

FOR LEASE

# 4,800± SF MODERN, FULLY CLIMATE CONTROLLED INDUSTRIAL SPACE

2002 Evanston Avenue | Erie, PA 16506



**OFFERED AT:**  
\$10.95 SF/YR  
+ UTILITIES

## PROPERTY HIGHLIGHTS

- 4,800± SF Fully Climate Controlled Industrial Space  
3,000± SF Industrial Area With Drive-In Overhead Door  
1,800± SF Office Area
- Forced Air Gas Heat & Central AC Throughout
- Part Of A 2-Unit, 10,260± SF Industrial Facility Built In 1975 - Zoned I1, Light Industrial (Millcreek Township)
- 63% Industrial & 37% Office - Floor Plan Available
- 3,000± SF Industrial Area Features 2 Bays With 10' - 12' Ceilings, 1-Ton Jib Crane With ±9'6" Under Arm & ±7'6" Under Hook, Break Room & Shop Office
- 3 Phase, 230 V, 600 Amp Service
- 1,800± SF Office Area With Foyer, 3 Offices, 2 Open Areas, Conference Room, Kitchenette & 3 Restrooms
- ±9 Paved Parking Spaces Along Evanston Avenue Plus Proposed Additional Driveway & Parking By Drive-In Overhead Door
- 0.55± Acre Lot With Potential For Outdoor Storage
- Centrally Located Near Major Local Thoroughfares
- Just 1 Mile (2 Minutes) From I-79 & 6 Miles (8 Minutes) From I-90
- Offered At \$10.95/SF/YR (\$4,380/Month) + Utilities

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## FOR MORE INFORMATION PLEASE CONTACT

