



FOR LEASE | **185,271 SF**
2424 WEST 23RD ST | **ERIE, PA**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



NEW LED LIGHTS



**FRESH EXTERIOR
PAINT**



**IMMEDIATE
ACCESS TO I-79**



**POTENTIAL FOR
ADDITIONAL
DOCKS**

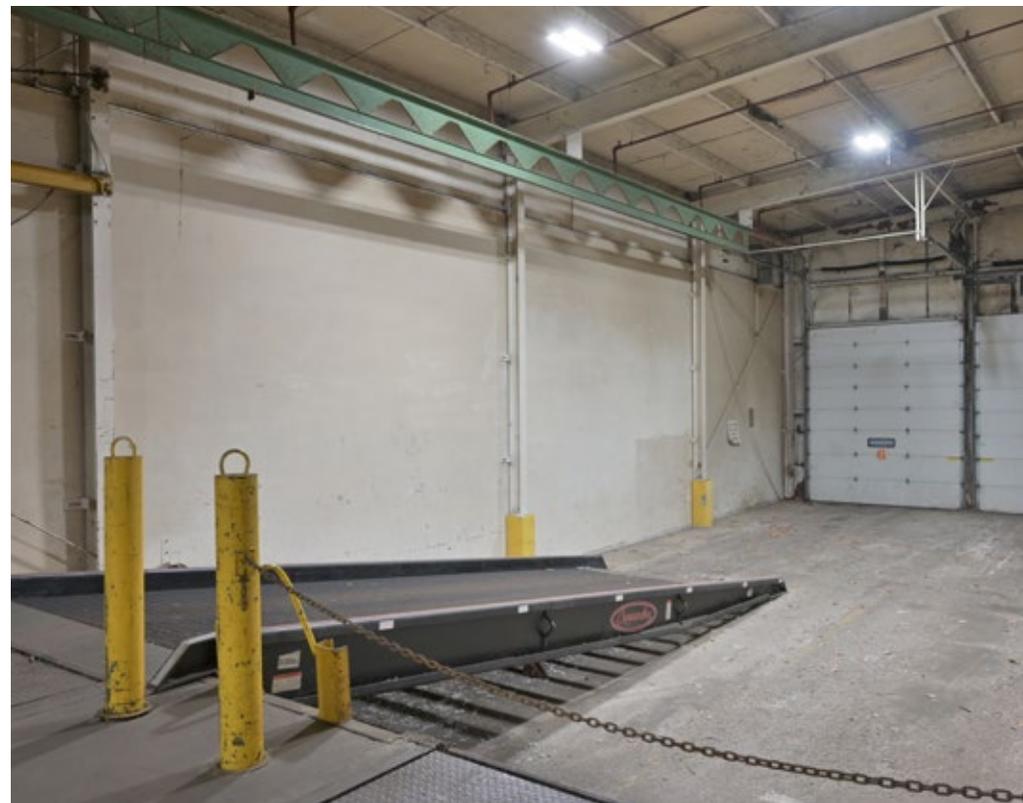


**ADJACENT TO
CSXT RAIL LINE**

PROPERTY DETAILS

2424 WEST 23RD ST | ERIE, PA

AVAILABLE SPACE	185,271 SF
WAREHOUSE SPACE	58,814 SF
OFFICE SPACE	+/- 122,469 SF
SHOP SPACE	+/- 3,988 SF
MINIMUM DIVISIBLE	+/- 3,988 SF
DRIVE-INS	2
DOCK DOORS	2 with Potential to Add More
CLEAR HEIGHTS	16' - 30'
WALLS	Steel Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1954 Renovated 2021
POWER	12,470 Volts 4,000 Amps 480V 3-Phase
FIRE SUPPRESSION	100% Wet Ordinary Hazard Type 1 & 2
PARKING	Ample
CRANES	Multiple Craneways Ranging from 1- to 15-ton Capacity
LAND AREA	27.38 Acres
ZONING	I-2: Heavy Industrial District
PARCEL ID	33049194003200 33049194003300

