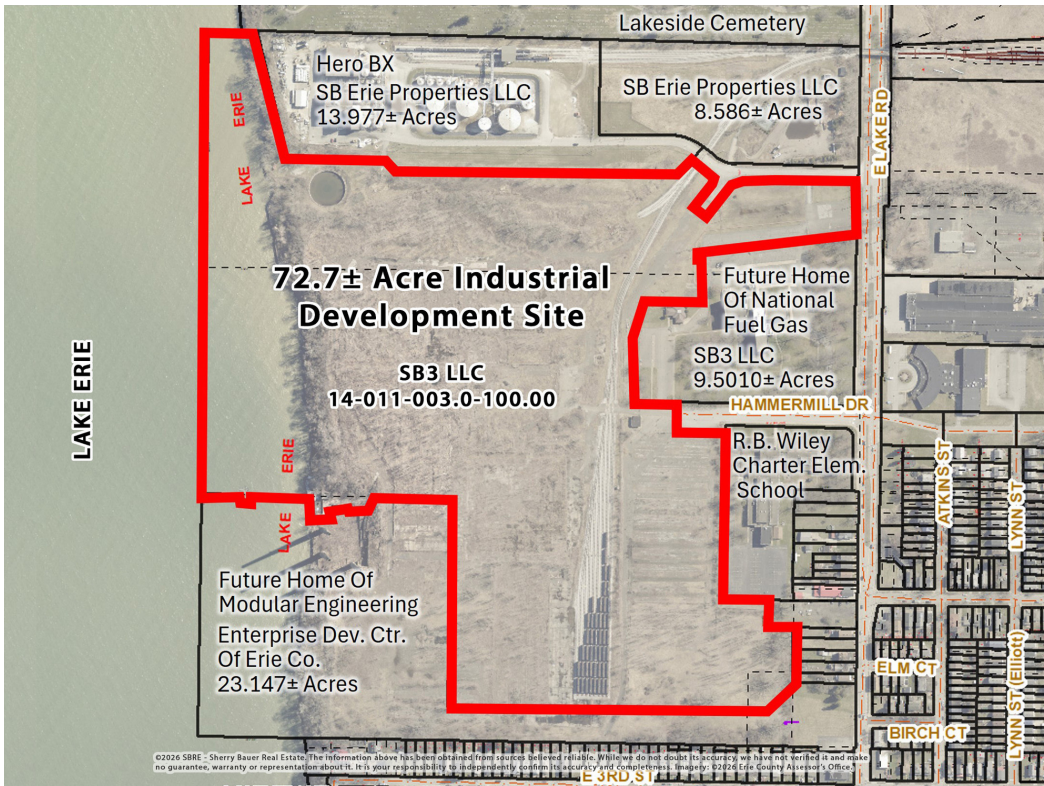


72.7± ACRE INDUSTRIAL DEVELOPMENT SITE

For Sale | 1670 E. Lake Road | Erie, PA 16511



OFFERING SUMMARY

Sale Price:	\$7,126,266
Lot Size:	72.717 Acres
Price / Acre:	\$98,000
Municipality:	City Of Erie
Zoning:	M-2
Tax ID#:	14-011-003.0-100.00

PROPERTY HIGHLIGHTS

- 72.7± Acre Lakefront Industrial Development Site
- ±1,300' Frontage Along Lake Erie
- CSX Transportation Rail Service With 8-Track Rail Siding Served By 7 Switches
- Zoned M-2 Heavy Manufacturing In The City Of Erie
- Zoning Permitted Uses Include Corporate Offices, Light & Heavy Manufacturing, Truck Terminals, Warehousing, Animal Care, Commercial Recreation & More
- Public Utilities Available
- Contiguous With The Future Homes Of National Fuel Gas & Modular Engineering, Hero BX & R.B. Wiley Charter Elementary School
- In Proximity To Wabtec, PSNERGY, Scott Electric, Downing Cold Storage, The Anna Shelter, Downtown Erie & More
- 6 Miles (15 Minutes) To I-90 & 5.3 Miles (17 Minutes) To I-79
- Tax Abatement & Potential Low Interest Loan Programs Available For Development
- Offered At \$7,126,266 (\$98,000/Acre)

