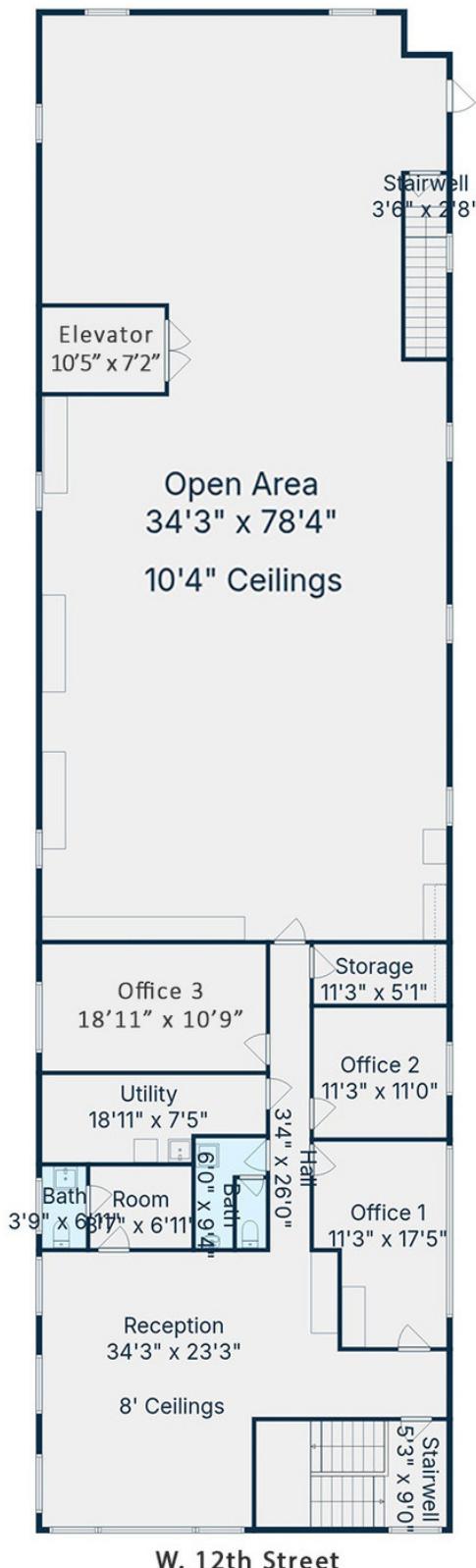
F. 814.453.2001

www.sherrybauerrealestate.com

25,929± SF INDUSTRIAL FACILITY

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

SBRE
SHERRY BAUER REAL ESTATE SERVICES



**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

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

©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Gross external area per Erie County Assessor's Office. Plan Data: ©2026 CubiCasa. Gross internal area per CubiCasa..

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

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

Other Buildings & Yards

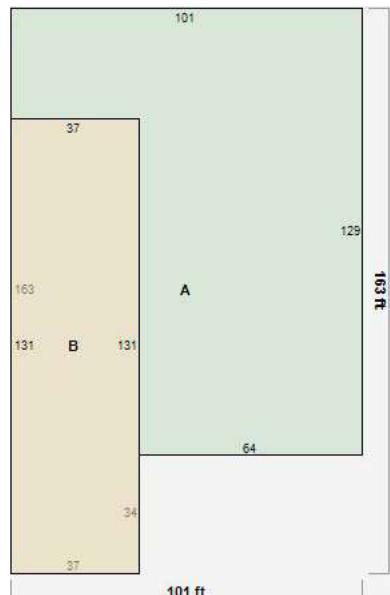
No OBY Data Found

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

Other Buildings & Yards

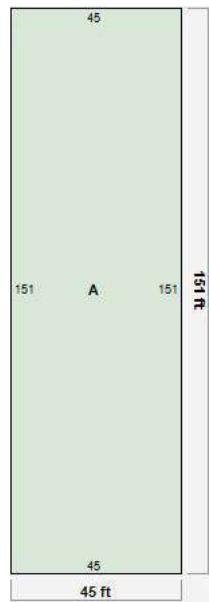
No OBY Data Found

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



6795 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	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

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 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No

12 If no, when did you last occupy the Property? _____

13 **3. DESCRIPTION**

14 (A) Land Area: 0.5909 Acres (0.3826 West 12th St. / 0.2083 West 11th St.)

15 (B) Dimensions: _____

16 (C) Shape: _____

17 (D) Building Square Footage: 25,929

18 **4. PHYSICAL CONDITION**

19 (A) Age of Property: 1940s Additions: 1960s

20 (B) Roof

21 1. Age of roof(s): _____ Unknown

22 2. Type of roof(s): Rubber

23 3. Has the roof been replaced or repaired during your ownership? Yes No

24 4. Has the roof ever leaked during your ownership? Yes No

25 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

26 Explain any yes answers you give in this section: Drainage system installed to fix leak and new surface.

27 (C) Structural Items, Basements and Crawl Spaces

28 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No

29 2. Does the Property have a sump pump? Yes No

30 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
 Yes No

31 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
 32 other structural components? Yes No

33 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
 34 date and person by whom any repairs were done, if known: Drainage being rerouted and wall being repaired.

