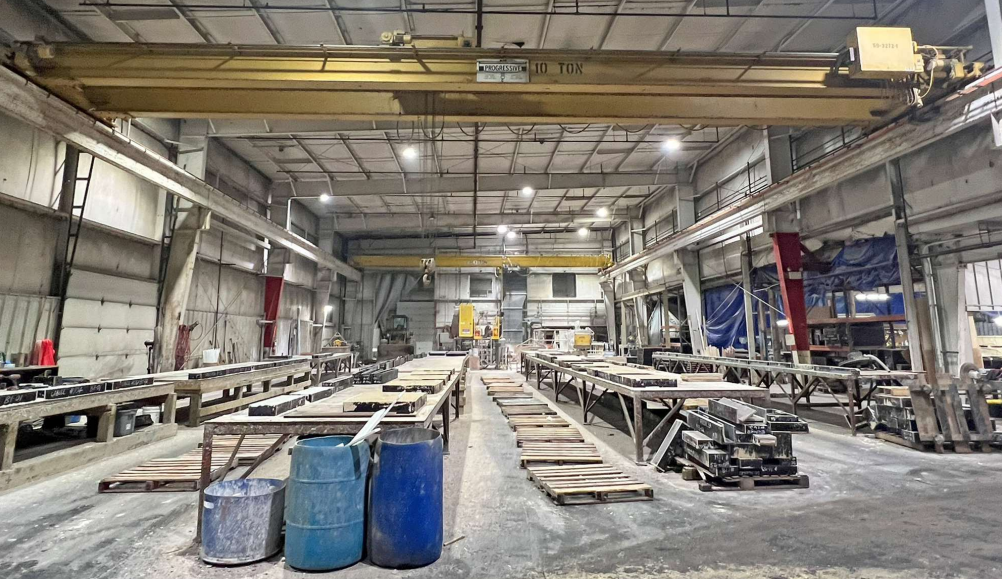


FOR SALE

37,688± SF INDUSTRIAL FACILITY

711 Beaver Road | Girard, PA 16417



OFFERED AT:
\$1,365,000

PROPERTY HIGHLIGHTS

- 37,688± SF Industrial Facility On 4.8± Acres – Built in 1970
- 5 Overhead Doors With Drive-Thru Capacity
- 11' To 25' Clear Ceilings
- 3 Phase, 2000 Amp, 480/240/120V Service
- 2 New 400,000 BTU Gas Reznor Heaters
- Public Water & Private Septic System
- LED Lighting, Wet Sprinkler System & Air Lines
- Exterior Ventilation System, Air Exchange System, Floor Drains & Utility Sink
- 13,800± SF Left Bay: Clear Span, 25' Ceilings, 2 Overhead Doors (13'8"x16' & 10'x12'), 3-Ton & 10-Ton Mobile Cranes
- 880± SF Front Bay With 16'5" Clear Ceilings & 14'x16' Overhead Door
- 20,164± SF Right Bay: 11' – 14'10" Arched Ceilings, 2 Overhead Doors (12'x12' & 10'x12'), 1/2-Ton Mobile Crane, Additional Crane Potential & 1,000± SF Office Area With Mezzanine: 2 Shop Offices, 2 Restrooms & Storage
- 2,844± SF Office Area: 5 Offices, Break Room, 2 Restrooms & Storage
- 31'x39'6" (1,225± SF) Structure With Concrete Floor
- Zoned M-1, Manufacturing (Girard Borough)
- Tax ID #'s 23-020-053.0-002.00 & 23-020-053.0-001.06

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

SBRE

37,688 ± SF INDUSTRIAL FACILITY

For Sale | 711 Beaver Road | Girard, PA 16417



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sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

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37,688± SF INDUSTRIAL FACILITY

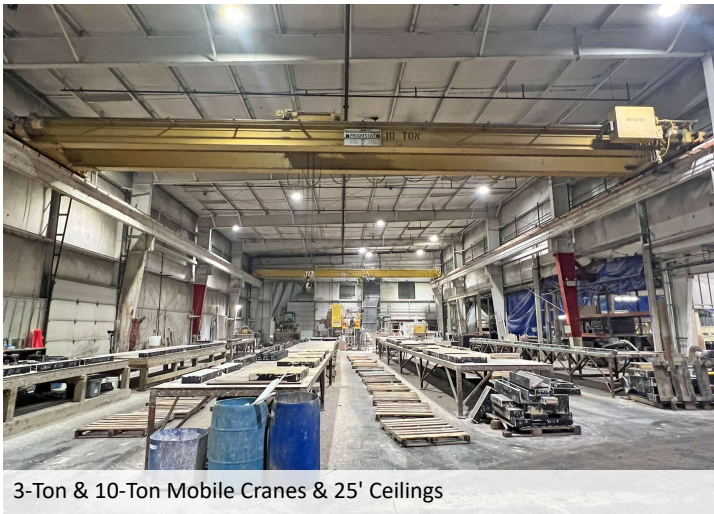
For Sale | 711 Beaver Road | Girard, PA 16417