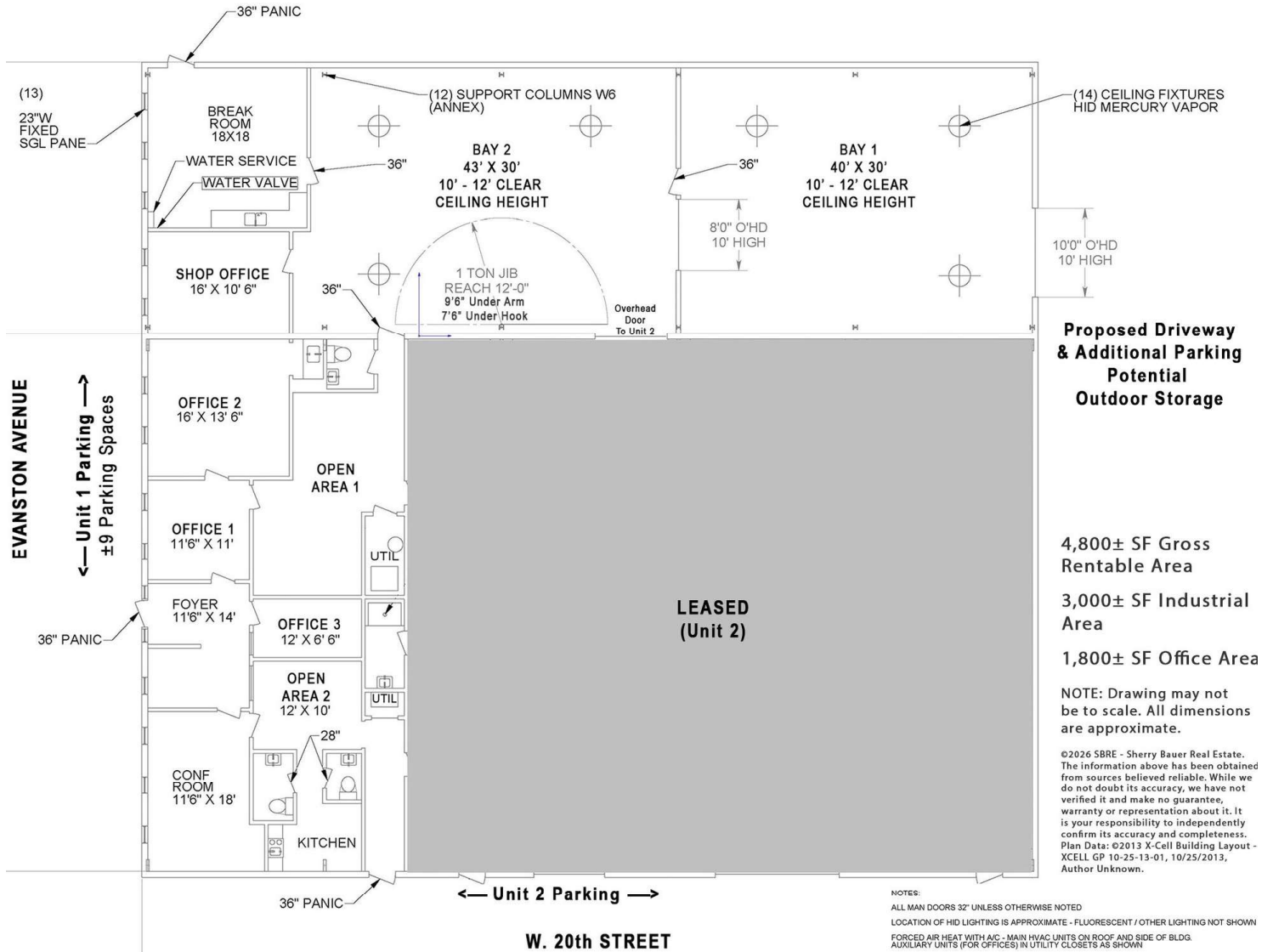
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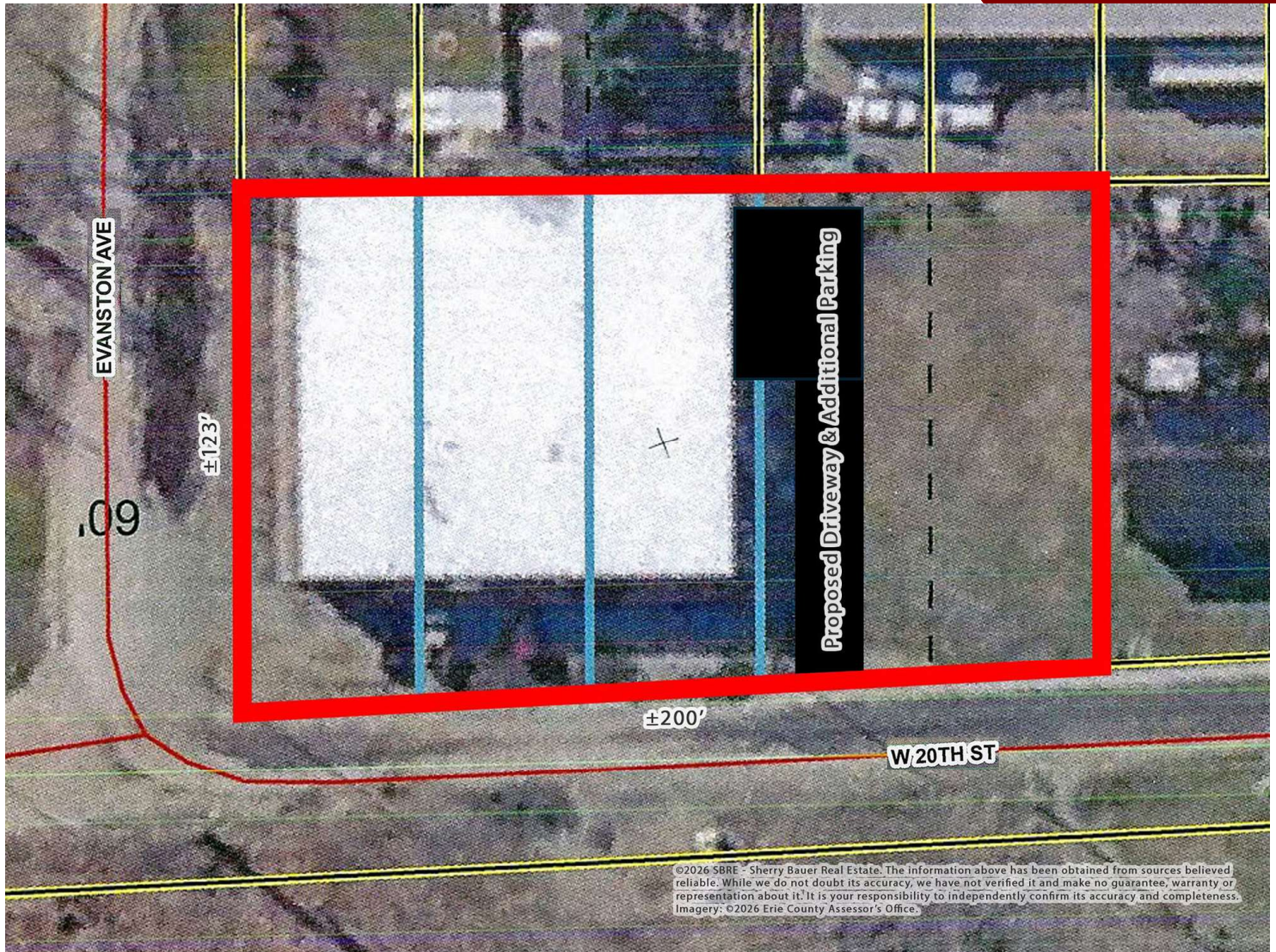
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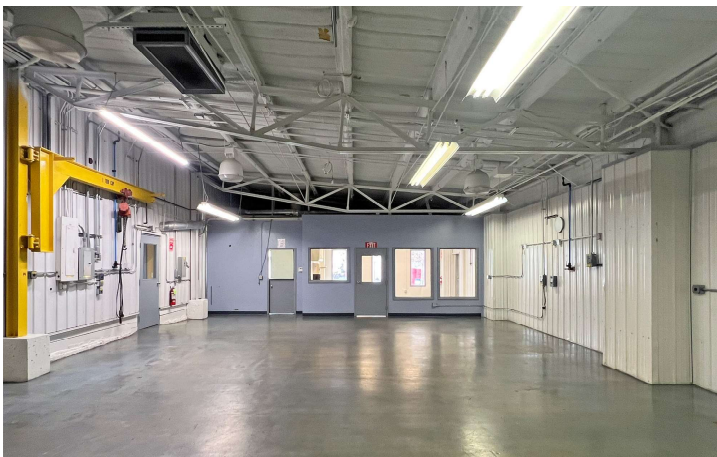
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3,000± SF Warehouse / Industrial Area (63%) With 10' - 12' Ceilings