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

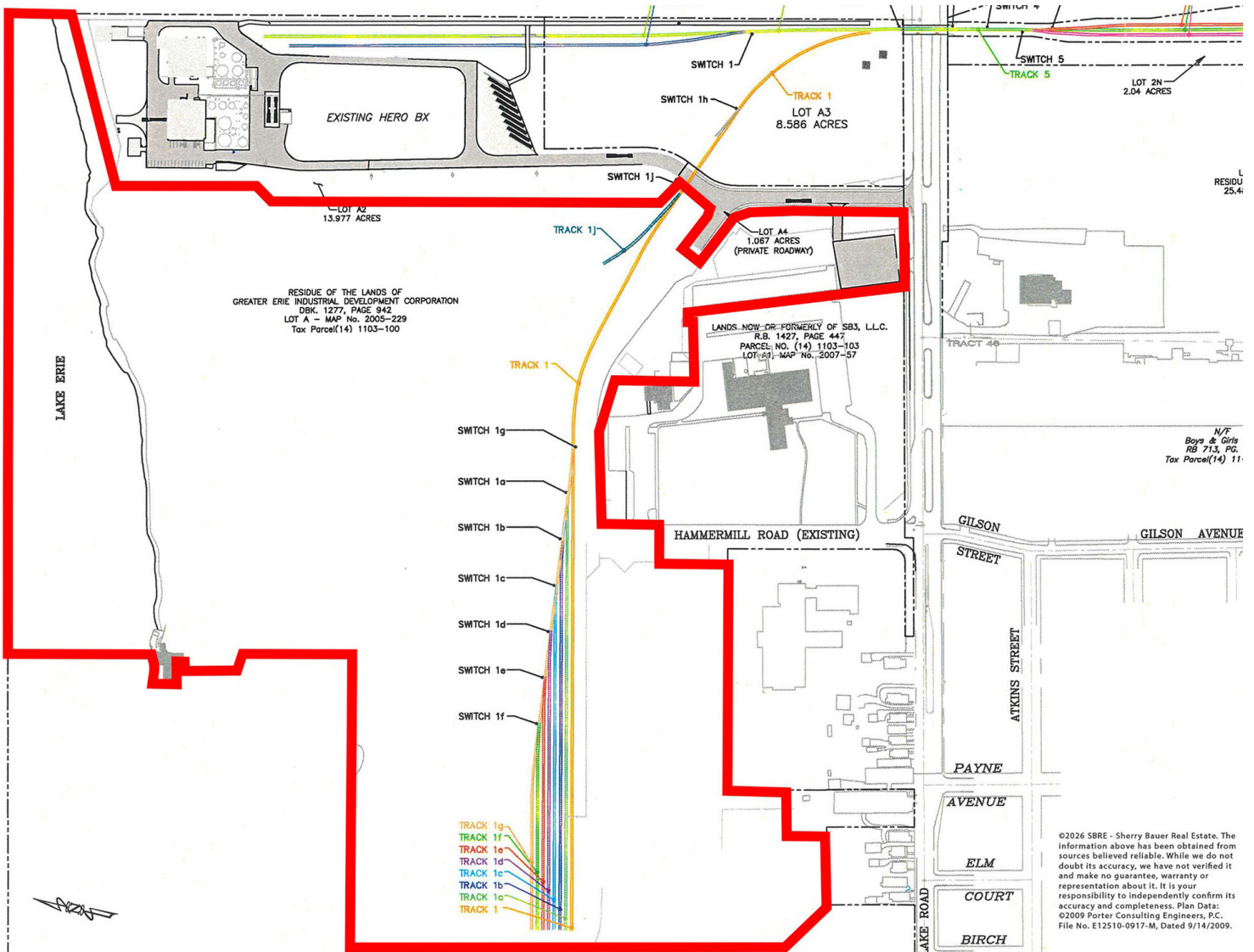
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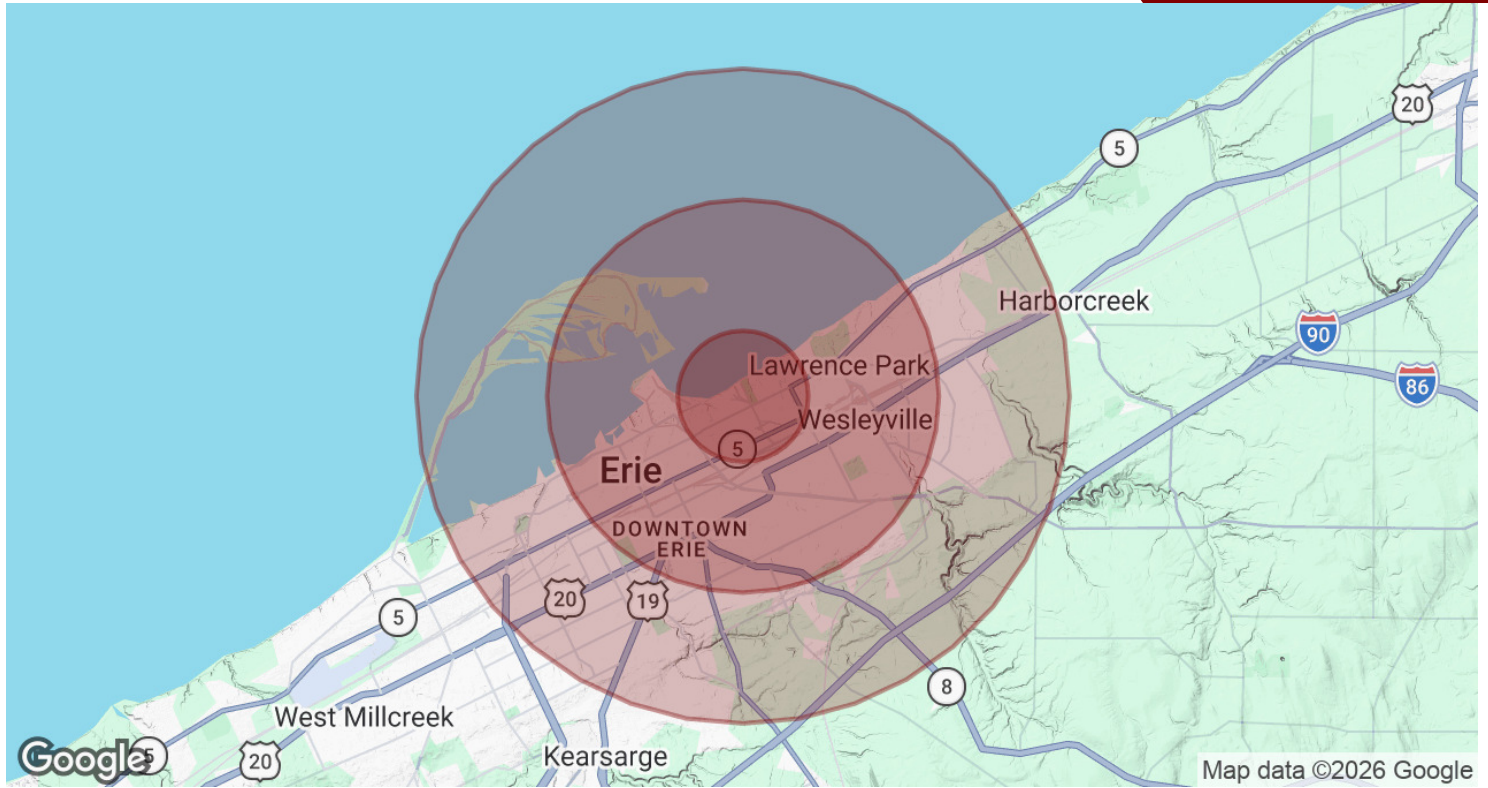
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,268	70,669	124,947
Average Age	30.8	36.7	37.9
Average Age (Male)	30.4	34.8	35.8
Average Age (Female)	29.0	38.2	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,144	28,688	51,328
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$55,908	\$58,947	\$68,091
Average House Value	\$86,087	\$114,604	\$146,483

