

FOR LEASE

27,722± SF MIXED-USE BUILDING

138 E. 12th Street | Erie, PA 16501



OFFERED AT:
\$2.30 SF/YR
+ UTILITIES

PROPERTY HIGHLIGHTS

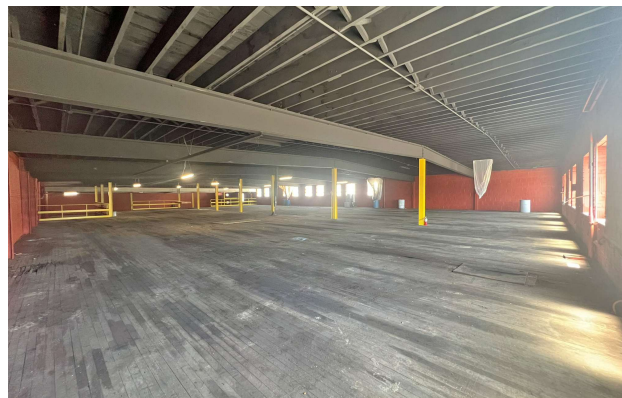
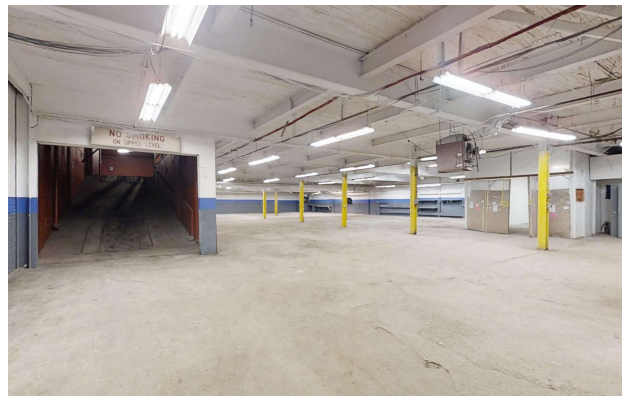
- 27,722± SF Two-Story Mixed-Use Facility
- 13,861± SF Per Floor
- Drive-In Overhead Door From Street (11'W x 10'H) & Drive-Up Ramp To Second Floor With Overhead Door (11'W x 9'H)
- Completely Renovated With New Synthetic Wood Flooring In Office/Show Room Area & Painted Throughout
- 2,857± SF Fully Climate 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

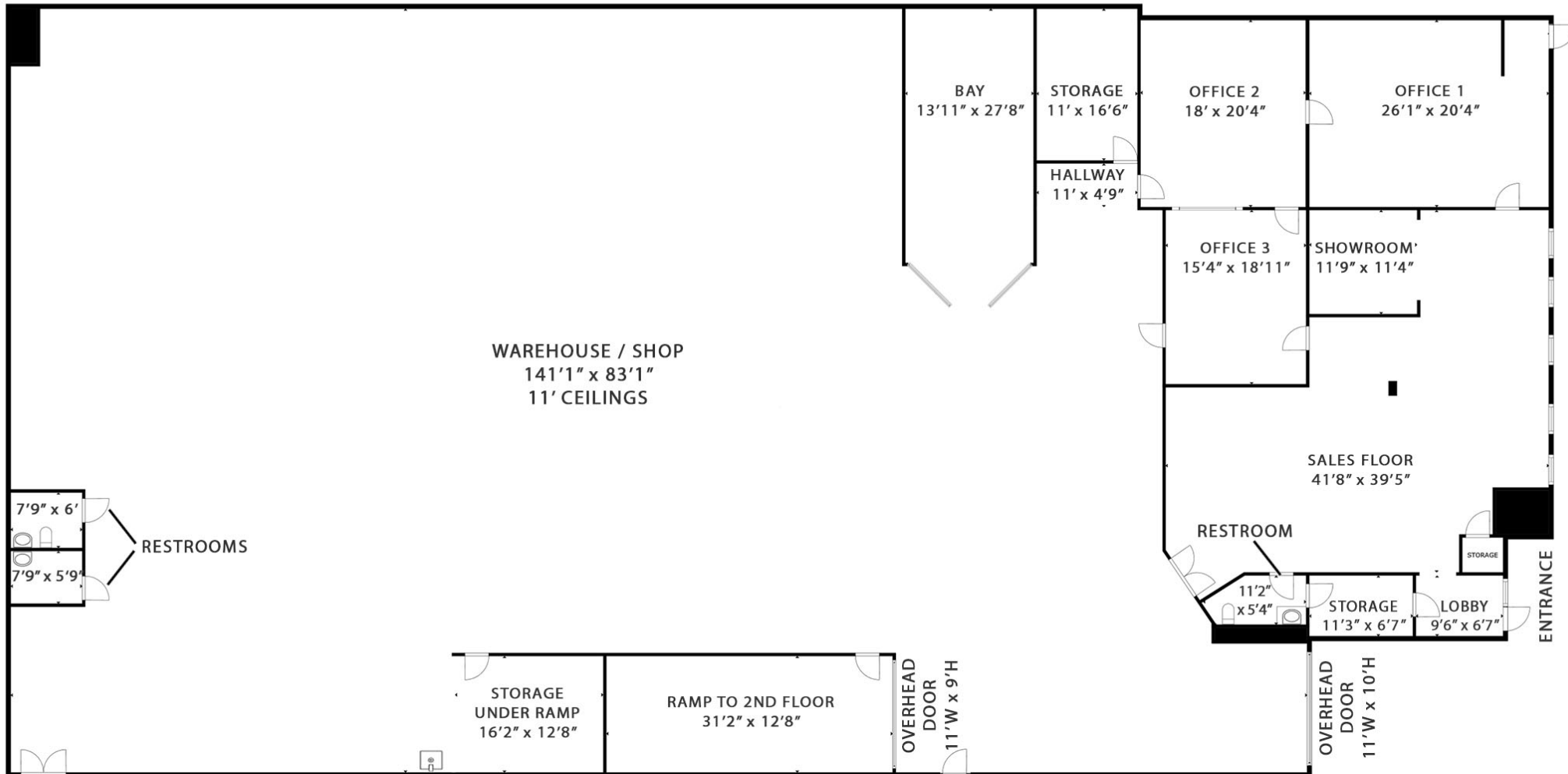
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SBRE

