

12,731± SF INDUSTRIAL SPACE

**For Lease** | 4809 Atlantic Avenue | Erie, PA 16506

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

Available



#### OFFERING SUMMARY

<b>Lease Rate:</b>	\$10.50 SF/YR (9,366± SF Warehouse) - \$15.50 SF/YR (3,365± SF Office) - NNN
<b>Available SF:</b>	12,731 SF
<b>Lot Size:</b>	2 Acres
<b>Year Built:</b>	2009
<b>Zoning:</b>	I1, Light Industrial
<b>Utilities:</b>	Public

#### PROPERTY HIGHLIGHTS

- 12,731± SF Industrial Space
- 3,365± SF Fully Climate Controlled Office
- Reception & 7 Private Offices With Windows
- Conference Room, Break Room, 2 Restrooms & Utility Room
- 9,366± SF Warehouse With 17'4" To 20'4" Ceilings
- Truck Dock With Leveler (9' x 9' Overhead Door) & 2 Drive-In Overhead Doors (14'H x 12'W)
- 3 Phase, 4 Wire, 480V, 120/208V, 30 Amp Service
- Utility Sink, Reznor Gas Heat, Ceiling Fans & Floor Drains
- Floor Plan & 3D Tour Available
- Abundant Parking In Front & Rear Of Building
- Ideal Location Near Major Local Thoroughfares, I-79 & I-90
- 5 Minutes (1.7 Miles) To I-79 & 8 Minutes (4.2 Miles) To I-90
- Zoned I1, Light Industrial (Millcreek Township)
- Part Of A 15,660± SF, 2-Unit Industrial Building Built In 2009 On 2.0± Acres
- Offered At \$10.50/SF/YR (Office) & \$15.50/SF/YR (Warehouse)
- NNN (Estimated At \$1.98/SF/YR). Tenant Pays Approximately \$14,643/Month + Utilities
- Tour Online: <https://my.matterport.com/show/?m=1JanACixbQs>

#### FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

**Broker**

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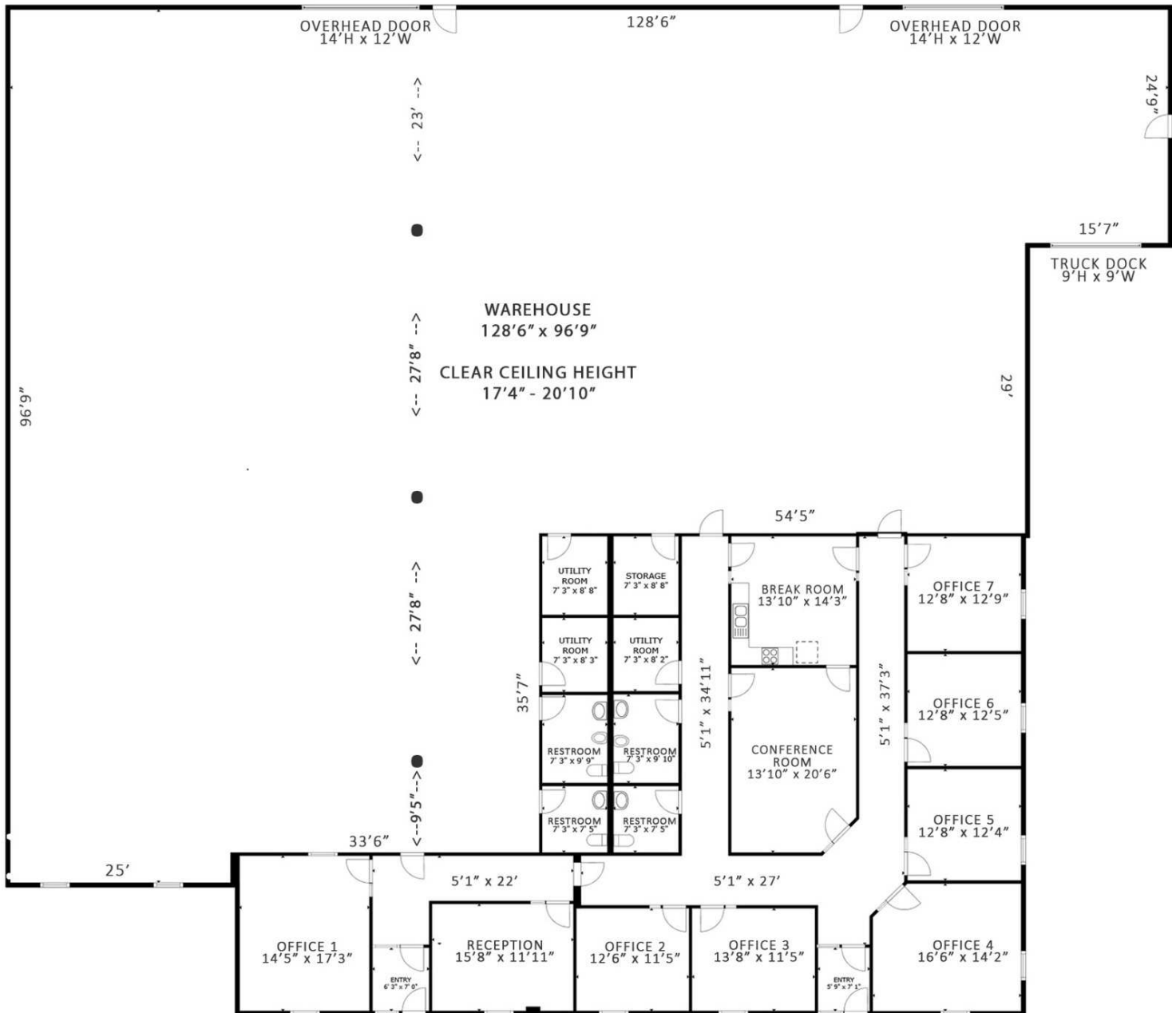
[www.sherrybauerrealestate.com](http://www.sherrybauerrealestate.com)

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**360° VIRTUAL TOUR**



12,731± SF Gross Rentable Area | 12,526± SF Gross Internal Area

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

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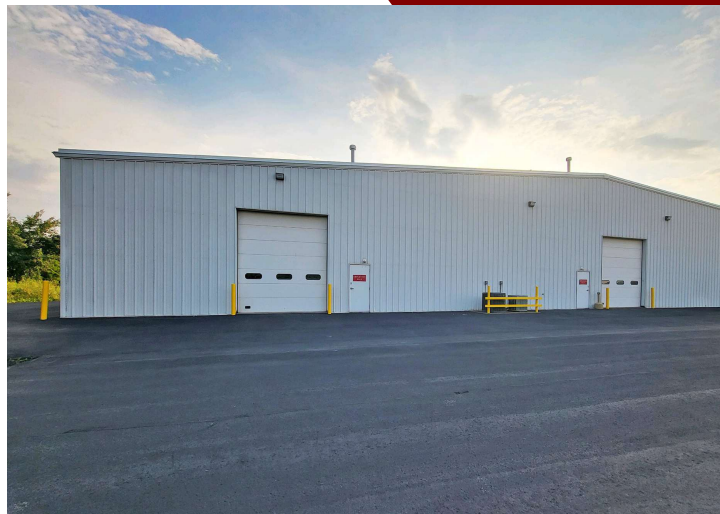
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