35 (D) Mechanical Systems

36 1. Type of heating: Forced Air Hot Water Steam Radiant

37 Other: _____

38 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant

39 Other types of heating systems or combinations: _____

40 3. Are there any chimneys? Yes No If yes, how many? _____

41 Are they working? Yes No When were they last cleaned? _____

42 4. List any buildings (or areas in any buildings) that are not heated: _____

43 5. Type of water heater: Electric Gas Oil Capacity: _____

44 Other: _____

45 **Buyer Initials:** _____

46 **CPI Page 1 of 7**

47 **Owner Initials:** 



48 **COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2004**

49 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: _____

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: _____

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: 

110 **5. ENVIRONMENTAL**

111 (A) Soil Conditions

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

118 Explain any yes answers you give in this section: _____
 119 _____

120 (B) Hazardous Substances

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

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

135 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
 136 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 137 _____

138 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
 139 If yes, list all available reports and records: _____
 140 _____

141 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 142 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 143 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 144 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 145 If no, identify any unregistered storage tanks: _____
 146 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 147 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
 148 tank? Yes No
 149 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
 150 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
 151 _____

152 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 153 Yes No
 154 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
 155 Explain: _____
 156 _____

157 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
 158 Explain any yes answers you give in this section: _____
 159 _____

160 Buyer Initials: _____

CPI Page 3 of 7

Owner Initials: 

167 (C) Wood Infestation
 168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No
 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
 170 3. Is the Property currently under contract by a licensed pest control company? Yes No
 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No
 172 Explain any yes answers you give in this section: **Mouse treatment 08/2024**
 173
 174

175 (D) Natural Hazards/Wetlands
 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No
 179 Explain any yes answers you give in this section: _____
 180
 181

182 6. UTILITIES

183 (A) Water
 184 1. What is the source of your drinking water? Public Community System Well on Property
 185 Other: _____
 186 2. If the Property's source of water is not public:
 187 When was the water last tested? _____
 188 What was the result of the test? _____
 189 Is the pumping system in working order? Yes No
 190 If no, explain: _____
 191
 192 3. Is there a softener, filter, or other purification system? Yes No
 193 If yes, is the system: Leased Owned
 194 4. Are you aware of any problems related to the water service? Yes No
 195 If yes, explain: _____
 196

197 (B) Sewer/Septic
 198 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
 199 If on-site, what type? Cesspool Drainfield Unknown
 200 Other (specify): _____
 201 2. Is there a septic tank on the Property? Yes No Unknown
 202 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 203 Other (specify): _____
 204 3. When was the on-site sewage disposal system last serviced? _____
 205 4. Is there a sewage pump? Yes No
 206 If yes, is it in working order? Yes No
 207 5. Are you aware of any problems related to the sewage system? Yes No
 208 If yes, explain: _____
 209

210 (C) Other Utilities
 211 The Property is serviced by the following: Natural Gas Electricity Telephone
 212 Other: _____

213 7. TELECOMMUNICATIONS

214 (A) Is a telephone system included with the sale of the Property? Yes No
 215 If yes, type: _____
 216 (B) Are ISDN lines included with the sale of the Property? Yes No
 217 (C) Is the Property equipped with satellite dishes? Yes No
 218 If yes, how many? _____
 219 Location: _____
 220 (D) Is the Property equipped for cable TV? Yes No
 221 If yes, number of hook-ups: _____
 222 Location: _____
 223 (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

224 Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: 

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

226 (A) Compliance, Building Codes & OSHA

227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
 228 Yes No

229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

230 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

231 4. Do you know of any OSHA violations concerning this Property? Yes No

232 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

233 Explain any yes answers you give in this section: _____

234 (B) Condemnation or Street Widening

235 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
 236 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
 237 Yes No

238 If yes, explain: _____

239 (C) Zoning

240 1. The Property is currently zoned **M-2** by the (county,
 241 ZIP) **Erie 16502**

242 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

243 3. Do you know of any pending or proposed changes in zoning? Yes No

244 If yes, explain: _____

245 (D) Is there an occupancy permit for the Property? Yes No246 (E) Is there a Labor and Industry Certificate for the Property? Yes No

247 If yes, Certificate Number is: _____

248 (F) Is the Property a designated historic or archeological site? Yes No

249 If yes, explain: _____

250 **9. LEGAL/TITLE ISSUES**

251 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No

252 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
 253 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No

254 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
 255 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
 256 records of the county recorder where the Property is located? Yes No

257 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
 258 unpaid? Yes No

259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No

260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No

261 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
 262 cannot be satisfied by the proceeds of this sale? Yes No

263 (H) Are you aware of any insurance claims filed relating to the Property? Yes No

264 Explain any yes answers you give in this section: _____

265 **10. RESIDENTIAL UNITS**266 (A) Is there a residential dwelling unit located on the Property? Yes No

267 If yes, number of residential dwelling units: _____

268 **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
 269 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).270 **11. TENANCY ISSUES**

271 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No

272 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
 273 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No

274 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No

275 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

276 Buyer Initials: _____

277 CPI Page 5 of 7

278 Owner Initials: 

284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 285 (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
 286 terms, etc.)? Yes No
 287 (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?
 288 Yes No
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 290 (I) Are you currently involved in any type of dispute with any tenant? Yes No

291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 292 _____
 293 _____
 294 _____

295 12. DOMESTIC SUPPORT LIEN LEGISLATION

296 (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
 297 domestic relations office in any Pennsylvania county? Yes No
 298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 299 number: _____

300 13. LAND USE RESTRICTIONS OTHER THAN ZONING

301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No

303 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 307 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
 308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

310 (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
 311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 312 supply, or open spaces uses)? Yes No

313 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 318 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
 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 322 Yes No

323 Explain any yes answers you give in this section: _____
 324 _____
 325 _____

326 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
 328 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
 329 _____
 330 _____

332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
 333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
 334 _____
 335 _____

337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 339 _____
 340 _____
 341 _____

342 Buyer Initials: _____

CPI Page 6 of 7

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**  Sterilizer Refurbishing Services, Inc. **DATE** 01/09/2026

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)