



**FOR LEASE**  
**2424 WEST 23RD ST**

**185,271 SF**  
**ERIE, PA**



**PHOENIX**  
**LOGISTICS**  
*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY HIGHLIGHTS



**NEW LED LIGHTS**



**FRESH EXTERIOR  
PAINT**



**IMMEDIATE  
ACCESS TO I-79**



**POTENTIAL FOR  
ADDITIONAL  
DOCKS**

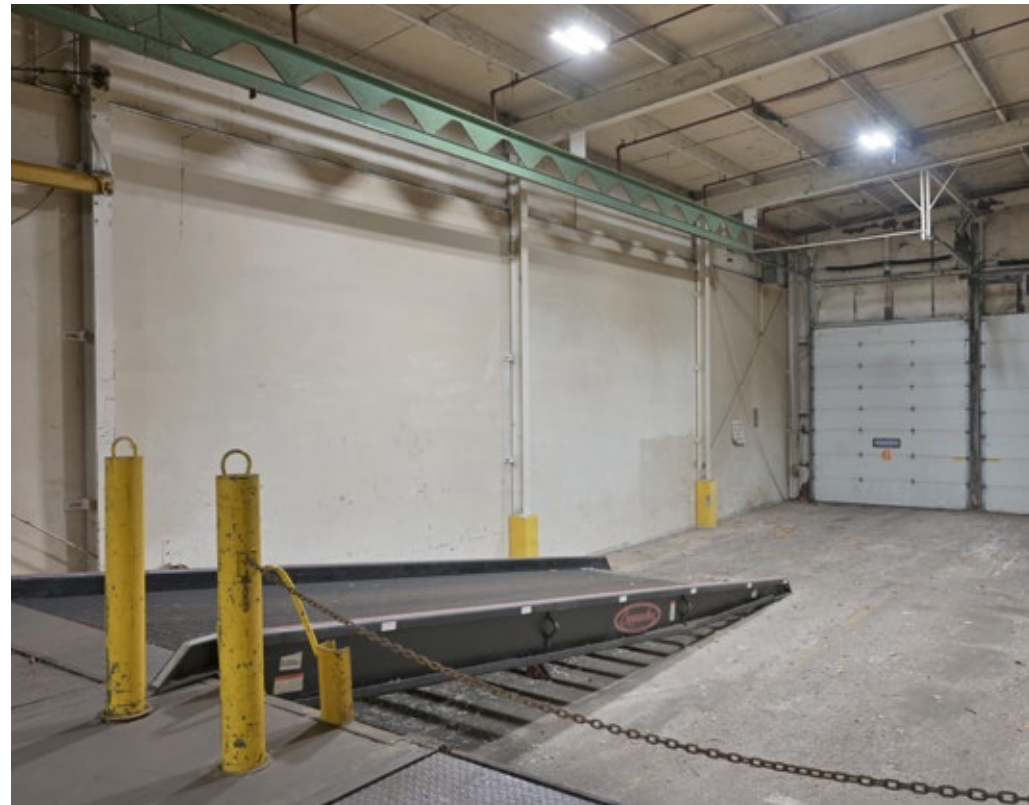


**ADJACENT TO  
CSXT RAIL LINE**

# 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	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

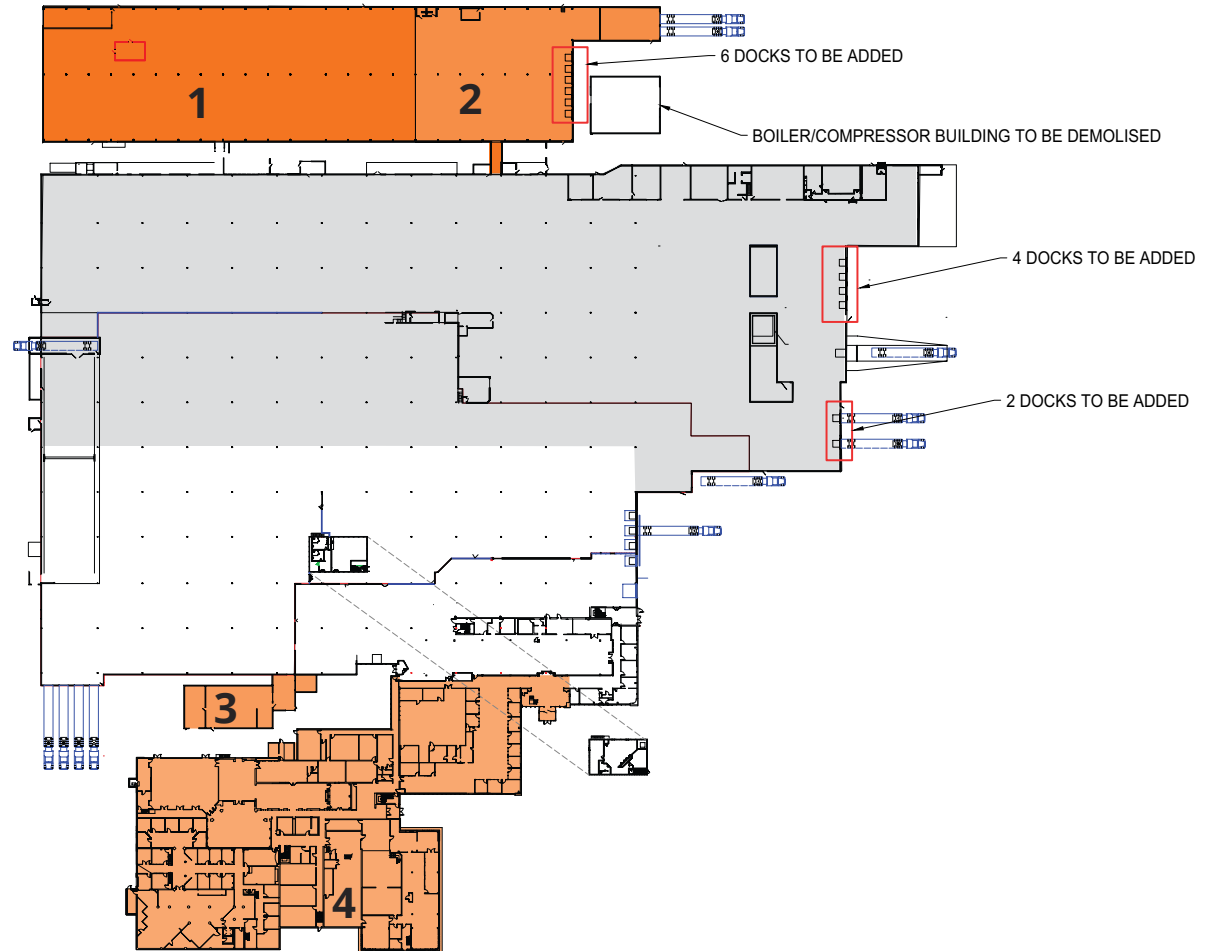


# FLOOR PLAN

2424 WEST 23RD ST | ERIE, PA

[VIEW A VIDEO OF THIS PROPERTY](#)

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



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

