



FOR LEASE
2424 WEST 23RD ST

146,304 SF
ERIE, PA

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



NEW LED LIGHTS



**FRESH EXTERIOR
PAINT**



**IMMEDIATE
ACCESS TO I-79**



**POTENTIAL FOR
ADDITIONAL
DOCKS**

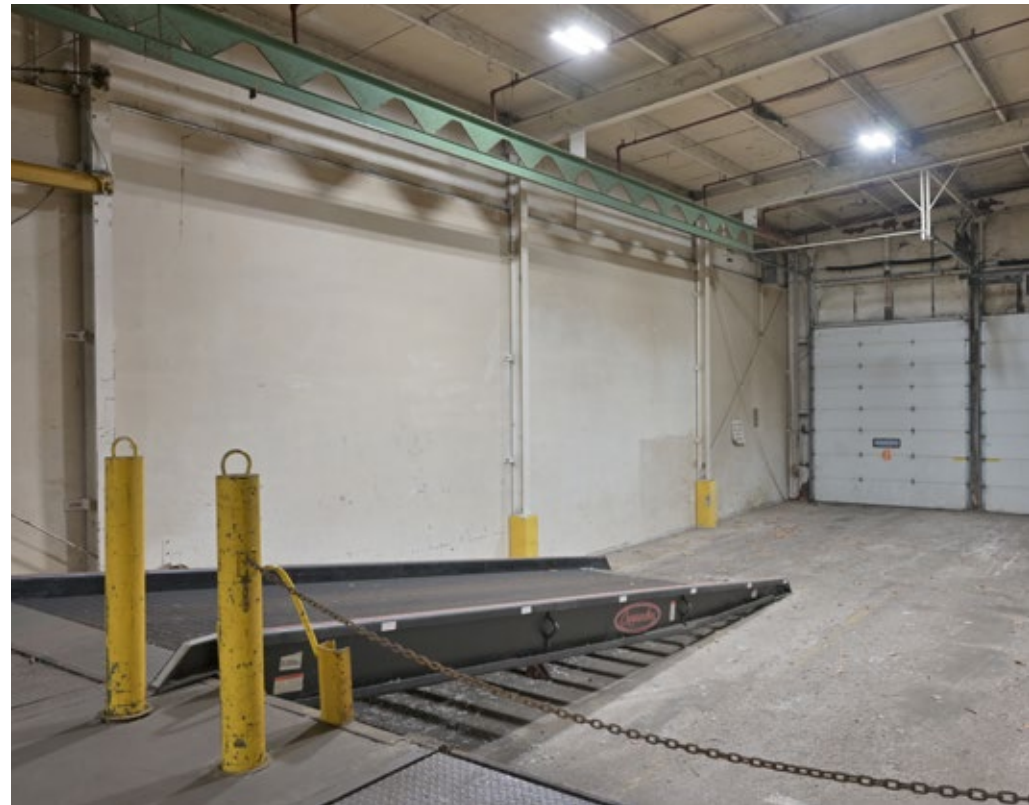


**ADJACENT TO
CSXT RAIL LINE**

PROPERTY DETAILS

2424 WEST 23RD ST | ERIE, PA

AVAILABLE SPACE	146,304 SF
WAREHOUSE SPACE	19,847 SF
OFFICE SPACE	+/- 122,469 SF
SHOP SPACE	+/- 3,988 SF
MINIMUM DIVISIBLE	+/- 3,988 SF
DRIVE-INS	2
CLEAR HEIGHTS	16' - 30'
WALLS	Steel Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1954
YEAR RENOVATED	2021
POWER	12,470 Volts 4,000 Amps 480V 3-Phase
FIRE SUPPRESSION	100% Wet Ordinary Hazard Type 1 & 2
PARKING	Approx. 500 Surface Spaces
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