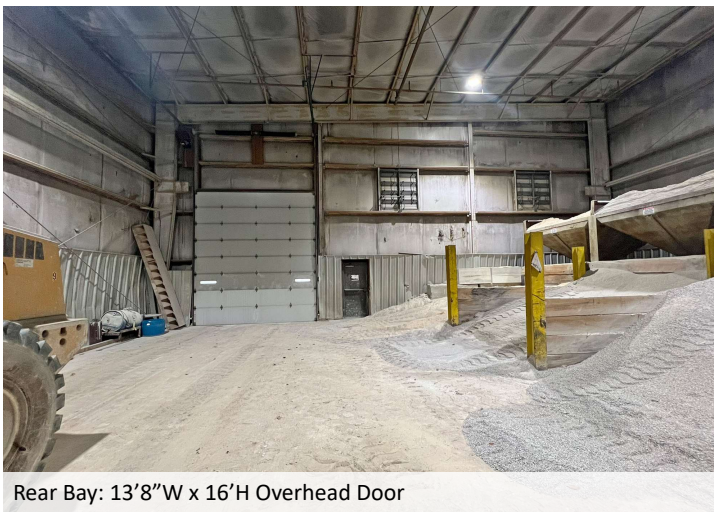
13,800± SF Left Bay Plus 880± SF Front Bay With Drive-Thru Capacity

LEFT BAY: 13,800± SF HIGH CEILING CRANE BAY

- Approximately 60'W x 230'L
- Clear Span Space With 25' Clear Ceiling Height
- 3-Ton Mobile Crane – Approximately 19'5" Under Beam, 18'5" Under Hook
- 10-Ton Mobile Crane – Approximately 19'6" Under Beam, 18' Under Hook
- Drive-Thru Capacity With Front & Rear Overhead Doors:
Front (14'W x 16'H) & Rear (13'8"W x 16'H)
- Side Overhead Door (10'H x 12'W)
- Exterior Ventilation System Venting Both Ends Of Facility
- LED Lighting
- Floor Drain
- New 400,000 BTU Gas Reznor Heater
- Additional 880± SF Front Bay With 16'5" Clear Ceilings & 14'W x 16'H Overhead Door
- Belgrade 700 BBL (2,800 Cubic Feet) 50-50 Split Cement Silo



3-Ton & 10-Ton Mobile Cranes & 25' Ceilings



Rear Bay: 13'8"W x 16'H Overhead Door



880± SF Front Bay: 16'5" Clear Ceilings & 14'W x 16'H Overhead Door

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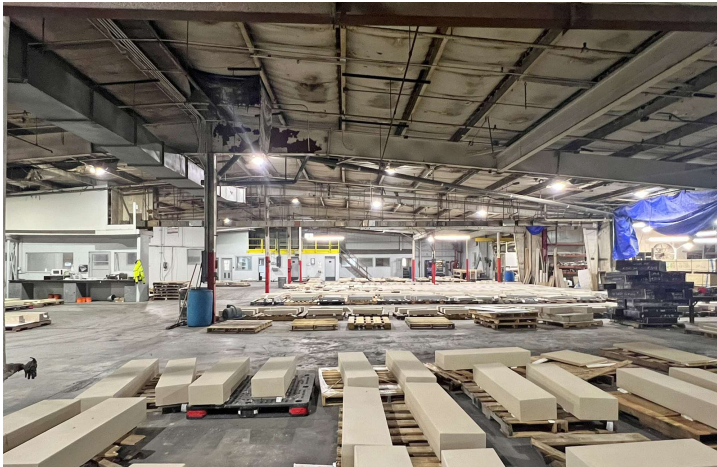
For Sale | 711 Beaver Road | Girard, PA 16417



