

INDUSTRIAL BUILDING

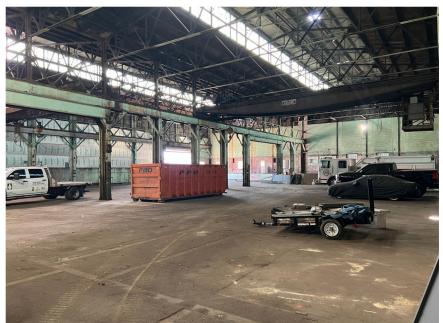
FOR LEASE

550 Huron Street, Erie, PA 16502

PROPERTY HIGHLIGHTS

- ±24,100 SF Industrial Building
- Zoning: M-2 (Heavy Manufacturing)
 - Permitted uses: see attached
- Owner willing to subdivide spaces (shown)
- Units 2 & 3 heated
- 2 overhead doors
 - West Side: 19' 9" x 14'
 - East Side: 14' x 16'
- 1 loading dock (interior)
- High bay ceilings
- 2 Bathrooms
- New metal roof
- Floors are clean, swept and dry





SPACES AVAILABLE

LEASE PRICE:	\$4.25 / SF / Year Gross Lease
LEASABLE AREA (SF):	24,100 SF
UNIT 1	17,000 SF
UNIT 2	3,800 SF
UNIT 3	3,300 SF

FOR MORE INFORMATION PLEASE CONTACT

Drew R. Baldwin P: 814-454-4541 ext. 235 Broker of Record dbalwdin@baldwinbros.com



Baldwin Brothers, Inc. 2540 Village Common Dr. Erie, PA 16505

P: 814-454-4541 | F: 814-455-3288

www.baldwinbros.com



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PROPERTY PHOTOS

UNIT 1









UNIT 2









UNIT 3











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PERMITTED USES

204.20 M-2 HEAVY MANUFACTURING DISTRICT

PERMITTED USES

Accessory Uses

Airports and Heliports

Asphalt Products, Manufacturing and

Storage

Automotive Body Shop

Automotive Paint Shop

Automotive Repair Shop

Chemical Processing and Production

Commercial Recreation

Contractors Yard

Corporate Offices

Essential Services

Gasoline Service Station (305.10, 305.12)

Heavy Manufacturing (305.47)

Landfill/Solid Waste Transfer Facility

Light Manufacturing

Off-Street Parking Lots (305.10, 305.11)

Power Plants

Personal Self Storage Facilities

Recycling and Refuse Reduction Center

Service Garage

Signs/Outdoor Advertising

Supply Yards

Truck Terminals

Urban Solar Farms (305.55)

Warehousing

SPECIAL EXCEPTIONS

After Hours Club (305.26)

Commercial/Industrial Wind Energy Systems

(305.53)

Dance Club (305.26)

Small Wind Energy Systems (305.53)

Wireless Communication Facilities (305.45)

Any other Manufacturing use not

otherwise specified which is not

objectionable to immediate neighbors

because of noise, vibration, or emission

of noxious gases, fumes or dust (305.49)

CONDITIONAL USES

Scrap Yards (305.48)

Wind Energy Conversion Systems (305.52)

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