2 Warehouse Bays Separated By Overhead Door



Heavy Power - 3 Phase, 480V, 600 Amp Service



1-Ton Jib Crane With ±9'6" Under Arm & ±7'6" Under Hook



Shop Break Room



Shop Office

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SHERRY BAUER REAL ESTATE SERVICES



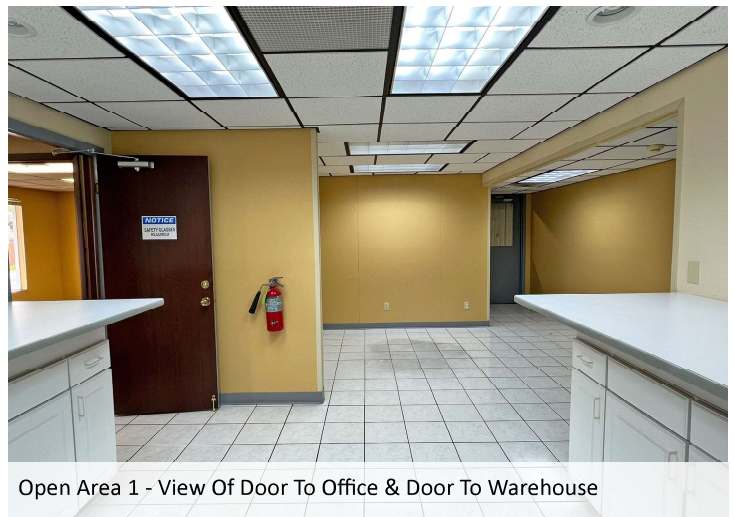
1,800± SF Office Area - Foyer / Waiting Area / Show Room



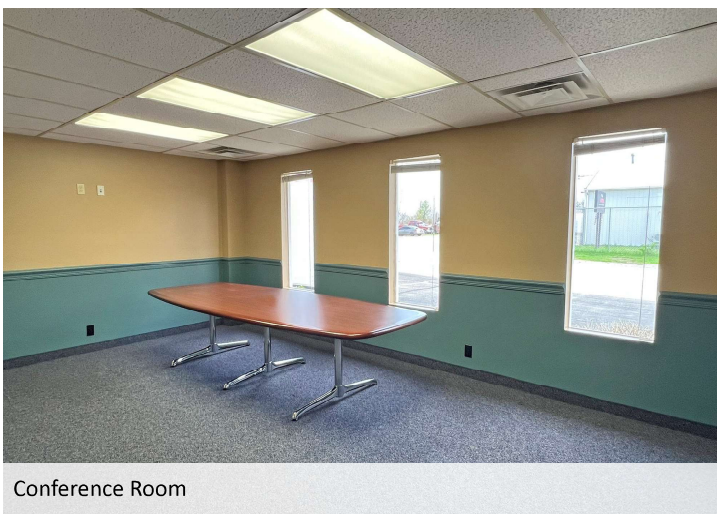
Open Area 2 To Foyer



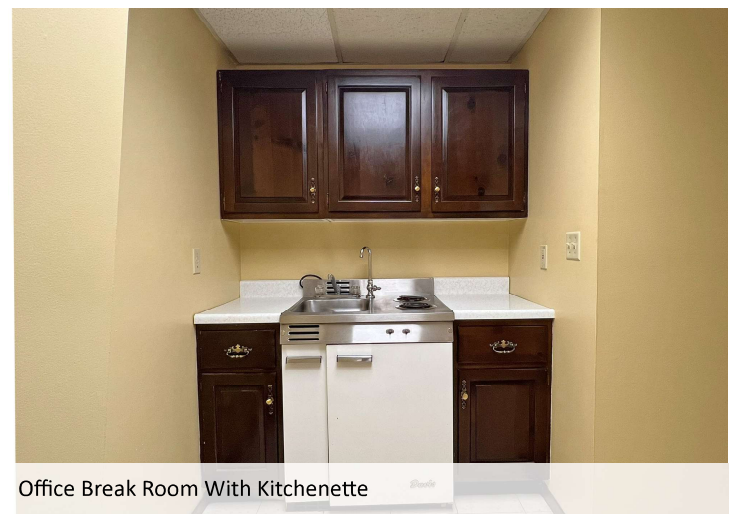
1 Of 3 Offices



Open Area 1 - View Of Door To Office & Door To Warehouse



Conference Room



Office Break Room With Kitchenette

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