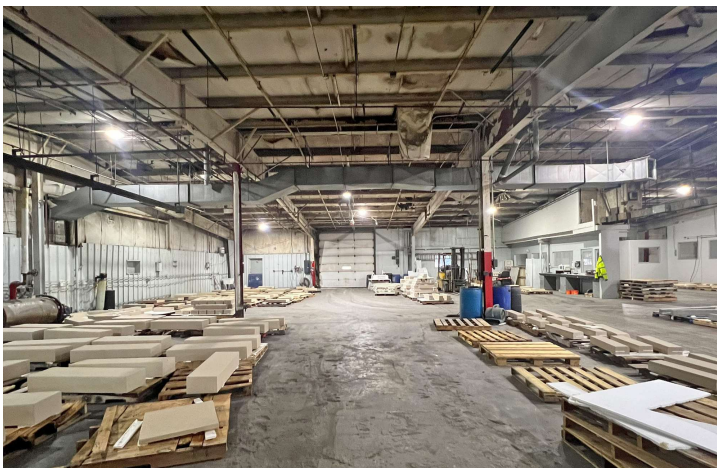
Front Office (2,844± SF) & Right Bay (20,164± SF)

RIGHT BAY: 20,164± SF INDUSTRIAL SPACE

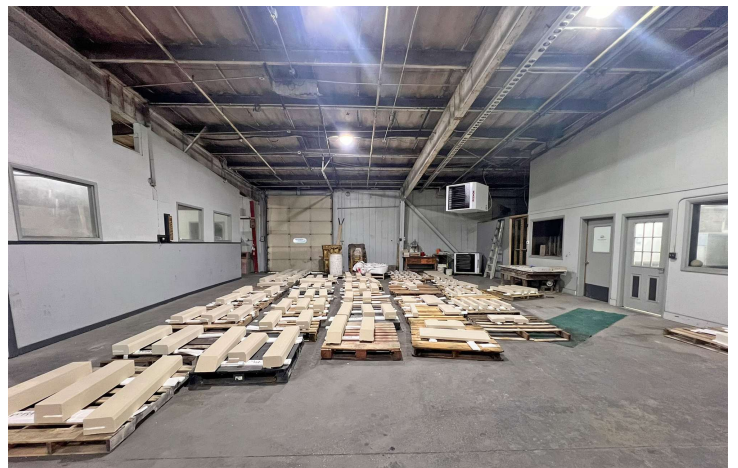
- Approximately 102'W x 142'L
- 11'4" To 14'10" Arched Ceilings
- Two Overhead Doors To Parking Lot (12'W x 12'H & 10'W x 12'H)
- Additional Crane Potential With 3-Ton & 5-Ton Beams
- Column Spacing: 29'6" & 13'9" By 22'9"
- Air Exchanger System
- LED Lighting & Utility Sink
- New 400,000 BTU Gas Reznor Heater
- 1,000± SF Office Area With Mezzanine Above: 2 Shop Offices, 2 Shop Restrooms & Storage
- ShelterLogic Garage Tent (18'W x 40'L)
- Center Bay Approximately 40'W x 142'L With ±11' Ceilings & ½-Ton Mobile Crane On 6-Ton Beam



1,000± SF Office With Mezzanine: 2 Offices, 2 Restrooms & Storage



Rear Bay With Overhead Door, Air Exchanger System & Utility Sink



Front Bay With Overhead Door & Reznor Gas Heat

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37,688± SF INDUSTRIAL FACILITY

For Sale | 711 Beaver Road | Girard, PA 16417



Open Office Area

2,844± SF OFFICE AREA

- 5 Offices & Additional 2 Shop Offices For Total Of 7 Offices
- 2 Office Restrooms
- Break Room
- Additional 1,225± SF (31' x 39'6") Structure With Concrete Floor



