

FOR LEASE

# 27,722± SF MIXED-USE BUILDING

138 E. 12th Street | Erie, PA 16501

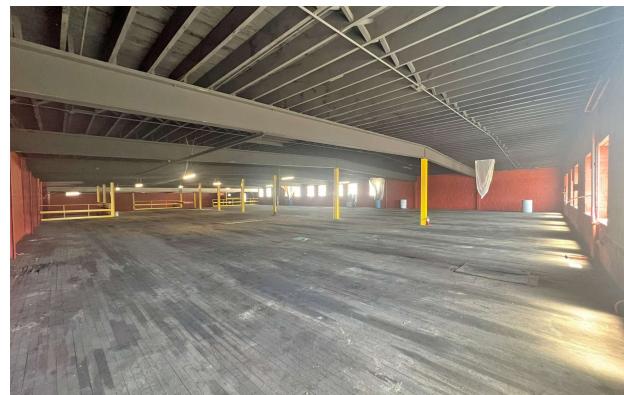
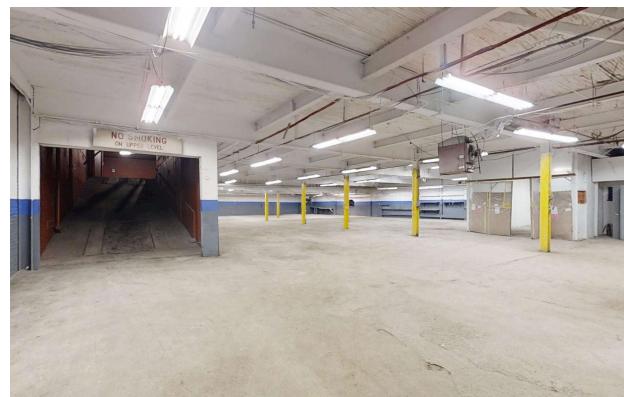
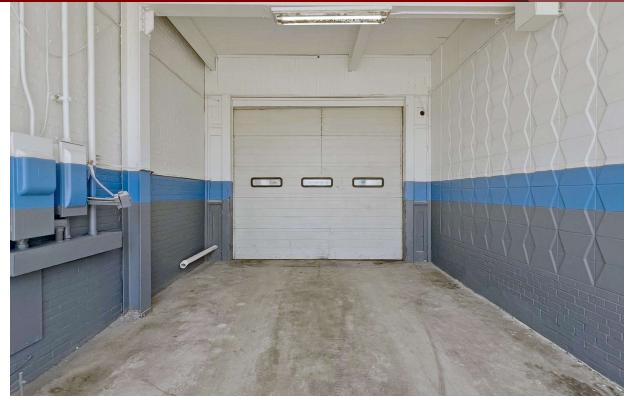


**OFFERED AT:**  
**\$2.30 SF/YR**  
**+ UTILITIES**

## PROPERTY HIGHLIGHTS

- 27,722± SF Two-Story Mixed-Use Facility
- 13,861± SF Per Floor
- Drive-In Overhead Door From Street (11'W x 10'H) & Drive-Up Ramp To Second Floor With Overhead Door (11'W x 9'H)
- Completely Renovated With New Synthetic Wood Flooring In Office/Show Room Area & Painted Throughout
- 2,857± SF Fully Climate Controlled First Floor Office/Show Room: Large Sales Floor, 3 Offices, Storage & Restroom
- 10,545± SF Warehouse/Shop With Gas Heat, 200 Amp, 3 Phase Service, 11' Ceilings, 2 Restrooms & Utility Sink
- 13,861± SF Second Floor Warehouse With 8'6"- 10' Ceilings
- On 0.31± Acres Along E. 12th Street / Route 5
- Excellent Visibility With 27,000 Average Daily Traffic Along E. 12th Street (PennDOT 2023 Count Year)
- Zoned C-3, Central Commercial District
- Zoning Permits Many Uses: Light Manufacturing, Retail, Commercial Recreation, Offices, Day Cares, Restaurants/Bars, Fitness Centers & More
- May Sub-Divide
- Offered At \$2.30/SF/YR + Utilities
- Tenant Pays Approximately \$5,313/Month + Utilities
- Tour Online:  
<https://my.matterport.com/show/?m=tZAk9WV9nec>

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## FOR MORE INFORMATION PLEASE CONTACT

