

# Cross Property Client Full

## Vacant Land Property



MLS#: **180141** Status: **ACT** Area: **12** Type: **INDUS** L/Price: **\$699,000**  
Address: **HAWTHORNE Drive** Lot#: O/Price: **\$699,000**  
City: **Erie** Zip: **16509** Sub: Zoning: **I-P**  
Municipality: **Summit Township** Schools: **FTLEBOEUF**  
Co Index: **[40-017-073.0-019.08](#)**  
Co Index 2:  
Ap LotSz: **434x522** SqFt: **483952/ASSESS** Acreage: **11.11**

### GENERAL INFORMATION

Lot Desc: **CLEARED, FLAT, IRREG, TREED** WoodedAcres:  
Pres Use: **Vacant** ClearAcres:  
Best Use: RR Sdng: Mineral Rts:  
ExStruct: **N /** Gas/Oil Lse: **NO**  
Site Study: **N** Restrct: Survey: **N**  
Easemnt: Wetland Study: **N**  
Audio/Video Rcrd Device on Premise: **No**

### AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:  
Gas: Sewer: **PUBLIC**

### FINANCIAL INFORMATION

Deposit: **\$50,000** Assessed Value  
County/Yr: **\$2585 / 2024** Land: **\$391,050**  
School/Yr: **\$5565 / 2024** Imprv: **\$0**  
City Twp/Yr: **\$426 / 2024** Totl: **\$391,050**  
Total Taxes: **\$8,576** Sellers Disclosure: **N**  
Transfer Tax: **Split**

### Owner Finance

Dwn Pymt:  
Terms:

\$SqFt: **\$1.44**  
Restrictions:

### Lease Terms

Annual:

Rmks: **11+ acres located between Enjet Aero and Plastikos Medical in the Baldwin Industrial Park on Oliver Road in tax-friendly Summit Township. This lot is zoned industrial and has all utilities right at the street. Owner will consider build-to-suit for qualified tenant or land lease at \$65,000 per year, net.**

Recording Device Desc:

Dir: **From SR 19, turn west onto Oliver Road. From Oliver Road turn northeast onto Hawthorne Drive. Property is on north side of road, west of Plastikos.**

Megan Zimmerman

09/03/2025 11:16:35 AM