

5,000± SF CLEAR SPAN INDUSTRIAL SPACE

**Available** | 4300 W. Ridge Road, Unit 1 | Erie, PA 16506

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

## 5,000± SF Industrial Space



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$11.95/SF/YR - NNN
<b>Available Space:</b>	5,000± SF
<b>Total Square Footage:</b>	11,785± SF
<b>Lot Size:</b>	4.482± Acres
<b>Zoning:</b>	Light Industrial
<b>Utilities:</b>	Public Water & Sewer
<b>Township:</b>	Millcreek
<b>County:</b>	Erie
<b>Tax ID Number:</b>	33-044-229.0-019.00

### HIGHLIGHTS

- 5,000± SF Modern, Clear Span Industrial Space For Lease
- Proposed 12' x 12' Drive-In Overhead Door & Truck Dock
- 13'10" Clear Ceiling Height
- 3 Phase, 480V, 120/208V, 250/400 Amp Service
- Gas Infrared Heat, LED Lighting & Public Utilities
- Built In 1996 - New Roof 2025
- Part Of A Multi-Tenant 3-Building Facility Totaling 11,785± SF
- Situated On 4.5± Acres Zoned Light Industrial
- Excellent Visibility With 107' Frontage Along A High Traffic Corridor
- 17,000 Average Annual Daily Traffic Along W. Ridge Road (PennDOT 2024 Count Year)
- 2.6 Miles (7 Minutes) From I-79 & 7.5 Miles (12 Minutes) From I-90
- Offered At \$11.95/SF/YR - NNN
- NNN Estimated At \$2.25/SF/YR Based On 2024

### FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

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

**Amanda Bogert**

V.P. of Sales & Marketing

O. 814.453.2000 x102 \ C. 814.790.8342  
abogert@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

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

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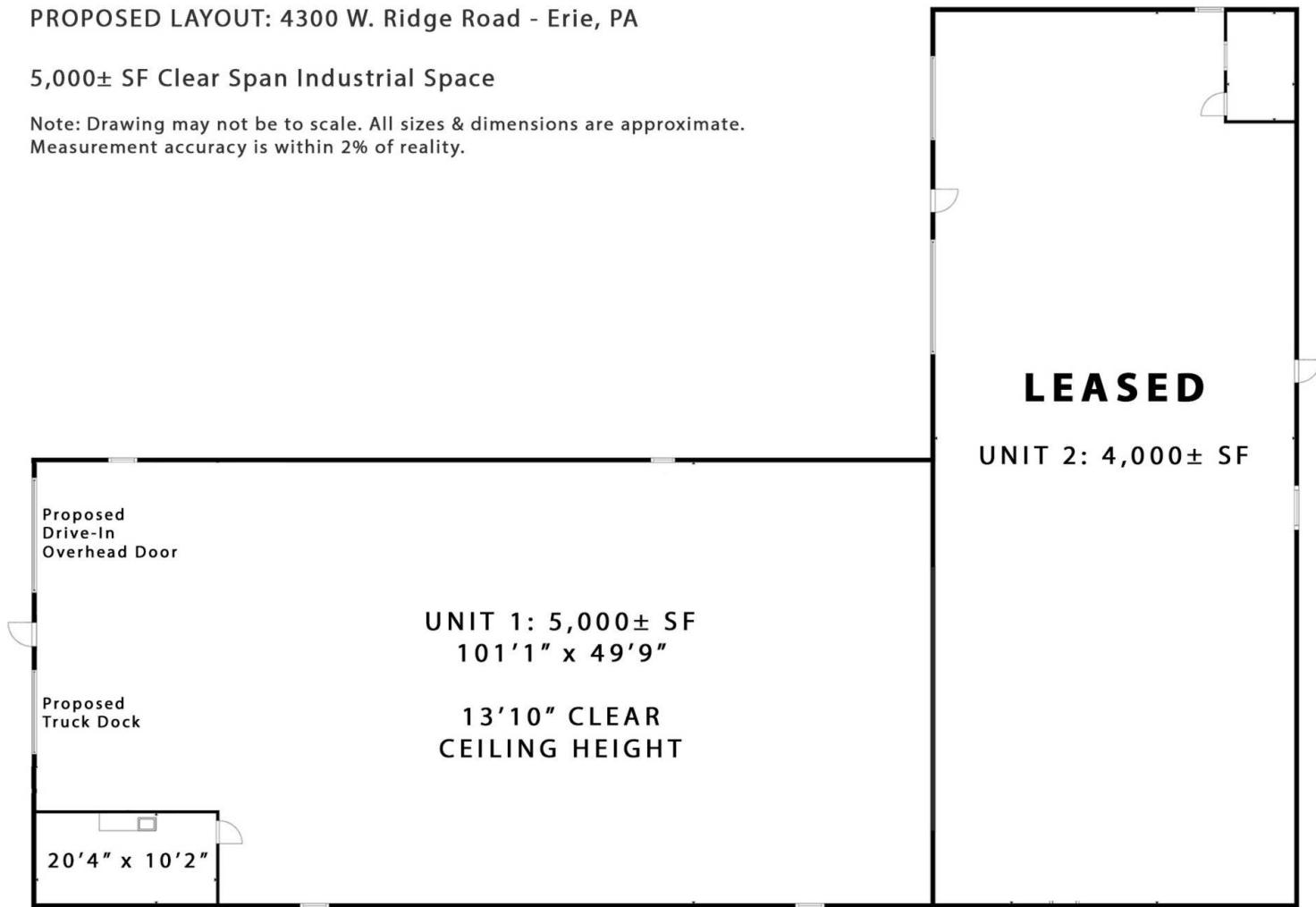
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**PROPOSED LAYOUT: 4300 W. Ridge Road - Erie, PA**