2023 American Community Survey (ACS)

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204.11. M-2 Heavy Manufacturing District.

(a) Permitted uses.

- Accessory uses
- Airports and heliports
- Animal care
- Asphalt products, manufacturing and storage
- Auto repair shop
- Auto sales
- Chemical processing and production
- Commercial recreation
- Contractors yard
- Corporate offices
- Essential services
- Gasoline service station (Sections 305.2, 305.4)
- Heavy manufacturing (Section 305.39)
- Landfill/solid waste transfer facility
- Light manufacturing
- Off-street parking lots (Sections 305.2, 305.3)
- Personal self-storage facilities
- Pet grooming
- Power plants
- Recycling and refuse reduction center
- Signs/outdoor advertising
- Supply yards
- Truck terminals
- Urban solar farms (Section 305.47)
- Vehicle storage yard
- Warehousing

(b) Special exceptions.

- After hours club (Section 305.18)
- Bottle club
- Commercial/industrial wind energy systems (Section 305.45)
- Dance club (Section 305.18)
- Small wind energy systems (Section 305.45)
- Wireless communication facilities (Section 305.37)

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 (Section 305.41)

(c) Conditional uses.

Scrap yards (Section 305.40)

Wind energy conversion systems (Section 305.44)

204.12. Please see Section 206 for the Industrial Park District, IP.

Use Districts	C-1	C-2	C-3	C-4	M-1	M-2
Minimum lot area per family (square feet)	1,000	1,000	1,000 (C)	1,000	N/A	N/A
Maximum lot coverage by buildings	50% (I)	50% (I)	100%	100%	75% (I)	100%
Minimum depth of front yard (feet)	15 (G,M)	(G,M)	(K)	(K,N,M)	30	(C,G)
Minimum depth of rear yard (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	30	(E,J)
Minimum total width of side yard (feet)	N/A (M)	N/A (M)	N/A	N/A (M)	20	N/A
Minimum width of least side yards (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	10 (E,J)	(E,J)
Maximum height of structure (feet)	45	45 (F)	(L)	60	100 (F)	100 (F)

NOTES:

*N/A - Not applicable

- (A) Use of lot of record 205.1
- (B) Front yard adjacent to existing building 205.2
- (C) Lot area per family shall equal one dwelling unit for every 1,000 square feet of building size
- (D) Rear yard with alley or irregular shape 205.4
- (E) Side and rear yards adjacent to any R District 205.5

NOTES:

(F)	Height exceptions, chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	No front yard setback permitted	205.20
(L)	As controlled by Airport Zoning Ordinance	—
(M)	Multiple-family dwellings use R-3 yard requirements	305.16
(N)	Front yard setback for residential structures	205.21