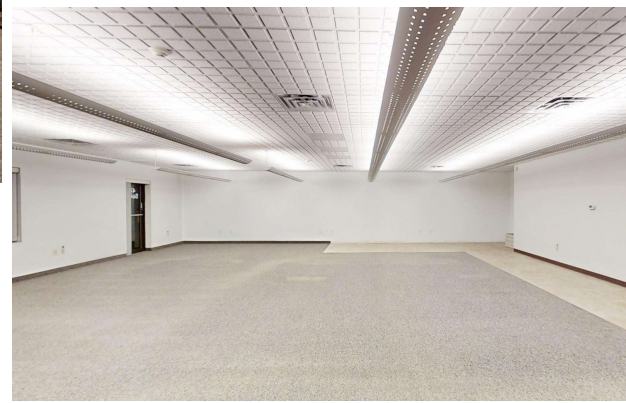


FOR LEASE

2,393± SF OFFICE SUITE

4727 Pittsburgh Avenue, Suite B | Erie, PA 16505



OFFERED AT:
\$14.50 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 2,393± SF Office Suite For Lease
- Mostly Open Floor Plan With Private Entrance, Open Workspace, IT/Storage Room & 2 Restrooms
- Floor Plan Available
- Potential For 0.3± Acre Fenced Yard
- Located Just 5 Minutes (1.8 Miles) To I-79 & 8 Minutes (4.5 Miles) To I-90
- Part Of A 19,480± SF Two-Tenant, Modern Facility
- Built In 1978
- Situated On 1.633± Acres Zoned I1, Light Industrial
- Abundant Off-Street Parking In 35± Car Lot
- \$14.50/SF/YR + CAM + Utilities
- CAM Estimated At \$1.75/SF/YR
- Tenant Pays Approximately \$3,241/Month (Rent + CAM) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=Ta8JCpXKbfN>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

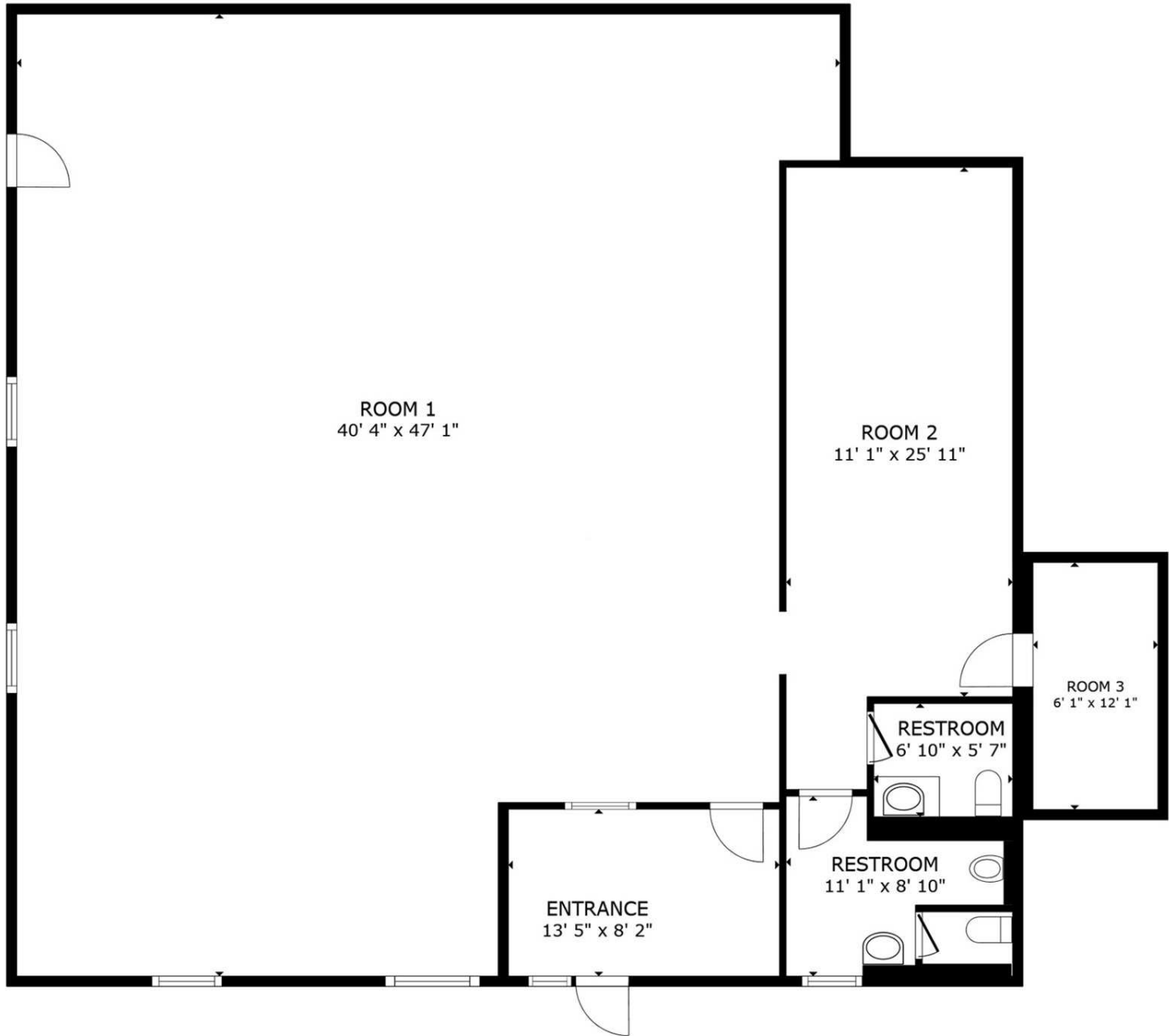
O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

