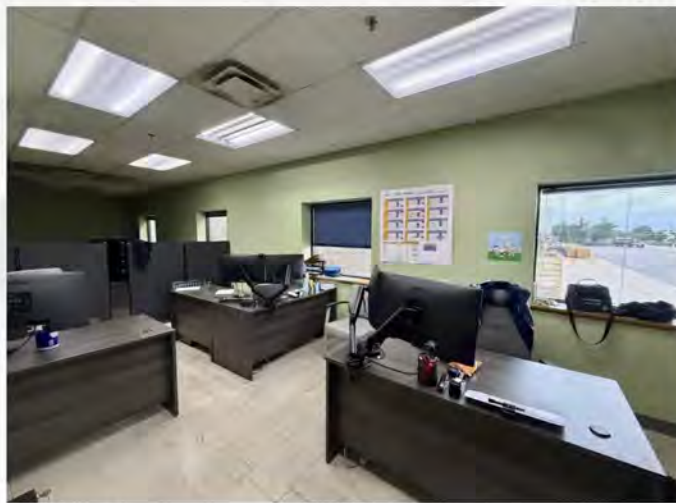




2455 Robinson Road

- Asking rent = \$3.25/SF/NNN
- Two office areas
 - Receiving office - 3,427SF
 - Traditional office - 4,042SF
- High Bay (28') industrial warehouse/shop
- Quad 3 - 233,656SF
 - 10 truck docks, 1 ramp to OHD on grade
- Quad 4 - 211,945SF
 - 18 truck docks, 1 ramp to OHD on grade
- Total industrial space - 445,601SF
- ESFR Fire protection throughout the demised space
- 123 Car parking lot with 10 handicapped spaces
- 25 Tractor-trailer parking spaces



BILL BUCCERI

REALTOR®, CCIM, SIOR
 Commercial Office Manager
 Office: (814) 452-2100
 Cell: (814) 882-6781
 BBucceri@eriemoves.com



PAT GRAB

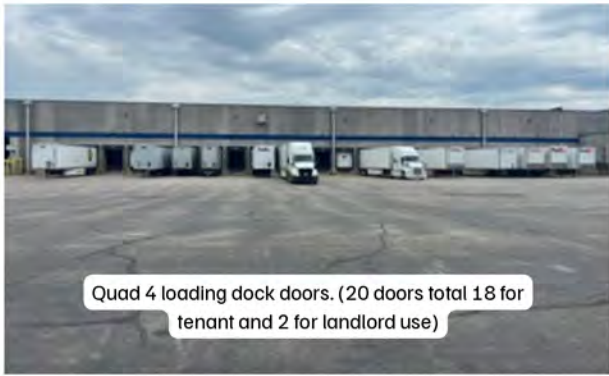
REALTOR®
 Commercial Investment Division
 Office: (814) 452-2100
 Cell: (814) 450-8685
 PatGrab@eriemoves.com

4664 W. 12th Street, Erie, PA 16505



**COLDWELL BANKER
 COMMERCIAL**

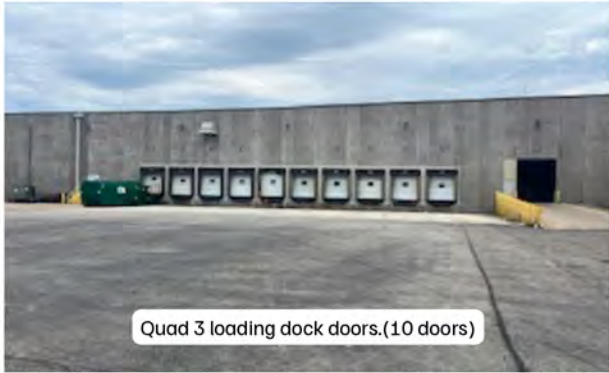
**SELECT,
 REALTORS®**



Quad 4 loading dock doors. (20 doors total 18 for tenant and 2 for landlord use)



Quad 4 drive up ramp.



Quad 3 loading dock doors.(10 doors)



Quad 3 drive up ramp.



7 Cambridge direct gas fired industrial heaters.



Minimum ceiling height of 28" throughout.



Quad 3 main power.



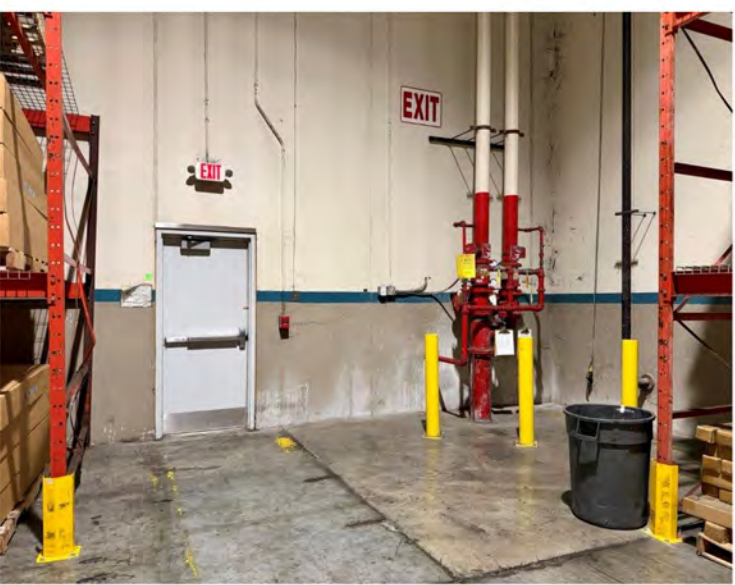
Quad 3 main power.