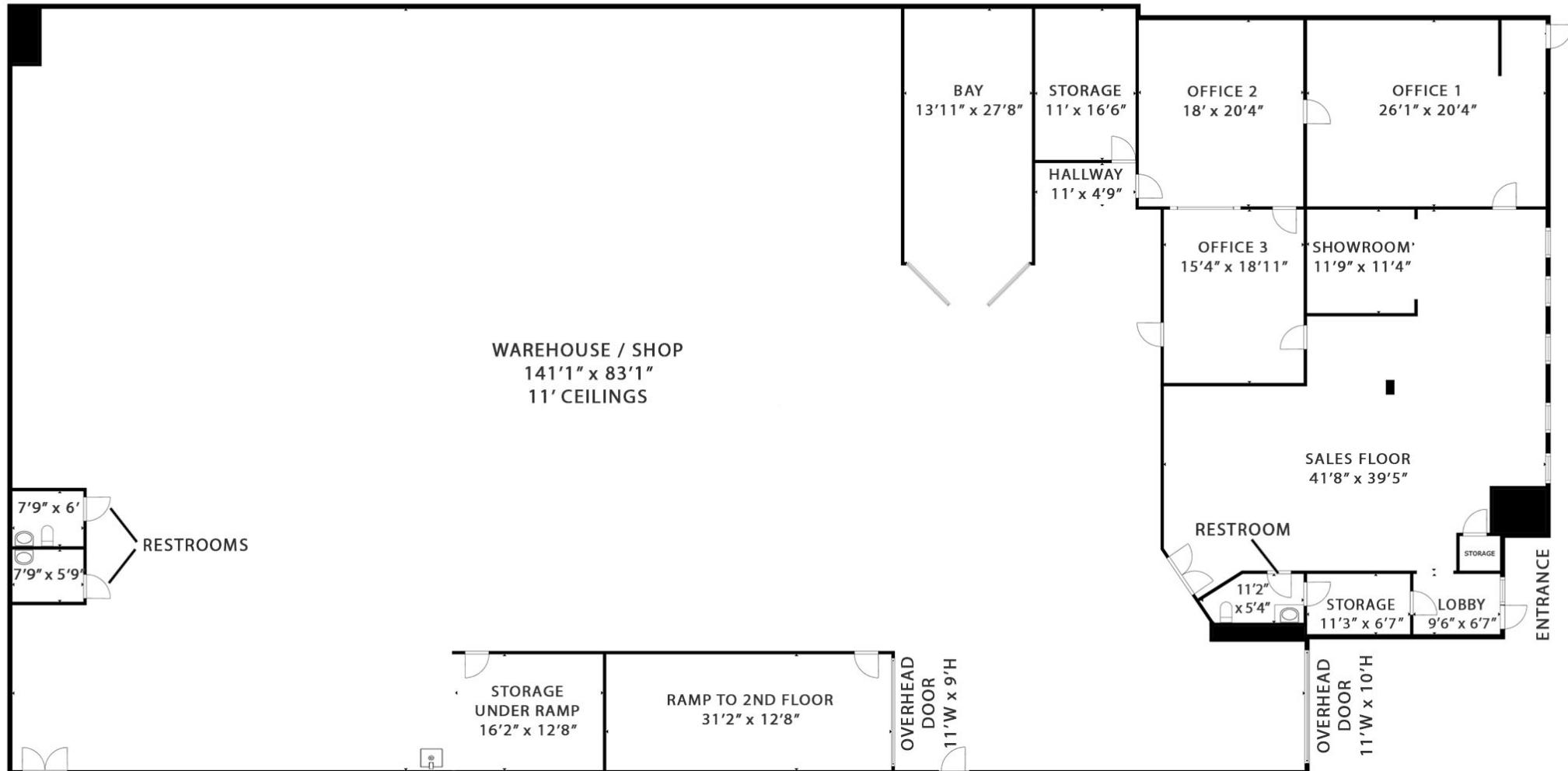
**Sherry Bauer**  
**Broker**

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**SBRE**

## Floor Plan - First Floor

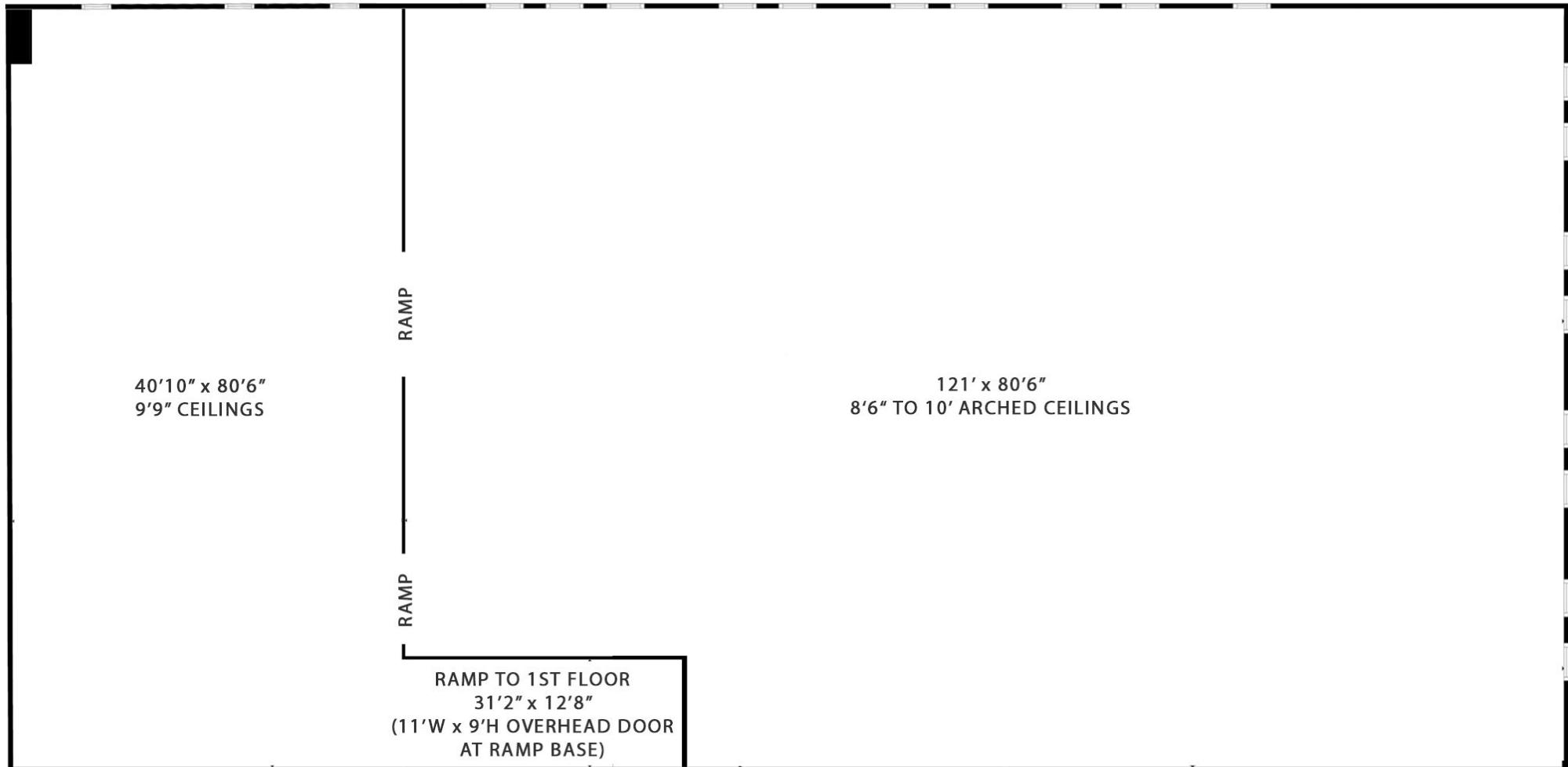
138 E. 12th Street  
Erie, PA 16501



13,861± SF Gross External Area (Per Assessor)

13,402± SF Gross Internal Area (Per Matterport)

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



13,861± SF Gross External Area (Per Assessor)

13,402± SF Gross Internal Area (Per Matterport)

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

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**204.8. C-3 Central Commercial District.**

**(a) Permitted uses.**

Accessory uses and structures

Banks and business offices

Business services

Cleaners

Commercial recreation

Convenience stores

Copy shops

Corporate offices

Day-care centers (Section 305.15)

Eating and drinking establishment

Essential services

Fitness center/gym

Florist

Hotels and motels

Ice cream shop

Libraries and museums

Licensed massage therapy (Section 305.43)

Light manufacturing (Section 305.30)

Multiple-family dwellings

Parking garages/ramps

Personal services

Printing and engraving

Private clubs

Professional services

Public/semipublic uses (Section 205.3)

Radio and television broadcasting stations and studios

Retail business

Short-term rental (Section 305.49)

**(b) Special exceptions.**

After hours club (Section 305.18)

Bottle clubs (Section 305.34)

Business uses similar to permitted uses in this district not otherwise specified (Section 305.32)

Commercial/industrial wind energy systems (Section 305.45)

Dance club (Section 305.18)

Drive-in business (Sections 305.2, 305.4)

Gasoline service stations (Sections 305.2, 305.4)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)