2,393± SF OFFICE SUITE

For Lease | 4727 Pittsburgh Avenue, Suite B | Erie, PA 16505

360° VIRTUAL TOUR



2,393± SF Gross Rentable Area / 2,318± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. ©2024 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. Plan Data: ©2024 Matterport.

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1. Signs, subject to regulations in Section 145-86 of this Chapter.

G. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	N/A
Minimum Front Setback*	10'
Minimum Rear Setback	20'
Minimum Side Setback	N/A
Maximum Building Height	As dictated by the Airport Overlay District Regulations, Chapter 70, Part 2.
Maximum Lot Coverage	80%

*Along the Presque Isle Corridor in place of the minimum front ten (10) foot Setback, there shall be a required Build-To Line of ten (10) feet from Right-of-Way. Alternatively, the required Build-To Line may be expanded to a distance of up to twenty (20) feet from the Right-of-Way at the Township's request and if the property owner grants an easement acceptable to the Township.

§ 145-24 I1 LIGHT INDUSTRIAL DISTRICT.

- A. Purpose. The I1 District provides a suitable environment to encourage the development of light industrial enterprise by designating space for such Uses and others which may be mutually complementary, subject to standards which protect nearby residential, agricultural, commercial and public Uses from hazards, noise and other disturbances.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the I1 District shall include:

1. Animal Daycare.
2. Brewery.
3. Building Material Facility/ Lumberyard.
4. Business Services.
5. Building Trade.
6. Educational Institution.
7. Essential Services.
8. Exterminating Services.
9. Forestry.
10. Garage, Public.
11. Health Club.
12. Industrial Park.
13. Kennel.
14. Lawn and Garden Supply Facility.
15. Light Industry/Manufacturing.
16. Manufactured Home Sales.
17. Makerspace.
18. Office/Business Park.
19. Professional Services.
20. Public Buildings and Structures.
21. Recreation Facility, Commercial.
22. Research and Development.
23. Self-Storage Facility.
24. Towing Services.
25. Transportation Depot.
26. Vehicle Detail.

27. Vehicle Sales, Rental, Service and Repair.
 28. Warehouse.
 29. Wholesale Establishment.
 30. Wireless Communications Facility, Non-Tower.
- C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:
1. Aviation Field.
 2. Solar Energy Utility System.
 3. Wind Energy Utility Systems.
- D. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Medical Marijuana Grower/Processor.
 2. Wireless Communications Facility, Tower.
- E. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Car Wash, Accessory.
 2. Drive-Through Facility.
 3. Garage, Private.
 4. Garage, Public.
 5. Small Wireless Facility.
 6. Solar Energy System, Private.
 7. Temporary Uses.
 8. Vehicle Fuel Station, Non-Retail.

9. Wind Turbine System, Small.

F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	N/A
Minimum Front Setback	20'
Minimum Rear Setback	30'
Minimum Side Setback	7'
Maximum Building Height	50'
Maximum Lot Coverage	70%

§ 145-25 I2 HEAVY INDUSTRIAL DISTRICT.

A. Purpose. I2 District accommodates industrial activities which may produce moderate nuisance hazards in areas that are relatively remote from residential development. The I2 District is intended to allow industrial operations such as manufacturing, fabricating, processing, warehousing. Regulations governing this district are intended to protect the Township and its residents from harmful impacts often associated with heavy industrial operations and to confine external physical effects of industrial development within the boundaries of the I2 District, so as to minimize the impact from such Uses upon natural resources and residential Uses.

B. Permitted Uses. Uses and their Accessory Structures permitted in the I2 District shall include:

1. Animal Daycare.
2. Brewery.
3. Building Material Facility/Lumberyard.
4. Building Trade.
5. Distribution Facility.
6. Essential Services.