Executive Office



1 Of 2 Shop Offices



Break Room



1,225± SF (31' x 39'6") Structure With Concrete Floor

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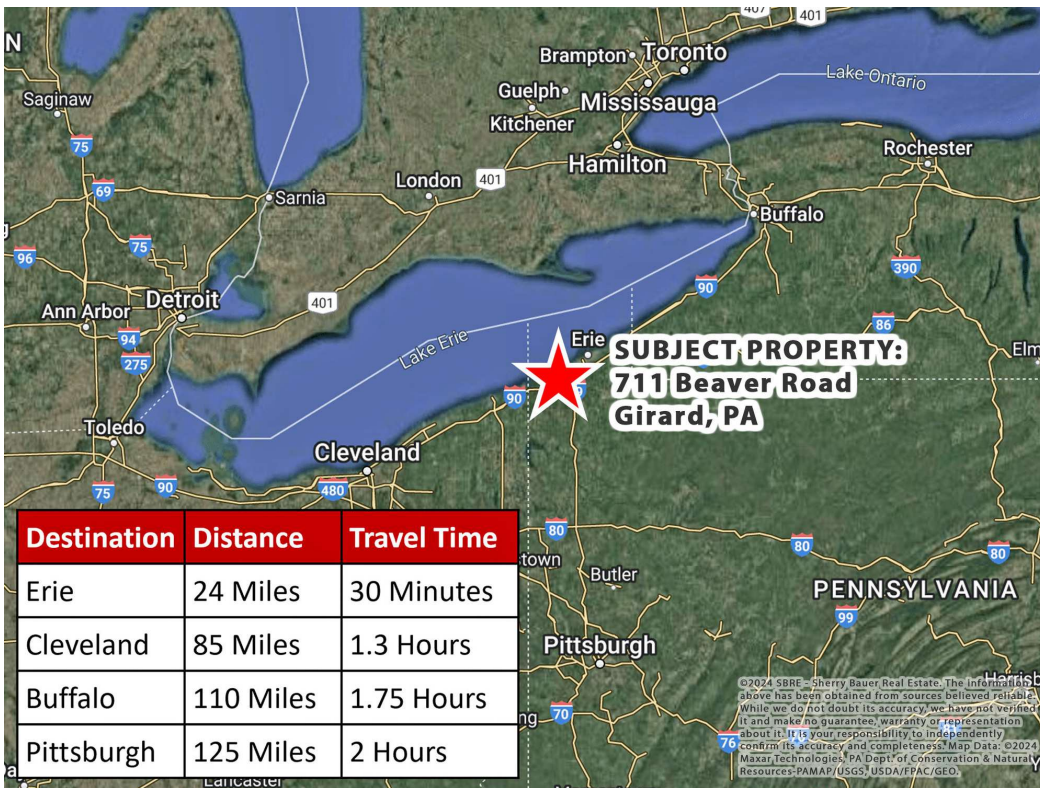
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Address: 711 BEAVER RD

Owner: 711 BEAVER ROAD LLC

Parcel: 23020053000200

Parcel Profile

Address 711 | BEAVER | RD

Street Status PAVED

School District GIRARD SCHOOL

Acreage 2.9800

Classification I

Land Use Code LIGHT INDUSTRIAL

Legal Description 711 BEAVER RD 2.984 AC

Square Feet 37688

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 2013

Deed Page 031003

2024 Tax Values

Land Value / Taxable 119,200 / 119,200.00

Building Value / Taxable 421,100 / 421,100.00

Total Value / Taxable 540,300 / 540,300.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Commercial Data

Card 1 WAREHOUSE

Business Living Area - 37688

Year Built - 1970

Improvement Name - PMB TOOL AND DIE

Value - 657360

Other Buildings & Yards

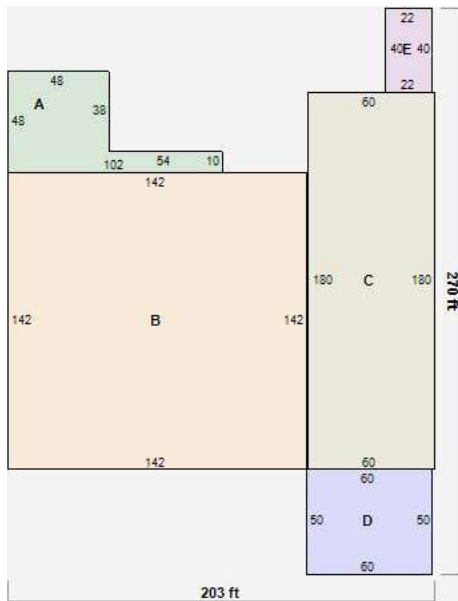
Description	Built	Width	Length	Area
CANOPY, ROOF/SLAB	1980	24	32	768
PAVING ASPHALT PARKING	1980	0	0	10000

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
11/26/2013	ERIE COUNTY REDEVELOPMENT AUTHORITY	711 BEAVER ROAD LLC	LAND & BUILDING		2013 / 031003	SPECIAL WARRANTY DEED
4/14/2008	BRUGGER DAVID J UX MARCIA O	ERIE COUNTY REDEVELOPMENT AUTHORITY	LAND & BUILDING		1488 / 0126	SHERIFF'S DED
9/28/2004	EIDCO INC	BRUGGER DAVID J UX MARCIA O	LAND & BUILDING		1177 / 0182	SPECIAL WARRANTY DEED
11/7/1997					0528 / 0478	

