

# BUILD-TO-SUIT OPPORTUNITY

West 15th Street and Pittsburgh Avenue  
Erie, PA 16505

# FOR LEASE



**Baldwin Brothers, Inc.**  
2540 Village Common Dr.  
Erie, Pennsylvania 16506  
Tele: 814-454-4541  
Fax: 814-455-3288  
www.baldwinbros.com



## DESCRIPTION

- 2.31 acres & 2.58 acres  
Total 4.91 acres
- Parcel No.'s 33-032-174.0-440.09 & 33-032-174.0-044.10
- Zoned Industrial
- Excellent build-to-suit opportunity in Erie's prominent industrial/retail/commercial corridor. Corner lot exposure with close proximity to 12th & Pittsburgh Avenue and Interstate-79.
- West 12th Street VPD 11,443, I-79 VPD 18,496

## DEMOGRAPHICS

- |                    |                     |
|--------------------|---------------------|
| • Population       | • Average HH Income |
| • 1 Mile - 7,155   | • 1 Mile - \$64,855 |
| • 3 Mile - 73,684  | • 3 Mile - \$60,516 |
| • 5 Mile - 134,062 | • 5 Mile - \$62,840 |

For more information, contact:

**Drew R. Baldwin**  
Vice President

P: 814-454-4541, ext. 235

F: 814-455-3288

dbaldwin@baldwinbros.com

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified and make no guarantee, warranty or representation about it. It is the responsibility of the client to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



## BUILD-TO-SUIT OPPORTUNITY

West 15th Street and Pittsburgh Avenue  
Erie, PA 16505

# FOR LEASE



### Baldwin Brothers Inc.

2540 Village Common Dr.  
Erie, Pennsylvania 16506  
Tele: 814-454-4541  
Fax: 814-455-3288  
[www.baldwinbros.com](http://www.baldwinbros.com)

For more information, contact:

#### Drew R. Baldwin

Vice President

P: 814-454-4541, ext. 235

F: 814-455-3288

[dbaldwin@baldwinbros.com](mailto:dbaldwin@baldwinbros.com)