**5,000± SF Clear Span Industrial Space**

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



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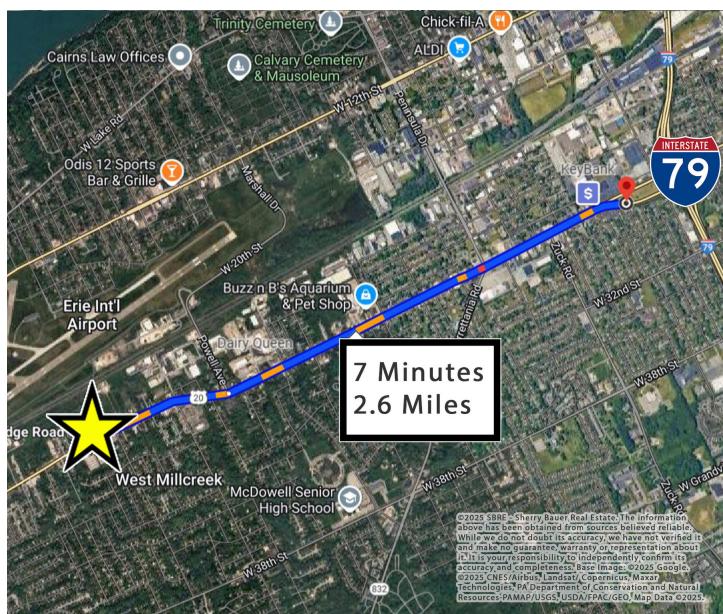
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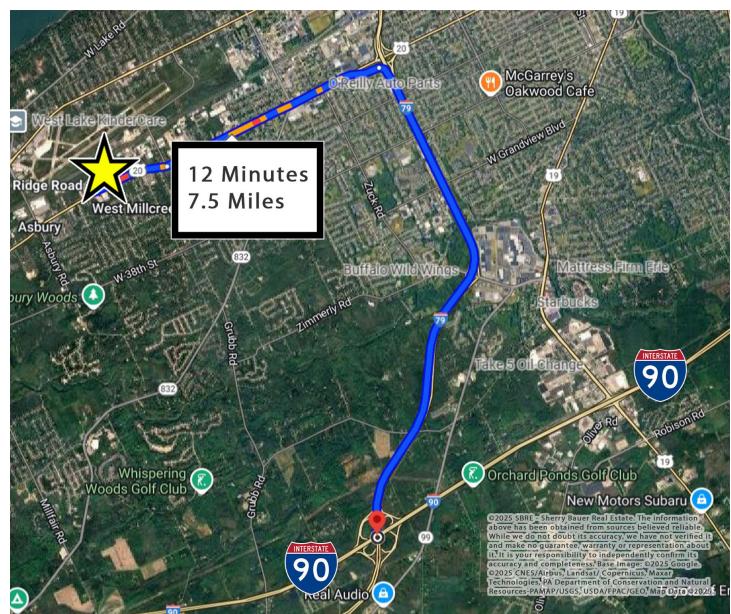
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Part Of A Multi-Tenant Industrial Complex On 4.48± Acres Along A High Traffic Corridor With 17,000 Average Daily Traffic



Ideally Located - Just 7 Minutes (2.6 Miles) To I-79



12 Minutes (7.5 Miles) To I-90

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**Broker**

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## Amanda Bogert

## V.P. of Sales & Marketing

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abogert@sherrybauerrealestate.com

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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.

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- 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.

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- 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'

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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.
  7. Exterminating Services.
  8. Forestry.
  9. Garage, Public.
  10. Heavy Industry/Manufacturing.
  11. Industrial Park.
  12. Kennel.
  13. Lawn and Garden Supply Facility.
  14. Light Industry/Manufacturing.