

ERIE, PA 16505

INDUSTRIAL SPACE

3017 W 17TH STREET

41,532 SF FOR LEASE/SALE



TRENT MCPHERSON, SIOR
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CURT STARR, SIOR
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Naiburns Scalo
Brokerage Services
412.250.3000 | naiburnsscalo.com

PROPERTY FEATURES

3017 W 17TH STREET, ERIE, PA 16505

**41,532 SF INDUSTRIAL
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BUILDING SF	41,532 SF
ACREAGE	4.7 Acres
NUMBER OF FLOORS	1
YEAR BUILT	1998
BUILDING CLASS	A
SPACE TYPE	Industrial



Building is fully leased until September 30th, 2025 to FedEx. Opportunity to be leased or purchased for an Owner/User business in the Erie market. The building is located adjacent to the Erie International Airport and allows for great access to and from I-79.

- Beautiful Single-Tenant Industrial Building that is Designed for Distribution User
- 20' - 22' Clear Height Throughout Warehouse
- 3 Grade Level Doors and 3 Dock-High Doors with 20 Ceiling Fans Within Warehouse
- 2 Bay Vehicle Maintenance Garage Included in Building
- Close Proximity to I-79, Route 20 and Route 5



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PROPERTY PHOTOGRAPHY

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NEARBY AMENITIES

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