Floor Plan - First Floor

138 E. 12th Street
Erie, PA 16501



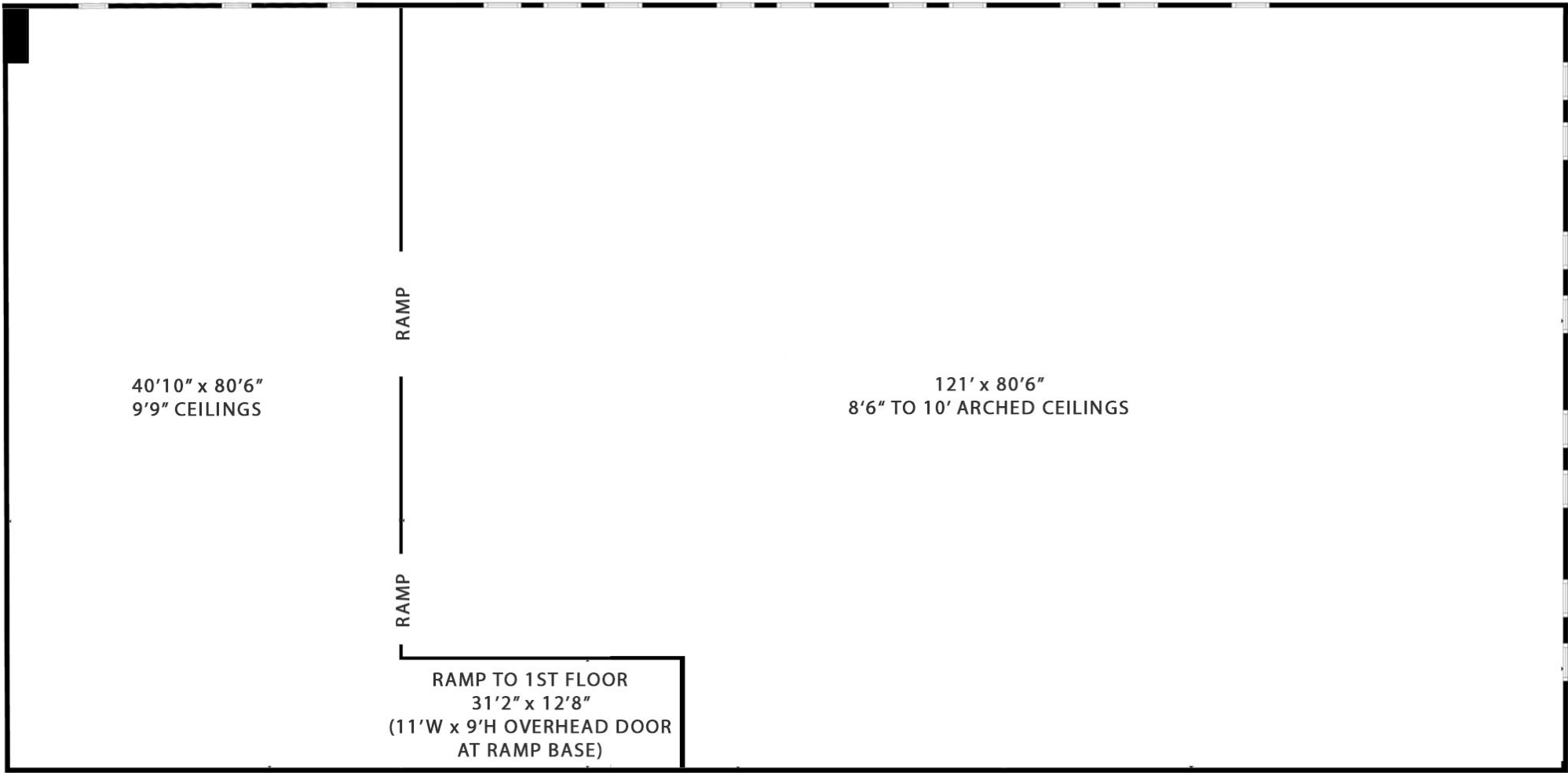
13,861± SF Gross External Area (Per Assessor)

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.

Floor Plan - Second Floor

138 E. 12th Street
Erie, PA 16501



13,861± SF Gross External Area (Per Assessor)
13,402± SF Gross Internal Area (Per Matterport)

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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)