



405 Young Ct, Erie

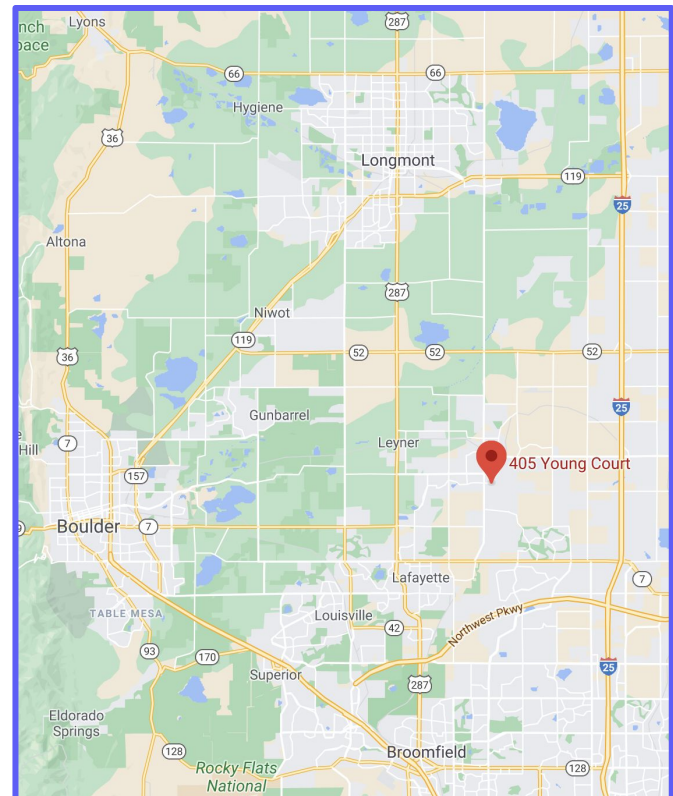
INDUSTRIAL SPACE FOR LEASE



PROPERTY INFORMATION:

- **SIZE:**
 - 6,634 sf warehouse (divisible to 3,317 sf)
- **OR**
- 13,472 sf (12,176 sf warehouse | 1,296 sf office)
- **RATE:** \$13.75 (NNN)
- **EXPENSES:** \$3.00 (+ utilities)
- **ZONING:** LI (Light Industrial)
- **CLEAR HEIGHT:** 16' - 18'
- **POWER:** 250 Amps 3-Phase (120/208v)
- Sprinkled (fire protected)
- Ample parking
- 2 grade level OH doors + 2 short dock OH doors
- 6,634 sf space is available immediately
- The larger space (13,472 sf) can be made available with 90 days' notice

Functional and secure warehouse space available in Erie, just east of County Line Road, south of the Erie Parkway. Clean, open clear span. Radiant heat. Plenty of parking.



JD BELANGER **JIM DITZEL, CCIM**

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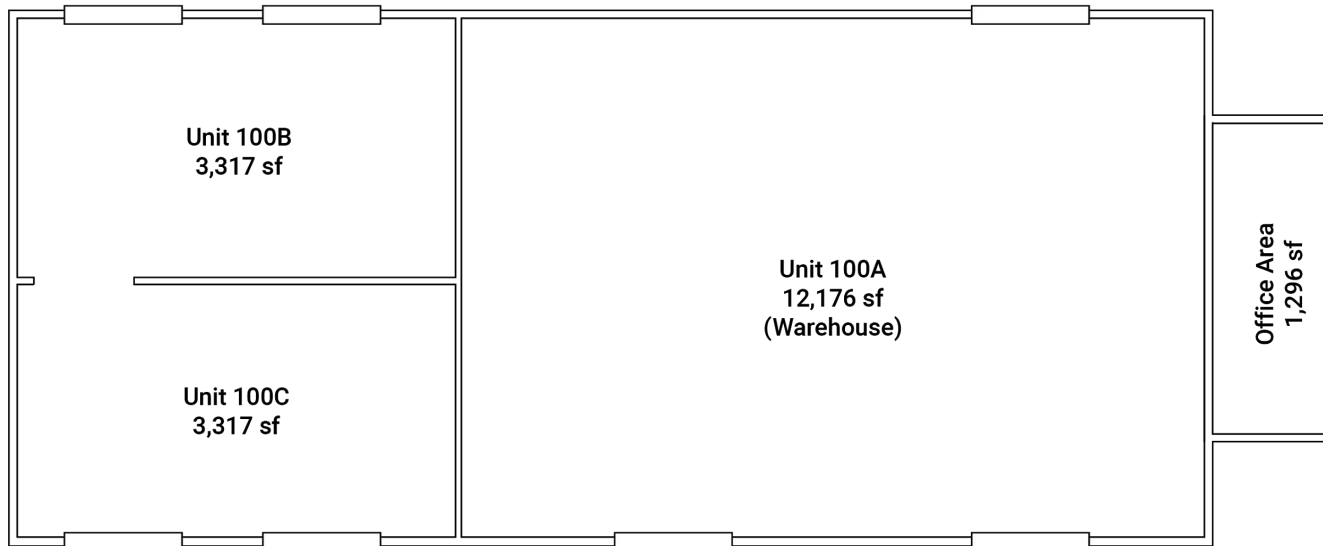
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All information provided is deemed reliable but is not guaranteed and should be independently verified

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