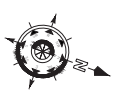


Quad 3 AS/RS area power.



Quad 3 AS/RS area power.





TENANT EMPLOYEES PARKING
8 PARKING SPOTS
2 HANDICAP PARKING SPOTS

RECEIVING
OFFICES
3,427 SF

DOCKS RESERVED
FOR PARKER LORD

18 DOCKS

10 DOCKS

BUILD-OUT
OFFICES
4,042 SF

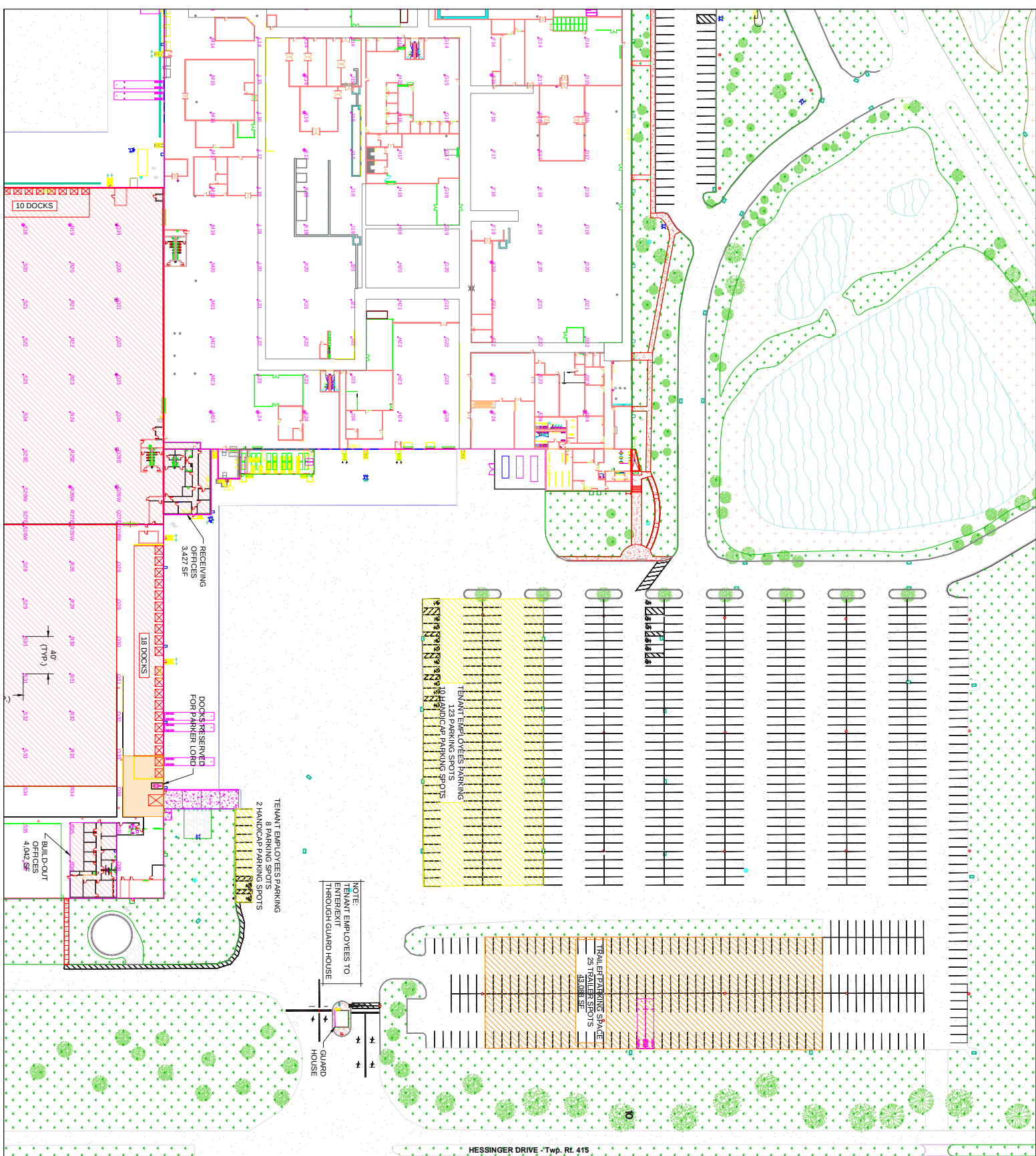
ASRS
80,237 SF

QUAD 3
233,656 SF

QUAD 4
211,945 SF

- Quad 3
233,656 SF
- Quad 4
211,945 SF
- Receiving Offices
3,427 SF
- Build-Out Offices
4,042 SF
- ASRS Building
80,237 SF

Exclusive Use for Term of the Lease



Legend	Quail 3 239,666 SF
Quail 4 211,945 SF	Receiving Offices 3,427 SF
Build-Out Offices 4,042 SF	ASIS Building 80,237 SF
Exclusive Use for Term of the Lease	
Project Name: Hessinger Drive - Twp. Rt. 415	Project No: 2024-001
Client: Hessinger Drive - Twp. Rt. 415	Design: 2024-001
Scale: 1" = 40'	Sheet: A-2