Parcel Sketches

Commercial Card 1



A	MAIN	2844 square feet
B	MAIN	20164 square feet
C	MAIN	10800 square feet
D	MAIN	3000 square feet
E	MAIN	880 square feet

Parcel Images





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
2024	3571.38	1561.47	11340.90	0	16473.75
2023	3220.19	1021.17	10800.60	0	15041.96
2022	3220.19	1021.17	10287.31	0	14528.67
2021	3220.19	1021.17	9919.91	0	14161.27
2020	3085.11	1021.17	9747.01	0	13853.29
2019	3085.11	1021.17	9747.01	0	13853.29
2018	2923.02	1021.17	9428.24	0	13372.43
2017	2923.02	1021.17	9109.46	0	13053.65
2016	2787.95	1021.17	8785.28	0	12594.40
2015	3900.62	1495.37	12421.84	0	17817.83
2014	3900.62	1495.37	12089.54	0	17485.53
2013	3900.62	1099.77	11733.50	0	16733.89
2012	4158.77	1223.57	12276.96	0	17659.30
2011	4158.77	1223.57	11981.38	0	17363.72
2010	4158.77	1223.57	11507.08	0	16889.42
2009	3746.33	1223.57	11032.77	0	16002.67
2008	3574.48	1223.57	11032.77	0	15830.82
2007	3402.63	879.87	11032.77	0	15315.27
2006	3402.63	879.87	10826.55	0	15109.05
2005	3217.03	879.87	10414.11	0	14511.01
2004	3217.03	879.87	10207.89	0	14304.79
2003	3162.04	879.87	9795.45	0	13837.36

Address: 711 BEAVER RD

Owner: 711 BEAVER ROAD LLC

Parcel: 23020053000106

Parcel Profile

Address 711 | BEAVER | RD

Street Status PAVED

School District GIRARD SCHOOL

Acreage 1.8370

Classification I

Land Use Code INDUSTRIAL VACANT

Legal Description 711 BEAVER RD 1.837 AC

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 2013

Deed Page 031003

2024 Tax Values

Land Value / Taxable 34,700 / 34,700.00

Building Value / Taxable 0 / 0.00

Total Value / Taxable 34,700 / 34,700.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Other Buildings & Yards

No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
11/26/2013	ERIE COUNTY REDEVELOPMENT AUTHORITY	711 BEAVER ROAD LLC	LAND & BUILDING		2013 / 031003	SPECIAL WARRANTY DEED

4/14/2008	BRUGGER DAVID J UX MARCIA O	ERIE COUNTY REDEVELOPMENT AUTHORITY	LAND & BUILDING	1488 / 0126	SHERIFF'S DED
9/28/2004	EIDCO INC	PHB INC	LAND & BUILDING	1177 / 0179	SPECIAL WARRANTY DEED
9/28/2004	PHB INC	BRUGGER DAVID J UX MARCIA O	LAND & BUILDING	1177 / 0182	SPECIAL WARRANTY DEED
11/7/1997				0528 / 0478	

Parcel Sketches

Invalid Parcel Number or No Sketches on File

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
2024	229.37	100.28	728.35	0	1058.00
2023	206.81	65.58	693.65	0	966.04
2022	206.81	65.58	660.69	0	933.08
2021	206.81	65.58	637.09	0	909.48
2020	198.14	65.58	625.99	0	889.71
2019	198.14	65.58	625.99	0	889.71
2018	187.73	65.58	605.52	0	858.83
2017	187.73	65.58	585.04	0	838.35
2016	179.05	65.58	564.22	0	808.85
2015	171.07	65.58	544.79	0	781.44
2014	171.07	65.58	530.22	0	766.87
2013	171.07	48.23	514.60	0	733.90
2012	16.94	4.98	50.01	0	71.93
2011	16.94	4.98	48.80	0	70.72
2010	16.94	4.98	46.87	0	68.79
2009	15.26	4.98	44.94	0	65.18
2008	14.56	4.98	44.94	0	64.48
2007	13.86	3.58	44.94	0	62.38
2006	13.86	3.58	44.10	0	61.54
2005	13.10	3.58	42.42	0	59.10
2004	13.10	3.58	41.58	0	58.26
2003	12.88	3.58	39.90	0	56.36