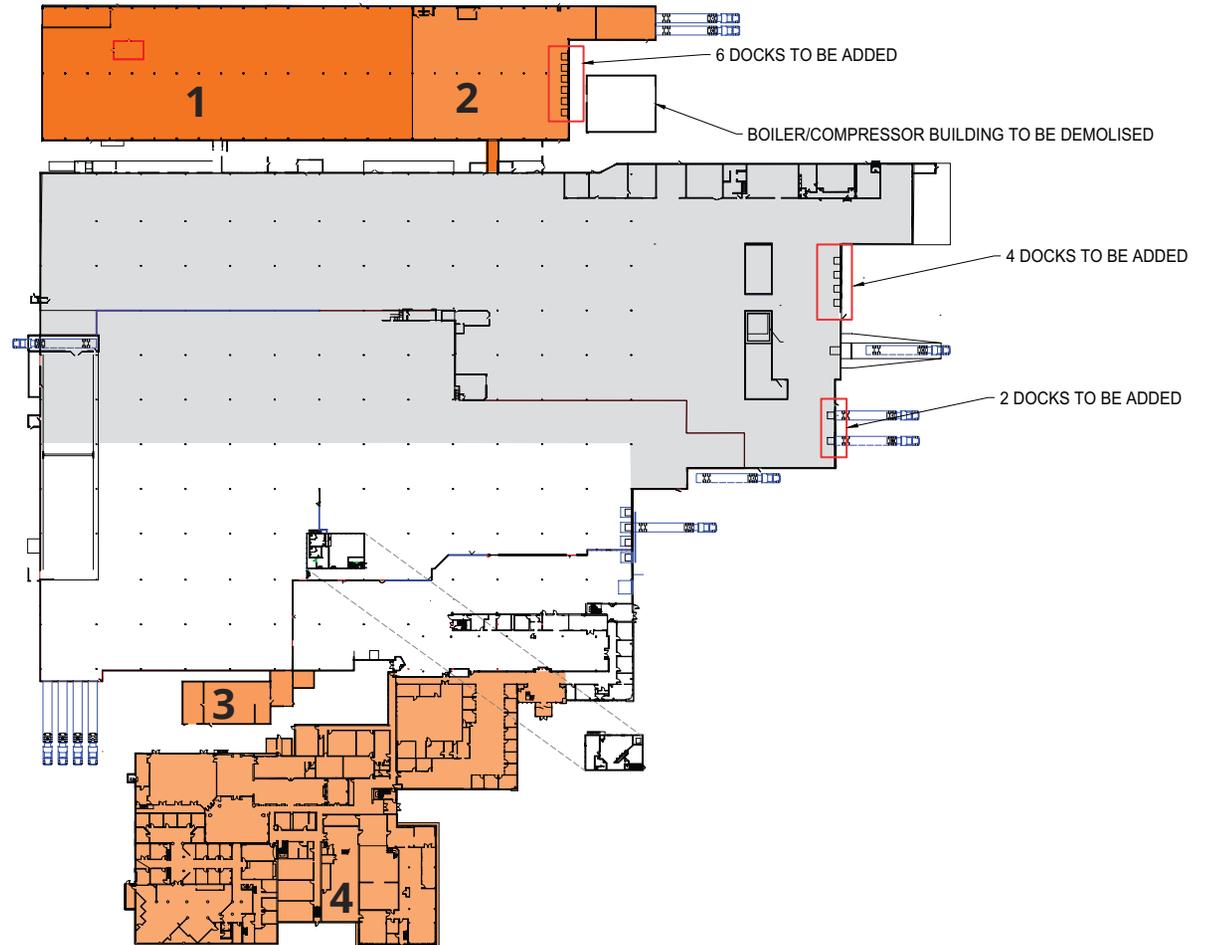


FLOOR PLAN

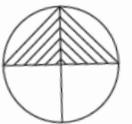
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[VIEW A VIDEO OF THIS PROPERTY](#)

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	+/- 39,665 SF
2	AVAILABLE WAREHOUSE	+/- 19,149 SF
3	AVAILABLE SHOP	+/- 3,988 SF
4	AVAILABLE OFFICE	+/- 122,469 SF
TOTAL		+/- 185,271 SF



SECOND AND THIRD FLOOR OFFICES ARE NOT PICTURED



LOCATION MAP

2424 WEST 23RD ST | ERIE, PA

I-79

1 MILE

CLEVELAND, OH

100 MILES

BUFFALO, NY

105 MILES

PITTSBURGH, PA

125 MILES