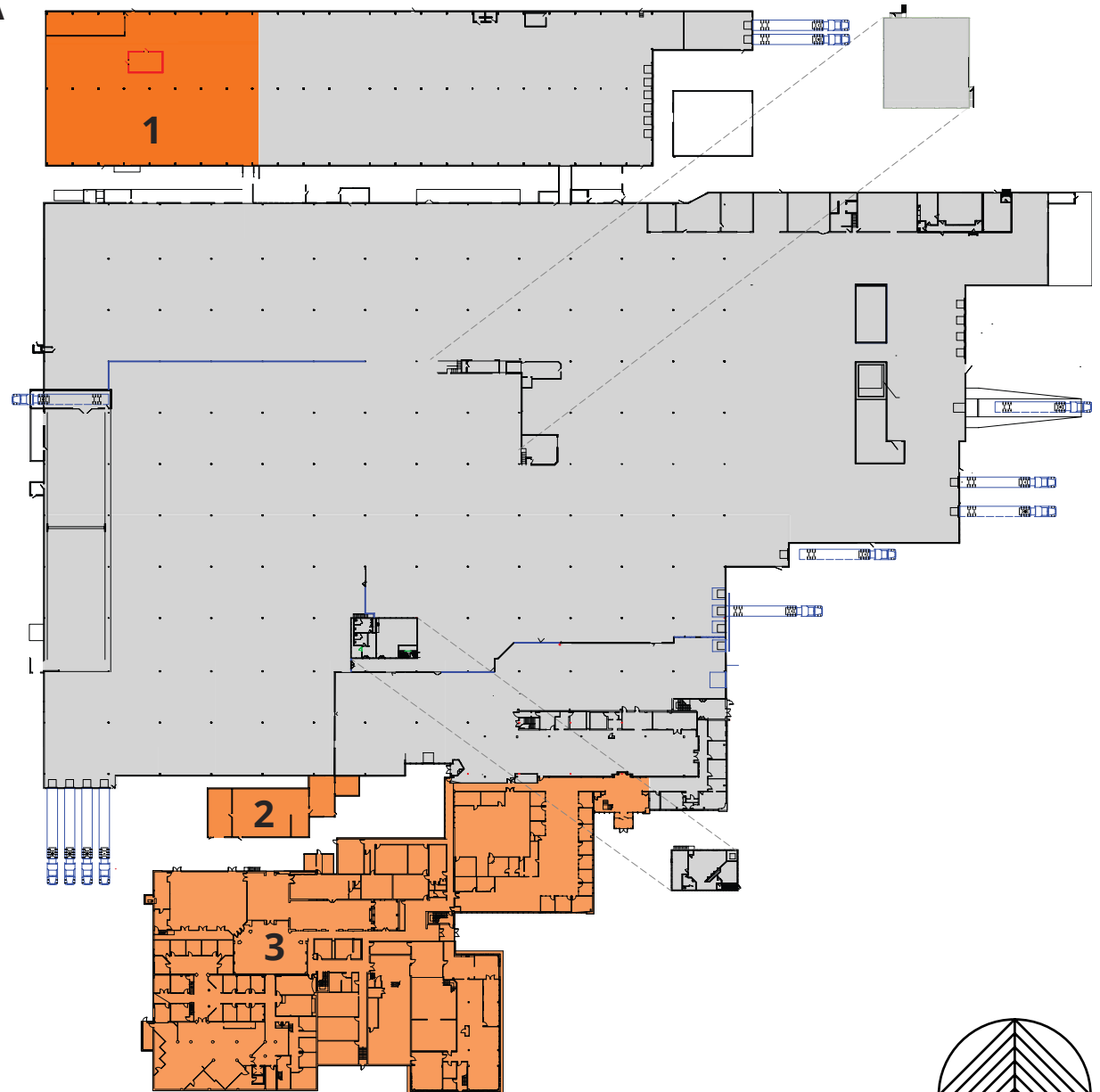


FLOOR PLAN

2424 WEST 23RD ST | ERIE, PA

[VIEW A VIDEO OF THIS PROPERTY](#)

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	19,847 SF
2	SHOP	3,988 SF
3	OFFICE	122,469 SF
TOTAL		146,304 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

